

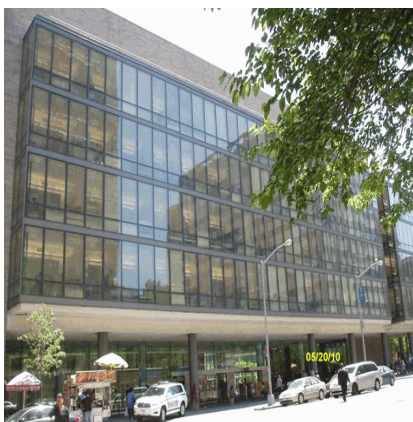
Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 23-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,p
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$71,100	\$1,029,500
Interior Architecture		\$46,100	\$309,500
Electrical			\$1,575,800
Mechanical			\$51,300
Total		\$117,200	\$2,966,100
Importance Code A		\$71,100	\$1,029,500
Importance Code B		\$46,100	\$1,807,600
Importance Code C			\$129,000
Total		\$117,200	\$2,966,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$43,200	\$1,100		\$22,000
Interior Architecture		\$37,400		\$9,600
Electrical	\$30,200	\$18,300	\$18,300	\$46,600
Mechanical	\$53,400	\$45,900	\$74,300	\$41,200
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$156,400	\$132,100	\$122,200	\$149,100
Importance Code A	\$45,300	\$3,100	\$7,000	\$24,600
Importance Code B	\$111,100	\$122,400	\$115,200	\$124,400
Importance Code C		\$6,600		
Total	\$156,400	\$132,100	\$122,200	\$149,100



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	\$71,100	LIFE	**	5	\$8,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%			2045	**	5-10	\$80,800	
Pre-Cast Concrete	3%			LIFE	**	5	\$22,900	
Stucco Cement	7%			2042	**	5	\$41,200	
Window Wall	38%			2051	**	5	\$335,100	
Windows								
Aluminum	95%			2047	**	5	\$3,200	
Metal Louvers	5%			2038	**	10	\$1,100	
Parapets								
Concrete Masonry Unit	35%			LIFE	**	5	\$3,400	
Masonry: Brick	35%	Now	\$3,600	LIFE	**	5	\$3,000	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Base Flashing Loose On The South Wall								
Metal Rail	5%			2042	**	5-10	\$7,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,700	
Stucco Cement	20%			2042	**	5	\$4,500	
Roof								
IRMA/Protected Membrane	65%	Now	\$12,200	2030	**			
Paver Block Ballast, Extent : Moderate, Area Affected : 50%								
Location : Lower Roof								
Vegetation Growth, Extent : Light, Area Affected : 100%								
Location : Lower Roof Adjacent To Generator								
Sloped Glazing	35%			LIFE	**	5	\$536,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$33,600	
Ceramic Tile	5%			2038	**	5	\$15,400	
Granite Panels	25%			LIFE	**	5	\$57,600	
Traffic Topping	5%			2030	**	5	\$19,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Refers To Epoxy Paint With Sand								
Vinyl Tile	60%			2033	**	3	\$69,100	

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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

Interior Walls

Cast in Place Concrete

2%

LIFE

* *

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Penthouse**Explanation : Wall Location*

Ceramic Tile

5%

2038

* *

5

\$13,300

Concrete Masonry Unit

5%

LIFE

* *

5

\$5,300

Glass: Single Pane

2%

LIFE

* *

5

\$4,000

Gypsum Board

81%

LIFE

* *

5

\$129,000

Masonry: Brick

5%

LIFE

* *

Ceilings

AcousTileSusp.Lay-In

30%

2038

* *

5

\$92,200

Exposed Concrete

15%

LIFE

* *

5

\$7,200

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement And Mechanical Space**Explanation : Ceiling Location*

Exposed Struc: Steel

5%

LIFE

* *

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement And Penthouse**Explanation : Ceiling Location*

Exposed Struc: Steel

30%

LIFE

* *

*Other Observation, Extent : Light, Area Affected : 30%**Location : At Entrance Lobby**Explanation : Space Frame*

Gypsum Board

20%

LIFE

* *

5

\$76,800

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

100%

2055

* *

5

\$1,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 4-4000 Amps For A,B,C,D / 1-4000 Amps For Fire Pump, 2-4000 Amps A B 2 & A B 3, 3-4000 Amps Alternate & 1-4000 Spare*

Transformers

Dry Type

100%

2042

* *

5

\$800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Multiplelocations**Explanation : 5- 150 Kva 480hv-028/120lv*

Switchgear / Switchboard

Fused Disc Sw

30%

2051

* *

5

\$300

Molded Case Bkrs

70%

2055

* *

5

\$3,800

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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
Under 600 Volts									
	Raceway								
	Conduit	90%			2051	* *	1		
	Conduit	10%			2055	* *	1		
Panelboards									
	Fused Disc Sw	10%			2047	* *	5	\$500	
	Molded Case Bkrs	85%			2047	* *	5	\$4,600	
	Molded Case Bkrs	5%			2050	* *	5	\$300	
Wiring									
	Thermoplastic	95%			2051	* *	1		
	Thermoplastic	5%			2055	* *	1		
Motor Controllers									
	Locally Mounted	20%			2042	* *	5	\$300	
	Motor Control Center	50%			2042	* *	5	\$2,800	
	Variable Frequency Drive	30%			2045	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,000	
Stand-by Power									
	Transfer Switches								
	Automatic	90%			2042	* *	1	\$57,300	
		Other Observation, Extent : Moderate, Area Affected : 90%							
		Location : Throughout							
		Explanation : 8 Units For The Building							
	Automatic	10%			2042	* *	1	\$6,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 2 Units For Fire Pump							
Generators									
	Diesel	100%			2038	* *	1	\$80,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
		Explanation : One 900 Kw							
Batteries									
	Nickel Cadmium	100%			2020	\$1,500	5	\$46,100	
Fuel Storage									
	Day Tank	50%			2047	* *	5	\$14,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room Penthouse							
		Explanation : One 250 Gallons							
	Main Tank	50%			2040	* *	5	\$2,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : 15,000 Gallons - Shared With Building Z							
Lighting									

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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

Lighting

Interior Lighting

Fluorescent

84%

2033

* *

10

\$159,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent

10%

2035

* *

10

\$19,000

*T-8 Lamps, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

5%

2035

* *

10

\$9,500

*T-5 Lamps, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

LED

1%

2035

* *

Egress Lighting

Emergency, Service

5%

2035

* *

1

Emergency, Service

55%

2033

* *

1

Exit, LED

5%

2065

* *

1

Exit, Service

35%

2033

* *

1

Exterior Lighting

HID

100%

2033

* *

10

\$600

Alarm

Security System

No Component

50%

Generic

50%

2025

\$320,200

1

\$38,700

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2025

\$1,096,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Main Building 9th Flr**Explanation : Alarm Control System Located At Main Bldg*

Mechanical		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%

2045

* *

1

Conversion Equipment

Heat Exchanger

20%

2034

* *

1

\$20,500

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

Pres. Reducing Valve/LP

80%

2034

* *

5

\$9,800

Steam

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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
Heating								
Distribution								
Hot Wtr Piping/Pump	20%			2041	* *	4	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Throughout						
		Explanation : Serves Perimeter Heat						
Steam Piping/Pump	80%			2045	* *	4	\$12,200	
Terminal Devices								
Air Handler	80%			2030	* *	1	\$102,400	
Convactor/Radiator	20%			2038	* *	1	\$13,400	
Air Conditioning								
Energy Source								
Electricity	2%			2041	* *	1		
No Component	98%							
Conversion Equipment								
Ext Pkg Unit - Cooling	2%			2030	* *	2	\$300	
		Other Observation, Extent : Light, Area Affected : 2%						
		Location : Roof						
		Explanation : Split Units						
No Component	98%							
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	* *	4	\$15,300	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Building H						
		Explanation : Chilled Water From Adjacent Building						
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	* *	1	\$128,000	
Heat Rejection								
Remote Air Cond	2%			2030	* *	2	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Roof						
		Explanation : R-22						
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$115,400	
Exhaust Fans								
Interior	90%			2030	* *	2	\$5,700	
Roof	10%			2030	* *	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	* *	1		
HW Heat Exchanger								
Low Temp	100%			2051	* *	4	\$20,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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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
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$12,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (3) B-4, (3) G-4							
		Explanation : 6 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$104,400	
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$58,000	
	Fire Pump								
	Generic	100%			2038	* *	1	\$38,700	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 23-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,10,p
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$960,000	\$827,100
Interior Architecture		\$490,800	\$1,515,500
Electrical		\$697,400	\$5,660,300
Mechanical		\$600,500	\$3,602,400
Total		\$2,748,600	\$11,605,300
Importance Code A		\$960,000	\$827,100
Importance Code B		\$1,477,100	\$10,608,300
Importance Code C		\$311,500	\$169,900
Total		\$2,748,600	\$11,605,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$27,700	\$5,200	\$47,600
Interior Architecture	\$33,400	\$61,800	\$34,600	\$40,300
Electrical	\$13,600	\$14,000	\$17,300	\$22,600
Mechanical	\$64,000	\$40,500	\$54,800	\$75,700
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$150,500	\$183,500	\$151,300	\$225,700
Importance Code A	\$4,000	\$37,700	\$11,400	\$54,700
Importance Code B	\$113,200	\$145,900	\$124,100	\$171,100
Importance Code C	\$33,400		\$15,700	
Total	\$150,500	\$183,500	\$151,300	\$225,700



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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								
Copper/Terne	2%	Now	\$90,800	2045	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : North West Corner Of East Wing							
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : West Facade							
Masonry: Brick	40%	Now	\$574,700	LIFE	**	5	\$186,300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Courtyard							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : West Facade							
Masonry: Brick	30%			LIFE	**	5	\$139,700	
Masonry: Granite	5%	0-2	\$56,300	LIFE	**	5	\$17,500	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
Masonry: Limestone	3%			LIFE	**	5	\$10,500	
Metal Panel	15%			2045	**	5-10	\$480,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$75,700	
Windows								
Aluminum	100%			2041	**	5	\$76,300	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$3,200	
Masonry: Brick	80%	Now	\$38,700	LIFE	**	5	\$6,500	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout, East Facade, West Facade							
	Worn/Eroded, Extent : Light, Area Affected : 30%							
	Location : Throughout							
Metal Panel	5%			2045	**	5	\$1,600	
Metal Rail	10%			2038	**	5-10	\$14,800	
Roof								
Copper/Terne	5%			2040	**	10	\$15,600	
Modified Bitumen	25%			2030	**	10	\$31,200	
Paver: Asphalt	10%			2028	**	10	\$18,700	
Roll Roofing	5%			2024	\$26,300	5	\$10,400	
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Bulkheads Over Main Roof							
	Explanation : Refers To Green Painted Roofing Covering Roof Top Bulkheads							
Single Ply Membrane	55%			2030	**	10	\$68,600	

Interior

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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%			2021	\$492,200	3	\$56,600	
Ceramic Tile	5%			2034	* *	5	\$18,900	
Granite Panels	5%			LIFE	* *	5	\$14,100	
Sheet Vinyl/Rubber	5%			2030	* *	5	\$28,300	
Terrazzo	20%	0-2	\$179,300	LIFE	* *	5	\$58,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	5%			2025	\$239,100	5	\$23,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : (2) Part Epoxy Paint Finish With Sand Mix</i>								
Vinyl Tile	20%			2025	\$957,300	3	\$28,300	
Vinyl Tile	30%			2030	* *	3	\$42,400	
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$31,500	
Gypsum Board	25%	0-2	\$33,400	LIFE	* *	5	\$94,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%			LIFE	* *			
Plaster	40%			LIFE	* *	5	\$75,500	
SGFT/Glazed Masonry	25%	Now	\$311,500	LIFE	* *			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 75%</i>								
<i>Location : Various Locations At The Basement Level</i>								
Ceilings								
AcousTile,Adhered	10%			2030	* *	5	\$28,800	
AcousTileSusp.Lay-In	15%			2038	* *	5	\$43,300	
AcousTileSusp.Lay-In	5%			2038	* *	5	\$14,400	
Exposed Concrete	15%			LIFE	* *	5	\$6,800	
Gypsum Board	5%			LIFE	* *	5	\$18,000	
Plaster	50%			LIFE	* *	5	\$90,100	

Electrical		Current Repair		Future 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%			2055	* *	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amps Main Disconnect Switch</i>								
Air Circuit Breaker	50%			2055	* *	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2500 Amps Main Disconnect Switch</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%			2045	* *	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room & Electrical Closet</i>								
<i>Explanation : Two 300 Kva & Eight 30 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	* *	5	\$8,600	
Raceway								
Conduit	80%			2025	\$319,200	1		
Conduit	20%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	\$400	
Fused Disc Sw	5%			2024	\$18,300	5	\$400	
Molded Case Bkrs	80%			2024	\$293,500	5	\$6,900	
Molded Case Bkrs	10%			2050	* *	5	\$900	
Wiring								
Braided Cloth	80%	2-4	\$491,700	2050	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2025	\$61,500	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	35%			2023	\$267,800	5	\$800	
Motor Control Center	60%			2030	* *	5	\$5,300	
Variable Frequency Drive	5%			2045	* *			
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	\$100,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room & Electrical Closet</i>								
<i>Explanation : 6- Units With Diferrent Ratings</i>								
Lighting								
Interior Lighting								
Fluorescent	89%			2030	* *	10	\$205,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2035	* *	10	\$23,100	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout The Building</i>								
LED	1%			2035	* *			

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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

Egress Lighting

Emergency, Service

60%

2030

* *

1

Exit, LED

20%

2060

* *

1

Exit, Service

20%

2030

* *

1

Exterior Lighting

HID

100%

2025

\$1,255,900

10

\$1,000

Alarm

Security System

No Component

70%

Generic

30%

2030

* *

1

\$36,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Fixed Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2025

\$3,444,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Main Building**Explanation : Sub Panel Only, Main Control Panel In Other 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

Utility Steam

100%

2035

* *

1

Conversion Equipment

Heat Exchanger

20%

4+

\$200

2021

\$11,000

1

\$22,400

*Other Observation, Extent : Light, Area Affected : 33%**Location : Basement Mechanical Room**Explanation : Deteriorating Insulation*

Heat Exchanger

30%

2038

* *

1

\$37,400

*Recent Installation, Extent : Light, Area Affected : 66%**Location : Basement Mechanical Room*Pres. Reducing Valve/LP
Steam

40%

2028

* *

5

\$6,000

Pres. Reducing Valve/LP
Steam

10%

2038

* *

5

\$1,500

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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%			2024	\$647,000	4	\$6,200	
		On Extended Life, Extent : Moderate, Area Affected : 80% Location : Hydronic Hot Water Piping Beyond The Mechanical Room Is Beyond Useful Life Cycle Rating							
	Hot Wtr Piping/Pump	15%			2047	* *	4	\$1,900	
		Recent Installation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room							
	Steam Piping/Pump	25%	0-2	\$22,500	2025	\$449,700	4	\$3,100	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 30% Location : Throughout On Extended Life, Extent : Moderate, Area Affected : 80% Location : Steam And Condensate Piping Beyond The Mechanical Room Is Beyond Useful Life Cycle Rating							
	Steam Piping/Pump	10%			2051	* *	4	\$1,200	
		Recent Installation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room							
Terminal Devices									
	Air Handler	25%			2030	* *	1	\$39,000	
	Convactor/Radiator	70%	Now	\$170,300	2023	\$1,703,400	1	\$51,300	
		Leak Evident, Extent : Severe, Area Affected : 25% Location : Throughout On Extended Life, Extent : Moderate, Area Affected : 95% Location : Hot Water Radiators Are Beyond Their Useful Life Cycle Rating							
	Convactor/Radiator	5%			2042	* *	1	\$4,100	
		Recent Installation, Extent : Light, Area Affected : 100% Location : 5th Floor							
Air Conditioning									
Energy Source									
	Electricity	100%			2033	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	15%			2034	* *	1	\$40,900	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Roof / Serves 8th And 9th Floors Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 1 Package Air Cooled Chiller With Reciprocating Compressors							
	Split Unit	10%			2030	* *			
	Window/Wall Unit	75%			2020	\$397,200	1		
Distribution									
	Chilled Wtr Pipe/Pump	15%			2045	* *	4	\$2,800	
	No Component	85%							
Terminal Devices									
	Air Handler/Cool/Ht	15%			2030	* *	1	\$23,400	
	No Component	85%							

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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
Ventilation									
	Distribution								
	Ductwork/Diffusers	15%			LIFE	* *	2-5	\$21,100	
	No Component	85%							
Exhaust Fans									
	Interior	10%			2025	\$28,500	2	\$800	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2025	\$769,400	1		
	HW Heat Exchanger								
	Low Temp	100%			2051	* *	4	\$24,900	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Steam Instantaneous Water Heaters								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Sanitary Piping Is Beyond Useful Life Cycle Rating								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Storm Piping Is Beyond Useful Life Cycle Rating								
	Sump Pump(s)								
	Rigid Piping	100%			2033	* *	4	\$2,500	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Sewage Ejector(s)								
	Compressed Air	100%			2025	\$29,200	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B,G,1-8								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2035	* *	1-5	\$131,700	
	Sprinkler								
	No Component	80%							
	Generic	20%			2045	* *	1-2	\$14,100	
	Fire Pump								
	Generic	100%			2034	* *	1	\$47,100	

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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
Fire Suppression									
Chemical System									
	Generic	100%			2020	\$26,700	1-3	\$55,000	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 24-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,p
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,697,300	\$622,700
Interior Architecture	\$319,600	\$1,658,300
Electrical	\$567,200	\$1,989,300
Mechanical	\$643,200	\$4,767,000
Total	\$3,227,300	\$9,037,300
Importance Code A	\$1,697,300	\$622,700
Importance Code B	\$1,530,000	\$8,414,600
Total	\$3,227,300	\$9,037,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$3,600			\$22,600
Interior Architecture	\$76,400	\$25,200	\$20,300	\$18,000
Electrical	\$9,400	\$12,500	\$9,700	\$14,100
Mechanical	\$34,600	\$31,800	\$31,000	\$35,400
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$159,600	\$105,000	\$96,500	\$125,500
Importance Code A	\$10,800	\$10,000	\$7,100	\$30,200
Importance Code B	\$134,900	\$90,100	\$89,400	\$95,300
Importance Code C	\$13,900	\$4,900		
Total	\$159,600	\$105,000	\$96,500	\$125,500



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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	\$107,200	
Copper/Terne	5%	4+	\$62,700	2045	**			
	Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
	Location : Throughout, South Facade							
Masonry: Brick	75%	Now	\$992,000	LIFE	**	5	\$321,500	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Vegetation Growth, Extent : Light, Area Affected : 10%							
	Location : West Facade							
Masonry: Granite	5%	Now	\$129,600	LIFE	**	5	\$16,100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Loose/Delam Surface, Extent : Light, Area Affected : 3%							
	Location : South Facade Base And Various Other Locations							
	Staining/Discoloring, Extent : Moderate, Area Affected : 45%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$239,500	LIFE	**	5	\$16,100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Cornice							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Cornice							
Metal Panel	5%			2045	**	5-10	\$147,400	
Windows								
Aluminum	100%			2041	**	5	\$86,800	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$59,200	LIFE	**	5	\$14,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : At 6th And 7th Floor Roofs							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	85%	Now	\$92,900	LIFE	**	5	\$15,700	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : At Corners Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal Panel	5%	Now	\$3,600	2045	**	5	\$1,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : At Copings							
Roof								
Copper/Terne	10%			2040	**	10	\$22,600	
Modified Bitumen	90%			2030	**	10	\$81,300	

Interior

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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								
Floors								
Carpet	10%	0-2	\$23,500	2021	\$469,900	3	\$54,000	
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Cast in Place Concrete	10%	Now	\$7,700	LIFE	* *	5	\$78,800	
	Water Penetration, Extent : Severe, Area Affected : 75%							
	Location : Water Main Supply Room							
Ceramic Tile	5%			2028	* *	5	\$18,000	
Terrazzo	5%	Now	\$115,500	LIFE	* *	5	\$14,100	
	Horizontal Cracks, Extent : Light, Area Affected : 25%							
	Location : Various Locations Throughout Corridors							
Vinyl Tile	25%			2030	* *	3	\$33,800	
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : 6th Floor Admin Space							
	Explanation : High Impact Resistant Vinyl With Wood Grain Finish							
Vinyl Tile	45%			2025	\$1,408,600	3	\$60,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2028	* *	5	\$9,800	
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,900	
Gypsum Board	20%			LIFE	* *	5	\$23,600	
Granite Panels	5%			LIFE	* *			
Plaster	43%	Now	\$13,900	LIFE	* *	5	\$25,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Mechanical Penthouse Wall							
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	2%			LIFE	* *	5	\$15,700	
Ceilings								
AcousTile,Adhered	50%	0-2	\$85,600	2038	* *	5	\$90,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
AcousTileSusp.Lay-In	15%	0-2	\$22,300	2030	* *	5	\$27,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
AcousTileSusp.Lay-In	5%			2042	* *	5	\$18,000	
Exposed Concrete	5%	Now	\$118,500	LIFE	* *	5	\$2,800	
	Diagonal Cracks, Extent : Light, Area Affected : 8%							
	Location : Various Areas On Basement Ceiling							
	Paint Peeling, Extent : Moderate, Area Affected : 60%							
	Location : Throughout Basement							
Gypsum Board	10%			LIFE	* *	5	\$45,000	
Plaster	15%			LIFE	* *	5	\$33,800	

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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									
Service Equipment									
	Fused Disc Sw	100%			2055	* *	5	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 3000 Amps & Two 1600 Amps Main Disconnect Switch									
Transformers									
	Dry Type	10%			2045	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1000 Kva 480hv-208/120lv									
	Dry Type	90%			2038	* *	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : 6- 30 Kva 480hv-208/120lv									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2055	* *	5	\$5,900	
Raceway									
	Busway	5%			2045	* *	1		
	Conduit	65%			2025	\$259,300	1		
	Conduit	20%			2055	* *	1		
	Conduit	10%			2035	* *	1		
Panelboards									
	Fused Disc Sw	5%			2050	* *	5	\$300	
	Fused Toggle Switch	15%	2-4	\$55,000	2050	* *	5	\$400	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location :									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Molded Case Bkrs	10%			2024	\$36,700	5	\$600	
	Molded Case Bkrs	10%			2050	* *	5	\$600	
	Molded Case Bkrs	60%			2033	* *	5	\$3,500	
Wiring									
	Braided Cloth	60%	2-4	\$368,800	2050	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Some Areas									
	Thermoplastic	10%			2035	* *	1		
	Thermoplastic	10%			2025	\$61,500	1		
	Thermoplastic	20%			2055	* *	1		
Motor Controllers									
	Locally Mounted	50%			2023	\$382,500	5	\$800	
	Locally Mounted	10%			2045	* *	5	\$200	
	Motor Control Center	20%			2023	\$144,900	5	\$1,200	
	Variable Frequency Drive	20%			2045	* *			

Ground

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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
Ground									
	Grounding Devices								
	Generic	50%			LIFE	**	5	\$1,600	
	Generic	50%			LIFE	**	5	\$1,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	**	1	\$68,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : 4- Units							
Lighting									
	Interior Lighting								
	Fluorescent	65%			2030	**	10	\$143,400	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2035	**	10	\$44,100	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2035	**	10	\$22,100	
		T-5 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	LED	5%			2035	**			
	Egress Lighting								
	Emergency, Service	40%			2030	**	1		
	Emergency, Service	20%			2035	**	1		
	Exit, LED	5%			2065	**	1		
	Exit, Service	30%			2030	**	1		
	Exit, Service	5%			2035	**	1		
	Exterior Lighting								
	HID	100%			2030	**	10	\$700	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$207,900	1	\$25,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixed Cameras							
	Fire/Smoke Detection								
	No Component	65%							
	Generic, Analog	35%			2025	\$830,300			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Main Building							
		Explanation : All Alarm Control System Monitor Located At 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	

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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								
Energy Source								
Utility Steam	98%			2035	* *	1		
Electricity	2%			2045	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Electric Heat In Air Handling Units Serving 7th And 8th Floors							
Conversion Equipment								
Heat Exchanger	60%			2021	\$31,500	1	\$71,400	
Pres. Reducing Valve/LP Steam	40%			2028	* *	5	\$5,700	
Distribution								
Hot Wtr Piping/Pump	60%			2024	\$741,300	4	\$7,100	
	On Extended Life, Extent : Moderate, Area Affected : 80%							
	Location : Hot Water Piping Is Beyond Useful Life Cycle Rating							
Hot Wtr Piping/Pump	10%			2047	* *	4	\$1,200	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room, Newly Installed Pumps, Heat Exchanger And Piping							
Steam Piping/Pump	20%			2025	\$343,500	4	\$3,600	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 100%							
	Location : Basement Mechanical Room							
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Steam And Condensate Return Piping Beyond The Mechanical Room Are Beyond Useful Life Cycle Rating							
Steam Piping/Pump	10%			2051	* *	4	\$1,200	
	Recent Installation, Extent : Light, Area Affected : 20%							
	Location : Basement Mechanical Room, Newly Installed Steam And Condensate Piping And Condensate Pumping System.							
Terminal Devices								
Air Handler	15%			2033	* *	1	\$22,300	
Convactor/Radiator	85%			2023	\$1,974,800	1	\$66,000	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Hot Water Radiators Are Beyond Useful Life Cycle Rating							
Air Conditioning								
Energy Source								
Electricity	100%			2024	\$696,400	1		
Conversion Equipment								
Centrifugal, Elec Chiller	5%			2034	* *	1	\$13,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : East Side By Parking Lot							
	Explanation : Serves Telecommunications							
Int Pkg Unit - Heating/Cooling	5%			2026	\$245,000	2	\$700	
Window/Wall Unit	90%			2020	\$455,100	1		
Distribution								
Chilled Wtr Pipe/Pump	15%			2051	* *	4	\$1,800	
No Component	85%							

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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	15%			2020	\$156,700	1	\$22,300	
	No Component	85%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2025	\$734,600	1		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Domestic Water Distribution Piping Beyond Useful Life Cycle Rating					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Sanitary Piping Beyond Useful Life Cycle Rating					
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Storm Piping Is Beyond Useful Life Cycle Rating					
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2030	* *	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$13,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : B,G,1-8					
				Explanation : 4 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2035	* *	1-5	\$125,800	
	Sprinkler								
	No Component	60%							
	Generic	40%			2045	* *	1-2	\$27,000	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 23-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3,5,7,9,11,13,15,17,23
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$28,070,700	\$1,674,700
Interior Architecture	\$5,592,700	\$48,800,600
Electrical	\$2,153,800	\$26,606,700
Mechanical	\$20,015,800	\$19,895,500
Total	\$55,833,000	\$96,977,500
Importance Code A	\$28,117,200	\$1,721,200
Importance Code B	\$27,597,800	\$93,847,000
Importance Code C	\$118,000	\$1,409,200
Total	\$55,833,000	\$96,977,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$8,000			\$24,300
Interior Architecture		\$59,900		
Electrical	\$122,700	\$139,500	\$135,700	\$175,000
Mechanical	\$370,400	\$453,800	\$960,500	\$465,400
Elevators/Escalators	\$499,400	\$499,400	\$499,400	\$499,400
Total	\$1,000,500	\$1,152,600	\$1,595,600	\$1,164,100
Importance Code A	\$9,500	\$1,600	\$1,600	\$29,800
Importance Code B	\$991,000	\$1,151,100	\$1,594,000	\$1,134,300
Total	\$1,000,500	\$1,152,600	\$1,595,600	\$1,164,100



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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%			LIFE	**	5	\$12,200	
Metal Panel	2%			2045	**	5-10	\$55,800	
Pre-Cast Concrete	93%	0-2	\$1,276,000	LIFE	**	5	\$1,226,800	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Caulking Deteriorated, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 60%								
Location : Throughout								
Window Wall	2%	Now	\$8,000	2045	**	5	\$15,200	
Glazing Broken/Cracked, Extent : Light, Area Affected : 75%								
Location : (2) Glass Panes On The East Facade								
Windows								
Aluminum	100%	0-2	\$26,614,000	2050	**	5	\$310,500	
Air Infiltration, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Parapets								
Pre-Cast Concrete	100%			LIFE	**	5	\$96,700	
Roof								
IRMA/Protected Membrane	75%			2030	**	10	\$135,500	
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Various Areas Throughout Between Concrete Block Ballast								
Modified Bitumen	5%			2030	**	10	\$9,000	
Skylight, Metal/Glass	5%			2045	**	10	\$30,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 4 Units								
Traffic Topping	15%			2030	**	10	\$45,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

Interior

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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								
Cast in Place Concrete	10%	0-2	\$50,900	LIFE	* *	5	\$523,900	
	Horizontal Cracks, Extent : Light, Area Affected : 5% Location : Various Locations Throughout Basement							
Ceramic Tile	5%	0-2	\$47,500	2034	* *	5	\$59,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
Sheet Vinyl/Rubber	60%	0-2	\$2,180,200	2025	\$43,603,000	5	\$1,077,700	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10% Location : Throughout Worn/Eroded, Extent : Moderate, Area Affected : 40% Location : Throughout							
Slate	3%			LIFE	* *	5	\$76,300	
	Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout Explanation : Located On Ground Floor Lobby/ Vestibule Area							
Vinyl Tile	20%			2030	* *	3	\$179,600	
	Other Observation, Extent : Severe, Area Affected : 20% Location : 16th Floor And Elevator Core Areas Throughout Explanation : This Tile Is A Quartz/ Natural Stone Composite Material							
Wood	2%			2053	* *	5	\$89,800	
	Other Observation, Extent : Severe, Area Affected : 100% Location : Indoor Inmate/ Psychiatric Basketball Court Area Explanation : Refers To Oak Flooring							
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$152,700	
Concrete Masonry Unit	7%			LIFE	* *	5	\$85,500	
Concrete Masonry Unit	3%	Now	\$41,600	LIFE	* *	5	\$36,600	
	Diagonal Cracks, Extent : Light, Area Affected : 75% Location : Fire Pump Room In Basement							
Glass: Single Pane	5%			LIFE	* *	5	\$114,500	
Gypsum Board	15%			LIFE	* *	5	\$274,800	
Plaster	63%			LIFE	* *	5	\$577,100	
Wood	2%			LIFE	* *	5	\$244,300	

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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	20%			2030	* *	5	\$479,000	
AcousTile,Adhered	5%	0-2	\$1,138,500	2045	* *	5	\$59,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2038	* *	5	\$119,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Elevator Lobby And Corridors</i>								
Exposed Concrete	5%	Now	\$78,800	LIFE	* *	5	\$18,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bulkhead</i>								
Gypsum Board	20%	Now	\$495,400	LIFE	* *	5	\$598,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%	4+	\$817,800	LIFE	* *	5	\$598,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Corridor</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	* *	5	\$149,700	
Plaster	20%	Now	\$321,400	LIFE	* *	5	\$299,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2055	* *	5	\$7,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : Five 4000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2038	* *	5	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room & Each Floor</i>								
<i>Explanation : Two 300 Kva, Two 150 Kva, One 112.5 Kva & One 45 Kva 480hv-208/120lv</i>								
<i>- Each Electrical Closet Per Floor</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		
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%			2051	**	5	\$5,900	
Molded Case Bkrs	25%			2051	**	5	\$10,000	
Raceway								
Busway	10%			2045	**	1		
Conduit	50%			2025	\$798,000	1		
Conduit	25%			2045	**	1		
Conduit	15%			2055	**	1		
Panelboards								
Fused Disc Sw	5%			2033	**	5	\$1,700	
Fused Disc Sw	5%			2050	**	5	\$1,700	
Molded Case Bkrs	25%			2050	**	5	\$10,000	
Molded Case Bkrs	65%			2024	\$963,700	5	\$26,000	
Wiring								
Braided Cloth	50%	2-4	\$1,229,300	2050	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Busway	5%			2023	\$122,900	1		
Thermoplastic	20%			2025	\$491,700	1		
Thermoplastic	25%			2055	**	1		
Motor Controllers								
Locally Mounted	35%			2023		5	\$3,600	
Motor Control Center	55%			2023	\$1,594,100	5	\$22,800	
Variable Frequency Drive	10%			2045	**			
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$11,200	
Generic	50%			LIFE	**	5	\$11,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$467,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 13th Floor Electrical Room & Electrical Closets								
Explanation : 55- Units With Different Ratings								
Generators								
Diesel	20%			2034	**	1	\$117,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room - 13th Floor								
Explanation : One 600 Kw								
Diesel	80%			2040	**	1	\$471,000	
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : 13th Floor Generator Room								
Explanation : Four 750 Kw								

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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	100%			2020	\$1,500	5	\$56,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room - 13th Floor							
	Explanation : 5- Units							
Fuel Storage								
Day Tank	50%			2041	* *	5	\$148,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room - 13th Floor							
	Explanation : One 250 Gals Per Generator							
Main Tank	50%			2040	* *	5	\$23,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : 15,000 Gallons							
Lighting								
Interior Lighting								
Fluorescent	63%			2030	* *	10	\$924,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	5%			2035	* *	10	\$73,400	
	T-5 Lamps, Extent : Moderate, Area Affected : 5%							
	Location : Lobby & Some Hallways							
Fluorescent	30%			2035	* *	10	\$440,300	
	T-8 Lamps, Extent : Moderate, Area Affected : 30%							
	Location : Throughout The Building							
HID	2%			2030	* *	10	\$1,000	
Egress Lighting								
Emergency, Service	20%			2035	* *	1		
Emergency, Service	40%			2030	* *	1		
Exit, LED	15%			2065	* *	1		
Exit, Service	20%			2030	* *	1		
Exit, Service	5%			2035	* *	1		
Exterior Lighting								
HID	100%			2025	\$5,871,600	10	\$4,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Around The Perimeter							
	Explanation : Recessed And Wall Mounted							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	\$170,400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Fixed Cameras							
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$16,102,600			

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	98%			2035	**	1		
Electricity	2%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Unreliable Operation</i>								
Conversion Equipment								
Hot Water Boiler	2%	Now	\$1,500	2030	**	1	\$14,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor, 3 Of 4 Boilers Have Defective Heating Elements.</i>								
<i>Explanation : 4 Hot Water Boilers For Emergency Use</i>								
Pres. Reducing Valve/LP Steam	98%			2028	**	5	\$93,100	
Distribution								
Hot Wtr Piping/Pump	50%	Now	\$411,000	2024	\$4,109,500	4	\$39,400	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Hot Water Piping And Pumping Systems Are Approaching End Of Their Useful Life Cycle</i>								
Steam Piping/Pump	50%	Now	\$571,200	2025	\$5,712,100	4	\$39,400	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Steam And Condensate Piping System Approaching End Of Useful Life Cycle</i>								
Terminal Devices								
Air Handler	70%	0-2	\$308,800	2020	\$6,175,500	1	\$623,400	
<i>On Extended Life, Extent : Moderate, 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%			2030	**	1	\$99,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : Several Newer Units In Place</i>								
Convactor/Radiator	10%			2030	**	1	\$51,700	
Fan Coil Unit/Heat	10%			2025	\$2,449,900	1	\$51,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dual Temperature Induction Units Observed</i>								
Air Conditioning								
Energy Source								
District C.W.	25%			2035	**	1		
Electricity	75%			2033	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2034	* *	1	\$1,212,100	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : 3 Electric Chillers</i>								
Centrifugal, Compressor Turbine	25%			2034	* *	1	\$432,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : 1 Steam Driven Chiller</i>								
Int Pkg Unit - Cooling	5%			2023	\$1,053,600	2	\$4,900	
Distribution								
Chilled Wtr Pipe/Pump	100%	0-2	\$399,800	2035	* *	4	\$78,900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Mechanical Room</i>								
Terminal Devices								
Air Handler/Cool/Ht	30%			2020	\$2,085,000	1	\$296,800	
Induction Unit	70%			2020	\$6,375,400	1	\$361,700	
Heat Rejection								
Water Cool Tower	100%	Now	\$2,348,300	2023	\$4,696,500	2	\$1,288,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cooling Towers On Roof Are Approaching End Of Their Useful Life Cycle</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : Severe Pan Leaks</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$892,200	
Exhaust Fans								
Interior	60%			2020	\$1,085,200	2	\$29,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 22nd Floor - Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Interior	40%			2030	* *	2	\$19,600	
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2035	* *	1		
Galv Iron/Steel	25%			2023	\$1,221,600	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof - Domestic Water Storage Tanks Are Approaching End Of Their Useful Life Cycle</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater								
Electric	4%			2020	\$10,100	4	\$400	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : 13th Floor						
		Explanation : For Emergency Use						
No Component	96%							
HW Heat Exchanger								
Low Temp	100%			2035	* *	4	\$158,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2025	\$11,300	4	\$2,500	
		Recent Repair Evident, Extent : Light, Area Affected : 100%						
		Location : Near Receiving Bay, Sump Pumps Were Recently Rebuilt						
Sewage Ejector(s)								
Compressed Air	100%			2035	* *	4	\$1,600	
		Recent Repair Evident, Extent : Light, Area Affected : 25%						
		Location : Sewer Ejector Pumping System Was Recently Repaired						
Backflow Preventer								
Generic	100%			2030	* *	1	\$98,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : (2) G-3 (2) B-6 (4) B-21 (1) B-22 (2)-18-23 (1) B-23 (5) 10-21 (5) B-21						
		Explanation : All 22 Elevators Are Nearing End Of Their Useful Life Cycle						
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	\$806,800	
Sprinkler								
No Component	35%							
Generic	65%			2045	* *	1-2	\$291,300	
Fire Pump								
Generic	100%			2034	* *	1	\$298,800	
		Recent Repair Evident, Extent : Light, Area Affected : 100%						
		Location : Basement Fire Pump Room - The Pump, Pump Motor And Fire Pump Controller Were Recently Repaired						
Chemical System								
Generic	100%			2020	\$26,700	1-3	\$55,000	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Kitchen						
		Explanation : There Is No Onsite Cooking						

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

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 24-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$142,300	\$47,100
Interior Architecture		\$757,700	\$88,000
Electrical			\$264,800
Mechanical			\$86,400
Total		\$900,000	\$486,300
Importance Code	A	\$142,300	\$47,100
Importance Code	B	\$600,200	\$439,200
Importance Code	C	\$157,500	
Total		\$900,000	\$486,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,200			
Interior Architecture				\$1,300
Electrical	\$500	\$500	\$500	\$900
Mechanical	\$3,500	\$100	\$100	\$11,400
Total	\$5,200	\$500	\$600	\$13,600
Importance Code	A	\$1,200		
Importance Code	B	\$4,000	\$500	\$13,600
Importance Code	C			
Total	\$5,200	\$500	\$600	\$13,600



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
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	5%			LIFE	* *	5	\$400	
No Component	95%							
Parapets								
Metal Panel	5%	Now	\$1,200	2045	* *	5	\$1,500	
Broken/Missing Elements, Extent : Light, Area Affected : 40%								
Location : Dented Along Street Side								
Metal: Cage/Fence	95%			2038	* *	5-10	\$113,000	
Roof								
Modified Bitumen	100%			2030	* *	10	\$76,300	
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$42,800	LIFE	* *	5	\$88,000	
Horizontal Cracks, Extent : Moderate, Area Affected : 75%								
Location : Various Locations Throughout								
Traffic Topping	5%			2025	\$26,900	5	\$2,600	
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$4,000	
Masonry: Brick	80%	Now	\$157,500	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%								
Location : Various Locations Throughout								
Ceilings								
Exposed Concrete	100%	Now	\$557,400	LIFE	* *	5	\$6,600	
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Various Locations Throughout								
Explanation : Concrete Is Delaminated Or Missing From Water Infiltration Exposing And Rusting The Roof Structural Steel								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2055	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	\$100	
Molded Case Bkrs	90%			2050	* *	5	\$600	
Wiring								
Thermoplastic	100%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2045	* *	5	\$200	

Lighting

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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
Lighting									
	Interior Lighting								
	Fluorescent	100%			2035	* *	10	\$26,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : T-8 Lamps									
	Egress Lighting								
	Emergency, Service	50%			2035	* *	1		
	Exit, Service	50%			2035	* *	1		
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2035	* *	1	\$4,700	
	Fire/Smoke Detection								
	Generic, Analog	100%			2025	\$264,800			
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Alarm Control System Located At Main Building Is Old But Strobe Lights, Pullbox, Horn & Smoke Detectors Are New									
Mechanical		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%			2025	\$9,500	1		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2025	\$86,400	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%	Now	\$3,400	2020	\$11,300	4	\$1,600	
Noisy/Vibrating, Extent : Moderate, Area Affected : 20%									
Location : Large Storage Area									
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2045	* *	1-2	\$800	

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : BELLEVUE HOSPITAL BLDG Z
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.120 / 1006 **Yr Built/Renovated** : 1969 /
Area Sq Ft : 1,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$74,800
Total		\$74,800
Importance Code B		\$74,800
Total		\$74,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$22,500	\$1,100		
Interior Architecture	\$800			
Electrical	\$1,900	\$200	\$200	\$44,200
Mechanical	\$100	\$100	\$100	\$100
Total	\$25,300	\$1,300	\$300	\$44,300
Importance Code A	\$22,500	\$1,100		
Importance Code B	\$2,400	\$200	\$300	\$44,300
Importance Code C	\$400			
Total	\$25,300	\$1,300	\$300	\$44,300



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 Estimates are rounded to the nearest hundred dollars.

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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% Now \$4,500 LIFE * * 5 \$7,300
Staining/Discoloring, Extent : Light, Area Affected : 75%
Location : East Wall

Windows

Metal Louvers

100% 2028 * * 10 \$1,100

Roof

Built-Up (BUR)

100% Now \$18,000 2035 * * 1
Cracking/Crumbling, Extent : Severe, Area Affected : 100%
Location : Throughout
Water Penetration, Extent : Severe, Area Affected : 100%
Location : Throughout

Interior

Floors

Cast in Place Concrete

100% Now \$400 LIFE * * 5 \$4,200
Horizontal Cracks, Extent : Light, Area Affected : 75%
Location : Adjacent To The Generator Mounts

Interior Walls

Concrete Masonry Unit

100% Now \$400 LIFE * * 5 \$100
Vertical Cracks, Extent : Light, Area Affected : 75%
Location : Building Entrance Wall

Ceilings

Exposed Concrete

100% LIFE * * 5 \$300

Electrical		Current Repair		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% 2035 * * 5
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : 2- 2500 Amps Main Disconnect Switch

Transformers

Dry Type

100% 2030 * * 5
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : 2- 225 Kva 480hv-208/120lv

Switchgear / Switchboard

Molded Case Bkrs

100% 2025 \$25,000 5 \$100

Raceway

Conduit

100% 2025 \$3,800 1

Panelboards

Fused Disc Sw

10% 2024 \$800 5

Molded Case Bkrs

90% 2024 \$6,900 5

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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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2025	\$8,400	1		
Motor Controllers								
Locally Mounted	100%			2023	\$7,400	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		
Stand-by Power								
Transfer Switches								
Automatic	100%			2023	\$9,100	1	\$600	
Generators								
Diesel	100%			2021	\$74,800	1	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : One 600 Kw & One 750 Kw								
Batteries								
Nickel Cadmium	100%			2017	\$1,500	5	\$400	
Fuel Storage								
Day Tank	50%			2024	\$100	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons								
Main Tank	50%			2028	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Underground								
Explanation : 15,000 Gallons								
Lighting								
Interior Lighting								
HID	100%			2020	\$15,500	10	\$100	
Egress Lighting								
Emergency, Service	50%			2020	\$500	1		
Emergency, Battery	10%			2020	\$300	10		
Exit, Service	40%			2020	\$200	1		
Exterior Lighting								
HID	100%			2020	\$7,300	10		
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2020	\$20,100			

Mechanical		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%			2045	* *	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
BELLEVUE HOSPITAL BLDG Z
Asset # : 1006

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

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : BELLEVUE HOSPITAL EMERGENCY G BLDG. & F BLDG.
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.030 / 72 **Yr Built/Renovated** : 1926 / 2013
Area Sq Ft : 65,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$153,600	\$276,000
Interior Architecture	\$254,800	\$347,700
Electrical		\$504,300
Total	\$408,400	\$1,128,000
Importance Code A	\$153,600	\$276,000
Importance Code B	\$64,500	\$794,700
Importance Code C	\$190,300	\$57,400
Total	\$408,400	\$1,128,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$35,500
Interior Architecture	\$31,100	\$27,400	\$3,100	\$6,400
Electrical	\$3,200	\$3,400	\$3,300	\$5,200
Mechanical	\$25,800	\$33,100	\$80,100	\$43,500
Total	\$60,100	\$63,800	\$86,400	\$90,500
Importance Code A		\$4,100	\$100	\$35,600
Importance Code B	\$60,100	\$59,700	\$86,400	\$54,900
Importance Code C				
Total	\$60,100	\$63,800	\$86,400	\$90,500



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 EMERGENCY G BLDG. & F BLDG.
Asset # : 72

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$129,700	
Masonry: Granite	5%			LIFE	**	5	\$5,400	
Window Wall	5%			2045	**	5	\$27,000	
Windows								
Aluminum	100%			2041	**	5	\$11,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5		
Masonry: Brick	90%			LIFE	**	5		
Roof								
Modified Bitumen	10%			2030	**	10	\$21,900	
Paver: Asphalt	10%			2034	**	10	\$32,900	
Single Ply Membrane	70%			2030	**	10	\$153,600	
Skylight, Metal/Glass	2%			2045	**	10	\$14,600	
Skylight, Plastic	3%			2038	**	1		
Sloped Glazing	5%			LIFE	**	5	\$146,300	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$10,900	LIFE	**	5	\$44,800	
Horizontal Cracks, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout								
Ceramic Tile	3%			2034	**	5	\$6,100	
Quarry Tile	5%			2038	**	5	\$15,400	
Traffic Topping	5%			2025	\$129,900	5	\$12,800	
Vinyl Tile	72%			2030	**	3	\$55,300	
Vinyl Tile	5%			2033	**	3	\$3,800	
Interior Walls								
Cast in Place Concrete	5%	Now	\$190,300	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 75%								
Location : Basement Foundation Walls								
Glass: Single Pane	3%			LIFE	**	5	\$3,300	
Gypsum Board	60%			LIFE	**	5	\$52,900	
Gypsum Board	5%			LIFE	**	5	\$4,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : M R I Room								
Masonry: Brick	7%			LIFE	**			
Plaster	10%			LIFE	**	5	\$4,400	
SGFT/Glazed Masonry	10%			LIFE	**			

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

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

Asset # : 72

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

Interior

Ceilings

AcousTileSusp.Lay-In	63%				2038	**	5	\$129,000	
Exposed Concrete	10%				LIFE	**	5	\$3,200	
Gypsum Board	20%				LIFE	**	5	\$51,200	
Metal Panel	5%	0-2		\$17,500	LIFE	**	5	\$12,800	

Bent/Warped Elements, Extent : Moderate, Area Affected : 10%

Location : Basement

Plaster	2%	Now		\$2,700	LIFE	**	5	\$2,600	
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Paint Peeling, Extent : Severe, Area Affected : 100%

Location : Stair Shaft

Electrical		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%				2055	**	3	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- 1000 Amps Main Disconnect Switch

Transformers

Dry Type	100%				2045	**	3	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 3- 4160pri-480/277sec

Feeders

Busway	30%				2042	**	1		
Cable	70%				2050	**	1		

Raceway

Conduit	90%				2055	**	1		
Tray	10%				2045	**	1		

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%				2055	**	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 4- 4000 Amps Main Disconnect Switch

Transformers

Dry Type	50%				2045	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : 1- 75 Kva, 1- 30 Kva & 1- 45 Kva

Dry Type	50%				2045	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 3- 300 Kva

*Note : 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 EMERGENCY G BLDG. & F BLDG.

Asset # : 72

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	20%			2055	**	5	\$100	
Molded Case Bkrs	80%			2055	**	5	\$1,400	
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2050	**	5	\$200	
Molded Case Bkrs	90%			2050	**	5	\$1,600	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	40%			2045	**	5	\$200	
Variable Frequency Drive	60%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$20,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 6 Units								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$112,900	
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2035	**	10	\$12,500	
T-5 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	60%			2035	**	1		
Exit, Service	40%			2035	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$200	
Alarm								
Security System								
No Component	50%							
Generic	50%			2025	\$101,300	1	\$12,200	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$277,500			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Control System Located At Main Bldg Is Old But Strobe Lights, Horn, Pullbox & Smoke Detectors Are New								

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL EMERGENCY G BLDG. & F BLDG.
Asset # : 72

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2035	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2028	**	5	\$8,100	
Distribution								
Hot Wtr Piping/Pump	50%			2041	**	4	\$5,100	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : First Floor						
		Explanation : Hot Water Serves Reheat Coils In The Ductwork And Radiators In Building F						
Steam Piping/Pump	50%			2035	**	4	\$3,400	
Terminal Devices								
Air Handler	80%			2030	**	1	\$67,700	
Convactor/Radiator	20%			2030	**	1	\$8,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$178,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$84,600	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Roof						
		Explanation : Packaged Equipment And Controls For Cooling Not Used - Chilled Water Coils Used For Cooling						
Heat Rejection								
Remote Air Cond	20%			2030	**	2	\$19,100	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Roof						
		Explanation : Equipment No Longer In Use						
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,300	
Exhaust Fans								
Roof	100%			2030	**	2	\$4,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2025	\$11,300	4	\$2,500	

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

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

Asset # : 72

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

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$2,493,800	\$350,000
Interior Architecture	\$1,441,800	\$528,000
Electrical	\$1,072,400	\$1,846,500
Mechanical	\$160,000	\$806,500
Total	\$5,168,000	\$3,531,000
Importance Code A	\$2,493,800	\$393,000
Importance Code B	\$2,674,200	\$3,064,300
Importance Code C		\$73,700
Total	\$5,168,000	\$3,531,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$7,900			
Interior Architecture	\$5,900	\$33,200	\$128,700	\$20,200
Electrical	\$15,800	\$16,600	\$12,900	\$14,600
Mechanical	\$66,000	\$60,500	\$39,400	\$29,500
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$119,300	\$134,100	\$204,600	\$87,900
Importance Code A	\$12,900	\$5,400	\$5,000	\$5,000
Importance Code B	\$106,400	\$128,700	\$199,600	\$82,900
Importance Code C				
Total	\$119,300	\$134,100	\$204,600	\$87,900



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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 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	\$1,079,900	LIFE	* *	5	\$350,000	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
	Location : Penthouse							
Windows								
Aluminum	100%	Now	\$327,600	2048	* *	5	\$3,800	
	Air Infiltration, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Masonry: Brick	95%	Now	\$164,900	LIFE	* *	5	\$14,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$7,900	LIFE	* *	5	\$900	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
Roof								
IRMA/Protected Membrane	85%	Now	\$795,200	2033	* *			
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Vegetation Growth, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Metal Panel	3%			2036	* *	10	\$6,300	
Paver: Asphalt	12%	Now	\$126,200	2038	* *			
	Vegetation Growth, Extent : Moderate, Area Affected : 25%							
	Location : Walkways							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Walkways							

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

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

Interior

Floors

Carpet	5%			2019	\$123,900	3	\$14,200	
Cast in Place Concrete	5%			LIFE	* *	5	\$20,800	
Terrazzo	5%			LIFE	* *	5	\$7,400	
Vinyl Tile	60%	Now	\$990,500	2033	* *	3	\$42,700	

Broken/Missing Elements, Extent : Moderate, Area Affected : 20%

Location : Throughout

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

Location : Throughout

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

Location : Throughout

Explanation : 9 X 9 Tiles

Vinyl Tile	25%			2023	\$412,700	3	\$23,700	
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Interior Walls

Gypsum Board	10%			LIFE	* *	5	\$26,800	
Plaster	55%			LIFE	* *	5	\$73,700	
SGFT/Glazed Masonry	35%			LIFE	* *			

Ceilings

AcousTile,Adhered	25%	0-2	\$451,300	2043	* *	5	\$23,700	
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Broken/Missing Elements, Extent : Light, Area Affected : 25%

Location : Corridor(s)

Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%

Location : Corridor(s)

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

Location : Corridors

AcousTileSusp.Lay-In	35%			2028	* *	5	\$66,500	
Exposed Concrete	5%			LIFE	* *	5	\$1,500	
Plaster	35%			LIFE	* *	5	\$41,500	

Electrical		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%			2023	\$43,000	5	\$800	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 5000 Amps Main Disconnect Switches

Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$174,900	5	\$4,800	
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Raceway

Conduit	80%			2023	\$159,600	1		
Conduit	20%			2033	* *	1		

Panelboards

Molded Case Bkrs	50%			2022	\$91,700	5	\$2,400	
Molded Case Bkrs	50%			2031	* *	5	\$2,400	

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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									
Wiring									
	Braided Cloth	80%	2-4	\$245,900	2048	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2033	* *	1		
Motor Controllers									
	Locally Mounted	40%			2021	\$145,400	5	\$500	
	Locally Mounted	60%			2028	* *	5	\$700	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2028	* *	1	\$56,600	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2028	* *	10	\$34,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Using T-8 Lamps									
	Fluorescent	70%			2028	* *	10	\$81,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Using T-12 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2023	\$87,500	10	\$15,300	
	Exit, Service	50%			2023	\$21,600	1		
Exterior Lighting									
	HID	100%			2018	\$710,200	10	\$600	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2023	\$170,700	1	\$20,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Hallways And Entrance And Exit Points									
Explanation : CCTV Surveillance System And 24 Hr Security Personel									
Fire/Smoke Detection									
	No Component	50%							
	Generic	50%			2023	\$973,800	1-3	\$58,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors									

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

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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								
	Campus Steam	100%			2033	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Goldwater Campus					
				Explanation : Provided From Goldwater Steam Power Plant					
Conversion Equipment									
	Heat Exchanger	80%			2036	* *	1	\$50,200	
	Pres. Reducing Valve/LP Steam	20%			2026	\$16,100	5	\$1,500	
Distribution									
	Hot Wtr Piping/Pump	80%			2031	* *	4	\$5,000	
	Steam Piping/Pump	20%			2033	* *	4	\$1,900	
Terminal Devices									
	Air Handler	20%	Now	\$7,000	2023	\$139,900	1	\$14,100	
				Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%					
				Location : Room B2-33-3 And A22-16					
	Convactor/Radiator	80%			2028	* *	1	\$32,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	40%	Now	\$8,800	2028	* *	1	\$21,200	
				Malfunctioning, Extent : Moderate, Area Affected : 10%					
				Location : Penthouse Mechanical Equipment Room 1 Of 3 Defective Compressor					
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Penthouse Mechanical Equipment Room					
	Window/Wall Unit	60%			2018	\$160,000	1		
Distribution									
	Chilled Wtr Pipe/Pump	40%			2033	* *	4	\$3,800	
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%	Now	\$4,400	2023	\$220,400	1	\$28,200	
				Damaged, Extent : Moderate, Area Affected : 50%					
				Location : Penthouse Mechanical Equipment Room, Deteriorated Flexible Connection					
				Malfunctioning, Extent : Severe, Area Affected : 50%					
				Location : Penthouse Mechanical Equipment Room Defective Return Fan Motor					
	No Component	60%							
Heat Rejection									
	Air Condenser Unit	60%			2028	* *	2	\$53,000	
	Remote Air Cond	40%	Now	\$31,000	2023	\$310,000	2	\$28,300	
				Not in Service, Extent : Severe, Area Affected : 15%					
				Location : 7th Floor Roof					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$70,700	

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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								
Exhaust Fans								
Interior	95%			2023	\$136,200	2	\$3,700	
Roof	5%			2023	\$5,200	2	\$200	
	Not in Service, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Galvanized Steel Throughout							
	Explanation : Piping Nearing End Of Useful Life							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Galvanized Steel Throughout							
	Explanation : Piping Nearing End Of Useful Life							
Sump Pump(s)								
Rigid Piping	100%			2018	\$11,300	4	\$2,500	
Backflow Preventer								
Generic	100%			2031	* *	1	\$7,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : East Side Of Bldg A							
	Explanation : Located Outside Of The Bldg							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Two C-6, Two I-6							
	Explanation : Four Units. Motors Break Down Frequently Due To Age Of The Units							
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$64,000	
Sprinkler								
No Component	85%							
Generic	15%			2033	* *	1-2	\$5,300	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$3,075,600	\$723,500
Interior Architecture		\$878,900	\$2,072,800
Electrical		\$891,200	\$5,847,200
Mechanical		\$302,000	\$2,512,900
Total		\$5,147,800	\$11,156,400
Importance Code A		\$3,075,600	\$873,400
Importance Code B		\$2,072,100	\$10,160,000
Importance Code C			\$123,000
Total		\$5,147,800	\$11,156,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$7,600		
Interior Architecture	\$61,500		\$1,261,200	\$34,900
Electrical	\$50,900	\$44,400	\$36,800	\$39,900
Mechanical	\$154,600	\$77,900	\$103,100	\$60,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$274,800	\$137,900	\$1,409,000	\$143,500
Importance Code A	\$12,300	\$20,700	\$12,300	\$12,300
Importance Code B	\$262,500	\$117,100	\$1,396,700	\$131,200
Importance Code C				
Total	\$274,800	\$137,900	\$1,409,000	\$143,500



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
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	\$50,800		
Glass Block	3%			LIFE	**	5	\$3,800		
Masonry: Brick	90%			LIFE	**	5	\$182,800		
Window Wall	2%			2033	**	5	\$15,200		
Windows									
Aluminum	97%	Now	\$2,598,400	2048	**	5	\$30,300		
Air Infiltration, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Metal Louvers	3%			2026	\$57,200	10	\$11,700		
Parapets									
Masonry: Brick	50%			LIFE	**	5	\$19,200		
Masonry: Limestone	5%			LIFE	**	5	\$2,400		
Metal Rail	45%			2028	**	5-10	\$312,800		
Roof									
Copper/Terne	10%			2051	**	10	\$84,500		
Modified Bitumen	85%			2028	**	10	\$287,300		
Sloped Glazing	5%			LIFE	**	5	\$225,300		
Interior									
Floors									
Carpet	20%			2019	\$1,214,700	3	\$139,600		
Cast in Place Concrete	10%			LIFE	**	5	\$101,800		
Ceramic Tile	3%			2032	**	5	\$14,000		
Terrazzo	7%			LIFE	**	5	\$25,400		
Vinyl Tile	40%			2023	\$1,618,200	3	\$93,100		
Vinyl Tile	20%	Now	\$809,100	2033	**	3	\$34,900		
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Basement									
Explanation : 9 X 9 Tiles									
Interior Walls									
Glass: Single Pane	2%			LIFE	**	5	\$8,200		
Gypsum Board	15%			LIFE	**	5	\$49,200		
Marble Panels	3%			LIFE	**				
Plaster	45%			LIFE	**	5	\$73,800		
SGFT/Glazed Masonry	35%			LIFE	**				

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

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

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

HEALTH AND HOSPITALS CORP. - 819
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

Ceilings

AcousTileSusp.Lay-In	30%			2028	* *	5	\$139,600	
Exposed Concrete	10%			LIFE	* *	5	\$7,300	
Metal Panel	5%			LIFE	* *	5	\$29,100	
Plaster	50%			LIFE	* *	5	\$145,400	
Plaster	5%	Now	\$31,200	LIFE	* *	5	\$14,500	

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

Location : Connecting Corridor To C Building

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

Location : Connecting Corridor To C Building

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	70%			2023	\$56,200	5	\$1,200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2-4000 Amperes Main Service Protectors

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

Location : Electrical Room

Explanation : Main Service Switch No Available Ratings

Switchgear / Switchboard

Molded Case Bkrs	80%			2023	\$279,900	5	\$6,900	
Molded Case Bkrs	20%			2033	* *	5	\$1,700	

Raceway

Conduit	80%			2023	\$319,200	1		
Conduit	20%			2033	* *	1		

Panelboards

Molded Case Bkrs	80%			2022	\$293,500	5	\$6,900	
Molded Case Bkrs	20%			2031	* *	5	\$1,700	

Wiring

Braided Cloth	70%	2-4	\$430,200	2048	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	30%			2033	* *	1		
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Motor Controllers

Locally Mounted	80%			2021	\$612,000	5	\$1,800	
Locally Mounted	20%			2028	* *	5	\$400	

Ground

Grounding Devices

Not Accessible	100%							
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Stand-by Power

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

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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
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$100,700	
Generators								
Diesel	100%			2026	\$714,700	1	\$126,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 1000 Kw Caterpillar Genset							
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$12,100	
Fuel Storage								
Day Tank	50%			2031	* *	5	\$28,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 325 Gallons Capacity							
Main Tank	50%			2058	* *	5	\$4,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 12,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	30%			2028	* *	10	\$85,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Fluorescent	66%			2028	* *	10	\$188,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	3%			2028	* *	10	\$8,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Compact Fluorescent Light Fixtures							
Incandescent	1%			2018	\$178,700	2	\$100	
Egress Lighting								
Emergency, Battery	20%			2023	\$85,800	10	\$15,000	
Exit, Service	80%			2023	\$84,700	1		
Exterior Lighting								
HID	100%			2023	\$1,263,600	10	\$1,000	
Alarm								
Security System								
No Component	60%							
Generic	40%			2023	\$404,900	1	\$48,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Entrance, Exit Points							
	Explanation : CCTV Surveillance System And 24 Hr Security Personnel							

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

Alarm

Fire/Smoke Detection

No Component

50%

Generic

50%

2023

\$1,732,700

1-3

\$103,900

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

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

Heating

Energy Source

Campus Steam

100%

2033

* *

1

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

Conversion Equipment

Heat Exchanger

80%

2026

\$54,200

1

\$123,000

Pres. Reducing Valve/LP

20%

2026

\$39,400

5

\$3,700

Steam

Distribution

Hot Wtr Piping/Pump

80%

Now

\$25,600

2031

* *

4

\$12,300

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

Steam Piping/Pump

20%

2033

* *

4

\$4,600

Terminal Devices

Air Handler

20%

Now

\$34,300

2028

* *

1

\$34,600

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

Convactor/Radiator

80%

2028

* *

1

\$80,300

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Reciprocating

35%

2023

\$377,600

1

\$50,500

Compr/Chiller

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

Ext Pkg Unit - Cooling

25%

2028

* *

2

\$4,800

Window/Wall Unit

40%

2018

\$261,400

1

Distribution

Chilled Wtr Pipe/Pump

35%

2033

* *

4

\$8,000

No Component

65%

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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									
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2023	\$1,350,300	1	\$192,200	
	Heat Rejection								
	Air Condenser Unit	35%			2023	\$222,300	2	\$75,800	
	No Component	65%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$173,300	
	Exhaust Fans								
	Interior	100%			2023	\$351,400	2	\$9,500	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2033	* *	4	\$46,100	
			Other Observation, Extent : Moderate, Area Affected : 30%						
			Location : Basement Steam Room						
			Explanation : 3 Units						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Galvanized Steel Throughout						
			Explanation : Piping Nearing End Of Useful Life						
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Galvanized Steel Throughout						
			Explanation : Piping Nearing End Of Useful Life						
	Sump Pump(s)								
	Rigid Piping	100%			2018	\$11,300	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2028	* *	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$19,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Bldg A Basement						
			Explanation : Water Main Located In Adjacent Bldg						
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : (1) B-3 (1) I-3						
			Explanation : Two Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$156,700	

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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
Fire Suppression									
Sprinkler									
	No Component	50%							
	Generic	50%			2033	* *	1-2	\$43,500	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$326,600	\$461,800
Interior Architecture		\$641,200	\$1,018,900
Electrical		\$438,800	\$2,887,500
Mechanical		\$273,500	\$188,300
Total		\$1,680,000	\$4,556,500
Importance Code A		\$326,600	\$503,100
Importance Code B		\$1,353,500	\$3,929,700
Importance Code C			\$123,700
Total		\$1,680,000	\$4,556,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$19,300
Interior Architecture	\$21,900			\$20,700
Electrical	\$17,700	\$17,800	\$13,900	\$15,700
Mechanical	\$28,200	\$30,100	\$36,600	\$10,700
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$92,400	\$72,600	\$75,200	\$91,000
Importance Code A	\$3,200	\$4,700	\$17,400	\$22,500
Importance Code B	\$89,200	\$68,000	\$57,800	\$68,500
Total	\$92,400	\$72,600	\$75,200	\$91,000



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$10,800	
Masonry: Brick	95%			LIFE	**	5	\$328,600	
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Windows								
Aluminum	100%	Now	\$326,600	2048	**	5	\$3,800	
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$15,000	
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	**	5	\$1,100	
Metal Rail	10%			2040	**	5-10	\$31,800	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Roof								
Copper/Terne	3%			2051	**	10	\$10,300	
Modified Bitumen	97%			2031	**	10	\$133,200	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Ceramic Tile	10%			2032	**	5	\$19,500	
Terrazzo	5%			LIFE	**	5	\$7,600	
Vinyl Tile	50%			2023	\$846,500	3	\$48,700	
Vinyl Tile	35%	Now	\$592,600	2033	**	3	\$25,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : 9 X 9 Tiles								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$41,200	
Plaster	60%			LIFE	**	5	\$82,500	
SGFT/Glazed Masonry	20%			LIFE	**			

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

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	50%			2028	* *	5	\$97,400	
AcousTileSusp.Lay-In	15%			2036	* *	5	\$29,200	
Exposed Concrete	5%			LIFE	* *	5	\$1,500	
Metal Panel	5%			LIFE	* *	5	\$12,200	
Plaster	25%			LIFE	* *	5	\$30,400	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2033	* *	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 1200 Amperes

Molded Case Bkrs	50%			2033	* *	5	\$2,500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Protector Rated @ 1600 Amperes

Switchgear / Switchboard

Molded Case Bkrs	80%			2023	\$139,900	5	\$4,000	
Molded Case Bkrs	20%			2033	* *	5	\$1,000	

Raceway

Conduit	80%			2023	\$159,600	1		
Conduit	20%			2033	* *	1		

Panelboards

Molded Case Bkrs	80%			2022	\$146,700	5	\$4,000	
Molded Case Bkrs	20%			2031	* *	5	\$1,000	

Wiring

Braided Cloth	80%	2-4	\$245,900	2048	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	20%			2033	* *	1		
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Motor Controllers

Locally Mounted	100%			2021	\$363,400	5	\$1,300	
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Ground

Grounding Devices

Not Accessible	100%							
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Stand-by Power

Transfer Switches

Automatic	100%			2021	\$46,000	1	\$58,000	
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Lighting

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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 C - NORTH BLDG
Asset # : 85

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

Lighting

Interior Lighting

Fluorescent

30%

2028

* *

10

\$35,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent

66%

2028

* *

10

\$78,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Fluorescent

3%

2028

* *

10

\$3,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Cfl - Compact Fluorescent Light Fixtures*

Incandescent

1%

2018

\$74,800

2

Egress Lighting

Emergency, Battery

20%

2023

\$35,900

10

\$6,300

Exit, Service

80%

2023

\$35,500

1

Exterior Lighting

HID

100%

2023

\$728,400

10

\$600

Alarm

Security System

No Component

60%

Generic

40%

2023

\$233,400

1

\$28,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Entrance And Exit Points**Explanation : CCTV Surveillance System And 24 Hr Security Personnel*

Fire/Smoke Detection

No Component

50%

Generic

50%

2023

\$998,700

1-3

\$59,900

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

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

Heating

Energy Source

Campus Steam

100%

2033

* *

1

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

Conversion Equipment

Heat Exchanger

50%

2019

\$14,200

1

\$32,200

Pres. Reducing Valve/LP

50%

2026

\$41,300

5

\$3,900

Steam

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

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

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

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								
Distribution								
Hot Wtr Piping/Pump	50%			2045	* *	4	\$4,800	
Steam Piping/Pump	50%	Now	\$9,300	2033	* *	4	\$3,200	
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Basement								
Explanation : One Steam Valve Is Inoperable								
Terminal Devices								
Convactor/Radiator	100%			2028	* *	1	\$42,000	
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2018	\$273,500	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$72,500	
Exhaust Fans								
Interior	100%			2023	\$147,100	2	\$4,000	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		
Sanitary Piping								
Cast Iron	100%	Now	\$5,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2023	\$11,300	4	\$1,600	
Backflow Preventer								
Generic	100%			2031	* *	1	\$8,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Of Bldg A								
Explanation : Located In Adjacent Bldg								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Floors 1, 2, 3, 4, 5								
Explanation : Five Units								
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$65,600	

*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
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
Fire Suppression									
Sprinkler									
	No Component	98%							
	Generic	2%			2033	* *	1-2	\$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 : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,033,100	\$195,100
Interior Architecture	\$288,200	\$295,000
Electrical	\$113,800	\$637,700
Mechanical	\$125,500	\$247,100
Total	\$1,560,600	\$1,374,900
Importance Code A	\$1,033,100	\$195,100
Importance Code B	\$527,500	\$1,179,800
Total	\$1,560,600	\$1,374,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Interior Architecture	\$5,100	\$10,400		\$7,300
Electrical	\$3,600	\$4,000	\$2,900	\$3,200
Mechanical	\$16,000	\$14,600	\$15,500	\$6,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$28,600	\$32,900	\$22,300	\$20,700
Importance Code A	\$1,100	\$1,600	\$1,100	\$1,100
Importance Code B	\$25,600	\$31,200	\$21,200	\$19,600
Importance Code C	\$1,900			
Total	\$28,600	\$32,900	\$22,300	\$20,700



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

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

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

HEALTH AND HOSPITALS CORP. - 819
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%			LIFE	* *	5	\$118,600	
			Recent Repair Evident, Extent : Light, Area Affected : 25%					
			Location : Throughout					
Windows								
Aluminum	95%	Now	\$995,000	2048	* *	5	\$11,600	
			Air Infiltration, Extent : Severe, Area Affected : 50%					
			Location : Throughout					
			Broken/Missing Elements, Extent : Moderate, Area Affected : 20%					
			Location : Throughout					
			Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%					
			Location : Throughout					
Metal Louvers	5%			2026	\$37,300	10	\$7,600	
Parapets								
Masonry: Brick	60%			LIFE	* *	5	\$6,900	
			Recent Repair Evident, Extent : Light, Area Affected : 25%					
			Location : Throughout					
Masonry: Limestone	10%			LIFE	* *	5	\$1,500	
Metal Rail	30%			2028	* *	5-10	\$62,800	
Roof								
Modified Bitumen	100%			2031	* *	10	\$39,200	
			Recent Replace Evident, Extent : Light, Area Affected : 100%					
			Location : Throughout					
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$18,100	
Terrazzo	20%			LIFE	* *	5	\$13,000	
Vinyl Tile	40%	Now	\$288,200	2033	* *	3	\$12,400	
			Broken/Missing Elements, Extent : Severe, Area Affected : 25%					
			Location : Throughout					
			Worn/Eroded, Extent : Moderate, Area Affected : 25%					
			Location : Throughout					
			Other Observation, Extent : Severe, Area Affected : 100%					
			Location : Throughout					
			Explanation : 9 X 9 Tiles					
Vinyl Tile	30%			2023	\$216,200	3	\$12,400	
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$3,900	
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,600	
Gypsum Board	25%			LIFE	* *	5	\$11,700	
Plaster	50%			LIFE	* *	5	\$11,700	
SGFT/Glazed Masonry	15%			LIFE	* *			

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

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

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

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

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

Ceilings

AcousTile,Adhered	10%			2021	\$78,800	5		\$8,300	
AcousTileSusp.Lay-In	30%			2036	* *	5		\$24,900	
AcousTileSusp.Lay-In	25%			2028	* *	5		\$20,700	
Exposed Concrete	5%			LIFE	* *	5		\$600	
Metal Panel	5%			LIFE	* *	5		\$5,200	
Plaster	25%			LIFE	* *	5		\$13,000	

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2023	\$8,500	5		\$1,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amps Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$99,900	5		\$1,100	
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Raceway

Conduit	80%			2023	\$42,000	1			
Conduit	20%			2033	* *	1			

Panelboards

Molded Case Bkrs	80%			2022	\$36,700	5		\$900	
Molded Case Bkrs	20%			2031	* *	5		\$200	

Wiring

Braided Cloth	80%	2-4	\$63,000	2048	* *	1			
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	20%			2033	* *	1			
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Motor Controllers

Locally Mounted	70%			2021	\$66,900	5		\$200	
Locally Mounted	30%			2028	* *	5		\$100	

Ground

Grounding Devices

Not Accessible	100%								
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Stand-by Power

Transfer Switches

Automatic	100%			2028	* *	1		\$12,900	
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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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
Lighting								
Interior Lighting								
Fluorescent	30%			2028	* *	10	\$15,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Fluorescent	65%			2028	* *	10	\$33,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	5%			2028	* *	10	\$2,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Cfl (Compact Fluorescent Light Fixtures)							
Egress Lighting								
Emergency, Service	45%			2023	\$12,500	1		
Emergency, Battery	5%			2023	\$3,800	10	\$700	
Exit, Service	50%			2023	\$9,400	1		
Exterior Lighting								
HID	100%			2023	\$162,200	10	\$100	
Alarm								
Security System								
No Component	60%							
Generic	40%			2023	\$52,000	1	\$6,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection								
No Component	60%							
Generic	40%			2023	\$177,900	1-3	\$10,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Goldwater Campus							
	Explanation : Provided From Goldwater Steam Power Plant							
Conversion Equipment								
Heat Exchanger	40%			2026	\$4,800	1	\$11,000	
Pres. Reducing Valve/LP	60%			2026	\$21,100	5	\$2,000	
Steam								

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

Asset # : 87

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution									
Hot Wtr Piping/Pump	40%			2031	* *	4	\$1,100		
Steam Piping/Pump	60%			2033	* *	4	\$2,500		
Terminal Devices									
Air Handler	10%	Now	\$30,500	2033	* *	1	\$3,100		
	Not in Service, Extent : Severe, Area Affected : 25%								
	Location : Room 5409								
Air Handler	25%	Now	\$7,600	2023	\$76,300	1	\$7,700		
	Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Mechanical Equipment Room								
Convactor/Radiator	65%			2028	* *	1	\$11,600		
Air Conditioning									
Energy Source									
Electricity	100%			2039	* *	1			
Conversion Equipment									
Reciprocating Compr/Chiller	25%	Now	\$4,800	2023	\$48,000	1	\$5,800		
	Malfunctioning, Extent : Moderate, Area Affected : 50%								
	Location : Basement Mechanical Room, 1 Of 2 Defective Chiller Compressors								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
Window/Wall Unit	75%			2018	\$87,300	1			
Distribution									
Chilled Wtr Pipe/Pump	25%			2043	* *	4	\$700		
No Component	75%								
Terminal Devices									
Air Handler/Cool/Ht	25%			2023	\$60,100	1	\$8,600		
No Component	75%								
Heat Rejection									
Water Cool Tower	25%			2027	* *	2	\$13,900		
No Component	75%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,900		
Exhaust Fans									
Interior	100%			2023	\$62,600	2	\$1,700		
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2028	* *	1			
HW Heat Exchanger									
Low Temp	100%			2033	* *	4	\$8,200		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Galvanized Steel Throughout								
	Explanation : Piping Nearing End Of Useful Life								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
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									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Galvanized Steel Throughout					
				Explanation : Piping Nearing End Of Useful Life					
	Sump Pump(s)								
	Rigid Piping	100%			2031	* *	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$2,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : B, 1, 2, 3, 4					
				Explanation : One Unit					
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$27,900	
	Sprinkler								
	No Component	95%							
	Generic	5%			2033	* *	1-2	\$800	

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

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 09-Apr-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$156,600	\$53,900
Interior Architecture	\$127,500	
Total	\$284,100	\$53,900
Importance Code A	\$156,600	\$53,900
Importance Code C	\$127,500	
Total	\$284,100	\$53,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$11,000		\$4,800	
Interior Architecture	\$9,700	\$600	\$200	\$100
Electrical				
Mechanical	\$200	\$400	\$3,700	\$300
Total	\$20,800	\$1,000	\$8,700	\$400
Importance Code A	\$11,000		\$4,800	
Importance Code B	\$9,800	\$600	\$3,900	\$400
Importance Code C		\$300		
Total	\$20,800	\$1,000	\$8,700	\$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
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	80%	Now	\$37,700	LIFE	* *	5	\$12,200	
Horizontal Cracks, Extent : Severe, Area Affected : 10%								
Location : Main Entrance								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : Over Main Entrance								
Spalling, Extent : Severe, Area Affected : 10%								
Location : East Facade								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Building Is Undergoing Construction / Repair - Not Currently In Operation								
Metal Sect. OHD	20%			2029	* *	5	\$9,500	
Windows								
Aluminum	100%	Now	\$76,600	2049	* *	5	\$900	
Air Infiltration, Extent : Light, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	100%	Now	\$11,000	LIFE	* *	5	\$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Built-Up (BUR)	50%	Now	\$42,300	2034	* *			
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Flat Section								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Flat Section								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Flat Section								
Modified Bitumen	50%			2024	\$53,900	10	\$9,000	
Interior								
Floors								
Cast in Place Concrete	90%	0-2	\$9,000	LIFE	* *	5	\$18,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%			2033	* *	5	\$500	
Vinyl Tile	5%			2029	* *	3	\$200	

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

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

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

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

Interior**Interior Walls**

Ceramic Tile	5%			2033	**	5		\$700	
Concrete Masonry Unit	15%			LIFE	**	5		\$800	
Gypsum Board	20%			LIFE	**	5		\$1,600	
Masonry: Brick	60%	Now		LIFE	**				

*Cracking/Crumbling, Extent : Severe, Area Affected : 40%**Location : Throughout**Misaligned/Bulging, Extent : Severe, Area Affected : 50%**Location : Throughout***Ceilings**

AcousTileConcealSpLn	10%			2037	**	5		\$1,200	
AcousTileSusp.Lay-In	5%			2029	**	5		\$500	
Exposed Concrete	80%			LIFE	**	5		\$1,200	
Plaster	5%			LIFE	**	5		\$300	

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Tour Lieutenant Office*

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

Under 600 Volts**Raceway**

Conduit	20%			2024		\$800	1		
Under Construction	80%								

Panelboards

Fused Disc Sw	5%			2023		\$400	5		
Molded Case Bkrs	30%			2023		\$2,300	5	\$100	
Under Construction	65%								

Wiring

Thermoplastic	20%			2024		\$1,700	1		
Under Construction	80%								

Motor Controllers

Under Construction	100%								
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Ground**Grounding Devices**

Under Construction	100%								
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Lighting**Interior Lighting**

Fluorescent	20%			2024		\$6,700	10	\$1,200	
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*T-8 Lamps, Extent : Moderate, Area Affected : 100%**Location : Offices*

Under Construction	80%								
--------------------	-----	--	--	--	--	--	--	--	--

Egress Lighting

Under Construction	100%								
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Exterior Lighting

Under Construction	100%								
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Estimates are rounded to the nearest hundred dollars.*

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

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

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

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)		

Alarm

Security System

Under Construction 100%

Fire/Smoke Detection

Under Construction 100%

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

Heating

Energy Source

Campus Steam

100%

2034

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Power Plant**Explanation : Steam Comes From Adjacent Power Plant Building*

Distribution

Steam Piping/Pump

100%

2034

* *

4

\$500

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Throughout**Explanation : Under Construction At The Time Of Survey - Mechanical Systems Extensively Damaged By Superstorm Sandy*

Terminal Devices

Air Handler

40%

2024

\$13,900

1

\$1,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Under Construction At The Time Of Survey*

Convactor/Radiator

10%

2029

* *

1

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Under Construction At The Time Of Survey*

Unit Heater-Stm/HW

50%

2024

\$20,800

4

\$300

Air Conditioning

Energy Source

Electricity

100%

2032

* *

1

Conversion Equipment

Ext Pkg Unit - Cooling

25%

2024

\$7,400

2

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Under Construction At The Time Of Survey*

Window/Wall Unit

25%

2019

\$3,300

1

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

40%

LIFE

* *

2-5

\$1,400

No Component

60%

Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL AMBULANCE
Asset # : 2671

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2029	* *	1		
	Water Heater								
	Under Construction	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Under Construction At The Time Of Survey								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Under Construction At The Time Of Survey								
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Under Construction	100%							
	Sprinkler								
	Under Construction	100%							
	Fire Pump								
	Under Construction	100%							
	Chemical System								
	Under Construction	100%							

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

Maintenance \$ are aggregated over a 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 : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : CONEY ISLAND HOSPITAL BLDG 6
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.060 / 67 **Yr Built/Renovated** : 1934 / 2013
Area Sq Ft : 13,100 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 08-Apr-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$819,400	\$50,000
Interior Architecture		\$111,500	\$56,500
Electrical		\$50,600	\$799,000
Mechanical			\$243,300
Total		\$981,400	\$1,148,800
Importance Code A		\$819,400	\$50,000
Importance Code B		\$91,300	\$1,098,800
Importance Code C		\$70,800	
Total		\$981,400	\$1,148,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$87,600			
Interior Architecture	\$50,300		\$500	\$1,800
Electrical	\$19,600	\$800	\$12,300	\$1,100
Mechanical	\$8,300	\$1,400	\$44,500	\$1,800
Total	\$165,800	\$2,200	\$57,300	\$4,600
Importance Code A	\$87,600			
Importance Code B	\$73,900	\$2,200	\$57,300	\$4,600
Importance Code C	\$4,300			
Total	\$165,800	\$2,200	\$57,300	\$4,600



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	15%	0-2	\$103,100	2044		* *		
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : Told By Hospital Management That Building Is Scheduled To Be Demolished							
Masonry: Brick	80%	Now	\$348,000	LIFE		* *	5	\$28,200 1
	Diagonal Cracks, Extent : Severe, Area Affected : 20%							
	Location : Corners							
	Horizontal Cracks, Extent : Severe, Area Affected : 20%							
	Location : East Facade, West Facade							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
	Location : East Facade, West Facade							
	Rusting Masonry Supt, Extent : Severe, Area Affected : 25%							
	Location : Above Second Floor Windows							
Masonry: Limestone	5%	0-2	\$19,700	LIFE		* *	5	\$1,300
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Windows								
Metal Clad	50%	Now	\$161,500	2049		* *	5	\$9,500
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
	Location : Stairs							
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Second Floor							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Steel	50%	Now	\$162,300	2049		* *	5	\$19,000
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Hardware Missing, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Copper/Terne	20%	4+	\$17,700	2044	* *	5	\$2,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Masonry: Brick	75%	Now	\$44,500	LIFE	* *	5	\$3,800	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Corners							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : West Facade							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Corners							
Masonry: Limestone	5%	0-2	\$10,800	LIFE	* *	5	\$300	1
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Roof								
Built-Up (BUR)	95%	Now	\$29,400	2034	* *			
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : Around Drains							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Engineering Office							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Skylight, Metal/Glass	5%	0-2	\$10,000	2024	\$50,000			1
	Broken/Missing Elements, Extent : Severe, Area Affected : 40%							
	Location : Throughout							
Interior								
Floors								
Ceramic Tile	5%	0-2	\$2,100	2033	* *	5	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Terrazzo	10%	2-4	\$20,600	LIFE	* *	5	\$1,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Vinyl Tile	30%	0-2	\$11,300	2024	\$56,500	3	\$2,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Vinyl Tile	35%	0-2	\$6,600	2029	* *	3	\$2,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Vinyl Tile	20%			2034	* *	3	\$1,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							

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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
CONEY ISLAND HOSPITAL BLDG 6
Asset # : 67

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	15%	0-2	\$4,300	LIFE	* *	5	\$3,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Plaster	85%	0-2	\$70,800	LIFE	* *	5	\$8,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$5,400	2037	* *	5	\$3,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Engineering Office							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Engineering Office							
	Plaster	70%	0-2	\$40,700	LIFE	* *	5	\$9,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Severe, 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									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2024	\$50,000	5	\$300	
Raceway									
	Conduit	90%			2024	\$12,800	1		
	Conduit	10%			2034	* *	1		
Panelboards									
	Fused Disc Sw	5%			2023	\$1,500	5		
	Fused Knife Sw	10%	2-4	\$3,100	2049	* *	5		
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Fused Toggle Switch	10%	2-4	\$3,100	2049	* *	5		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Molded Case Bkrs	30%			2023	\$9,200	5	\$100	
	Molded Case Bkrs	45%			2040	* *	5	\$200	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$12,500	2049	* *	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	20%			2024	\$3,600	1		
Thermoplastic	10%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2024	\$749,100	10	\$12,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-8 Lamps</i>							
Fluorescent	10%			2034	* *	10	\$1,300	
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Workshop</i>							
Egress Lighting								
Emergency, Battery	10%			2032	* *	10	\$400	
Emergency, Battery	40%			2019	\$8,000	10	\$1,400	
Exit, Service	40%			2019	\$2,000	1		
Exit, Service	10%			2032	* *	1		
Exterior Lighting								
HID	100%			2019	\$50,600	10		
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$8,300	

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								
	Campus Steam	100%			2024	\$4,900	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Power Plant							
		Explanation : Steam Comes From Separate Power Plant Building							
Distribution									
	Steam Piping/Pump	100%			2024	\$103,400	4	\$700	
Terminal Devices									
	Convactor/Radiator	100%	Now	\$7,000	2022	\$139,900	1	\$4,200	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor, 2nd Floor							
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	80%			2019	\$24,400	1		
	No Component	20%							
Terminal Devices									
	Fan Coil - Cooling	20%			2029	* *	1	\$900	
	No Component	80%							
Heat Rejection									
	Air Condenser Unit	20%			2029	* *	2	\$2,000	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2029	* *	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2019	\$11,300	4	\$1,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : No Access								
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2044	* *	1-2	\$800	
Chemical System									
	No Component	80%							
	Generic	20%			2019	\$5,300	1-3	\$10,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Fire Extinguishers								

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : CONEY ISLAND HOSPITAL HAMMETT
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.020 / 89 **Yr Built/Renovated** : 1910 / 2013
Area Sq Ft : 74,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 09-Apr-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$815,800	\$113,400
Interior Architecture		\$55,700	\$207,900
Electrical		\$397,800	\$3,018,300
Mechanical		\$114,600	\$71,400
Total		\$1,383,800	\$3,411,100
Importance Code A		\$815,800	\$113,400
Importance Code B		\$512,300	\$3,257,000
Importance Code C		\$55,700	\$40,700
Total		\$1,383,800	\$3,411,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$64,500		\$23,200	\$1,500
Interior Architecture	\$54,900	\$5,200	\$2,300	\$7,200
Electrical	\$3,600	\$3,800	\$4,600	\$3,100
Mechanical	\$6,200	\$10,100	\$15,400	\$11,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$141,000	\$30,900	\$57,300	\$35,000
Importance Code A	\$65,500	\$1,000	\$24,400	\$7,000
Importance Code B	\$75,400	\$26,300	\$32,000	\$28,000
Importance Code C		\$3,600	\$900	
Total	\$141,000	\$30,900	\$57,300	\$35,000



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

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

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

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	8%			LIFE	* *	5	\$13,500		
Cast in Place Concrete	2%			LIFE	* *	5	\$3,400		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Ceramic Tile	4%			2033	* *	5	\$3,100		
Ceramic Tile	1%			2039	* *	5	\$800		
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Vinyl Tile	25%	0-2	\$16,700	2024	\$167,200	3	\$7,200		
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Vinyl Tile	50%			2029	* *	3	\$19,200		
Vinyl Tile	10%			2034	* *	3	\$2,900		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Interior Walls									
Ceramic Tile	1%			2039	* *	5	\$1,800		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Ceramic Tile	4%			2033	* *	5	\$7,200		
Glass: Single Pane	5%			LIFE	* *	5	\$6,800		
Gypsum Board	15%			LIFE	* *	5	\$16,300		
Plaster	75%	Now	\$55,700	LIFE	* *	5	\$40,700		
Other Observation, Extent : Light, Area Affected : 30%									
Location : 6th Floor And Bathrooms									
Explanation : Mold And Mildew Present									
Ceilings									
AcousTileConcealSpLn	50%	0-2	\$15,900	2029	* *	5	\$24,000		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
AcousTileSusp.Lay-In	15%	0-2	\$4,800	2037	* *	5	\$5,800		
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Exposed Concrete	10%	2-4	\$12,700	LIFE	* *	5	\$1,200		
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : Throughout									
Plaster	25%			LIFE	* *	5	\$12,000		

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$21,300	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 2000 Amps Main Disconnect Switch							
Switchgear / Switchboard								
Molded Case Bkrs	75%			2024	\$93,700	5	\$1,500	
Molded Case Bkrs	25%			2034	* *	5	\$500	
Raceway								
Conduit	70%			2024	\$70,900	1		
Conduit	30%			2034	* *	1		
Panelboards								
Fused Disc Sw	10%			2023	\$6,900	5	\$200	
Molded Case Bkrs	60%			2023	\$41,300	5	\$1,200	
Molded Case Bkrs	30%			2032	* *	5	\$600	
Wiring								
Braided Cloth	70%	2-4	\$110,100	2049	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	30%			2034	* *	1		
Motor Controllers								
Locally Mounted	70%			2022	\$107,100	5	\$400	
Locally Mounted	30%			2029	* *	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	* *	1	\$22,900	
Lighting								
Interior Lighting								
Fluorescent	90%			2024	\$2,658,200	10	\$42,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	10%			2034	* *	10	\$4,700	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : First Floor							
Egress Lighting								
Emergency, Service	5%			2034	* *	1		
Emergency, Service	45%			2024	\$11,600	1		
Exit, Service	50%			2024	\$8,800	1		
Exterior Lighting								
HID	100%			2019	\$287,700	10	\$200	

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

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)		

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$8,400

Fire/Smoke Detection

Under Construction

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

Campus Steam

100%

2024

\$6,900

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 4th Floor Mechanical Equipment Room**Explanation : Steam Comes From Separate Power Plant Building*

Conversion Equipment

Heat Exchanger

40%

2020

\$4,500

1

\$10,200

*Other Observation, Extent : Light, Area Affected : 40%**Location : 4th Floor Mechanical Equipment Room**Explanation : 2 Units*

No Component

60%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Prv Station Located In Power Plant Building*

Distribution

Hot Wtr Piping/Pump

40%

2032

* *

4

\$1,000

Steam Piping/Pump

60%

2034

* *

4

\$2,300

*Other Observation, Extent : Light, Area Affected : 20%**Location : 1st Floor**Explanation : Entire 1st Floor Is Undergoing Construction Due To Hurricane Sandy**Damage*

Terminal Devices

Air Handler

20%

2024

\$22,700

1

\$6,400

Convactor/Radiator

40%

2029

* *

1

\$6,600

Induction Unit

40%

2027

* *

1

\$6,600

Air Conditioning

Energy Source

Electricity

100%

2032

* *

1

Conversion Equipment

Reciprocating

40%

2019

\$71,300

1

\$9,500

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 40%**Location : 4th Floor Mech Room*

Window/Wall Unit

40%

2019

\$43,200

1

No Component

20%

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Distribution								
	Chilled Wtr Pipe/Pump	40%			2034	* *	4	\$1,500	
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2024	\$71,400	1	\$12,700	
	No Component	60%							
Heat Rejection									
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$11,500	
	No Component	60%							
Exhaust Fans									
	Interior	40%			2024	\$23,200	2	\$600	
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
HW Heat Exchanger									
	Low Temp	100%			2034	* *	4	\$7,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor - Room 150								
	Explanation : 2 Units								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearless Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1-6								
	Explanation : Two Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2034	* *	1-5	\$25,900	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : CONEY ISLAND HOSPITAL MAIN BLDG
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.010 / 88 **Yr Built/Renovated** : 1954 / 2013
Area Sq Ft : 722,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 12-Apr-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,13,14
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$3,840,300	\$1,175,300
Interior Architecture		\$2,039,500	\$1,343,400
Electrical		\$4,125,100	\$2,442,900
Mechanical		\$4,245,300	\$1,974,700
Total		\$14,250,200	\$6,936,400
Importance Code A		\$3,840,300	\$1,255,700
Importance Code B		\$10,330,700	\$5,384,100
Importance Code C		\$79,300	\$296,600
Total		\$14,250,200	\$6,936,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$17,600		\$34,500	
Interior Architecture	\$20,000	\$34,900		\$100,000
Electrical	\$58,500	\$52,100	\$52,700	\$51,900
Mechanical	\$70,200	\$152,100	\$148,500	\$129,100
Elevators/Escalators	\$124,400	\$124,400	\$124,400	\$124,400
Total	\$290,700	\$363,400	\$360,100	\$405,400
Importance Code A	\$48,600	\$24,700	\$59,900	\$24,700
Importance Code B	\$242,100	\$303,900	\$300,100	\$380,700
Importance Code C		\$34,900		
Total	\$290,700	\$363,400	\$360,100	\$405,400



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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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$151,000	LIFE	* *	5	\$130,900	
	Exposed Reinforcement, Extent : Light, Area Affected : 5%							
	Location : 3rd And 5th Floor Sun Shade Cantilevers							
	Staining/Discoloring, Extent : Severe, Area Affected : 75%							
	Location : Throughout Underside Of All Sun Shade Cantilevers							
Masonry: Brick	60%	Now	\$969,400	LIFE	* *	5	\$314,200	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
	Location : Bulkheads, Mechanical Penthouse							
	Spalling, Extent : Severe, Area Affected : 30%							
	Location : Bulkheads, Mechanical Penthouse							
Window Wall	35%			2050	* *	5	\$687,300	
	Recent Replace Evident, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Windows								
Aluminum	98%			2049	* *	5	\$270,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Metal Louvers	2%			2039	* *	10	\$34,500	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Parapets								
Masonry: Brick	70%	0-2	\$633,600	LIFE	* *	5	\$35,800	
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : 11th Floor Roof							
	Explanation : Parapet Walls Were Replaced In 2006							
Masonry: Limestone	10%	Now	\$109,400	LIFE	* *	5	\$6,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 75%							
	Location : Throughout							
Metal Rail	20%	0-2	\$55,800	2037	* *	5	\$72,500	

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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
Exterior								
Roof								
Built-Up (BUR)	70%	Now	\$943,200	2034		* *		
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 11th Floor</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Adjacent To 11th Floor Mechanical Room</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 11th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 11th Floor</i>								
Copper/Terne	5%	0-2	\$59,300	2052		* *		1
<i>Deformed/Dented, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	15%	Now	\$439,800	2034		* *		
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 8th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 8th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 8th Floor</i>								
Panel/Paver: Cer/Brk	2%	Now	\$3,300	2034		* *		
<i>Vegetation Growth, Extent : Light, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout Perimeter Of Paved Roof</i>								
Traffic Topping	8%	0-2	\$14,300	2024	\$143,100			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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%	Now	\$56,700	LIFE	* *	5	\$116,700	
	Broken/Missing Elements, Extent : Severe, Area Affected : 40%							
	Location : Basement Loading Dock Area							
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Mechanical Space / Basement Loading Dock Area							
	Other Observation, Extent : Severe, Area Affected : 80%							
	Location : Basement Mechanical Space							
	Explanation : Staining.							
Ceramic Tile	5%	0-2	\$105,700	2033	* *	5	\$26,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Quarry Tile	5%	0-2	\$156,800	2037	* *	5	\$40,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Raised Access Floor	2%			2033	* *	5	\$80,000	
Terrazzo	3%	Now	\$152,100	LIFE	* *	5	\$25,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Lobby							
Vinyl Tile	60%	0-2	\$1,113,000	2029	* *	3	\$240,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Vinyl Tile	15%			2029	* *	3	\$80,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : M R I / Radiology Suite							
	Explanation : High Density Vinyl With Wood Grain Look							
Wood	5%			2052	* *	5	\$100,000	
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Physical Therapy Suite							
	Explanation : Oak Flooring							
Interior Walls								
Ceramic Tile	6%			2033	* *	5	\$69,800	
Concrete Masonry Unit	15%	Now	\$79,300	LIFE	* *	5	\$69,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Mechanical Room In Basement							
	Misaligned/Bulging, Extent : Light, Area Affected : 5%							
	Location : Mechanical Room Penthouse West Wall Shifted By Approx. 1.5 Inches At Base							
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations In Basement Mechanical Room							
Glass: Single Pane	2%			LIFE	* *	5	\$17,400	
Gypsum Board	15%			LIFE	* *	5	\$104,700	
Marble Panels	2%			LIFE	* *			
Plaster	35%			LIFE	* *	5	\$122,100	
SGFT/Glazed Masonry	25%			LIFE	* *			

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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%			2029	* *	5	\$133,300	
AcousTileSusp.Lay-In	25%			2037	* *	5	\$266,700	
Exposed Concrete	5%			LIFE	* *	5	\$8,300	

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

Location : Mechanical Penthouse

Metal Panel	30%			LIFE	* *	5	\$400,000	
Plaster	30%	Now	\$85,900	LIFE	* *	5	\$200,000	

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

Location : 14th Floor Office, Radiology, Pediatrics

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2024	\$80,300	5	\$1,600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 3000 Amps Main Disconnect Switch For Sections C & D

Under Construction	50%							
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Other Observation, Extent : Light, Area Affected : 0%

Location :

Explanation : Water Damage Caused By Super Storm Sandy

Transformers

Dry Type	100%			2029	* *	5	\$2,700	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 500 Kva 480hv-208/120lv

Switchgear / Switchboard

Air Circuit Breaker	50%			2024	\$324,800	5	\$1,900	
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Under Construction	50%							
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Raceway

Conduit	80%			2024	\$638,400	1		
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Under Construction	20%							
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Panelboards

Fused Disc Sw	10%			2023	\$73,400	5	\$1,700	
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Molded Case Bkrs	50%			2023	\$366,800	5	\$9,500	
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Molded Case Bkrs	10%			2049	* *	5	\$1,900	
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Molded Case Bkrs	20%			2032	* *	5	\$3,800	
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Under Construction	10%							
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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								
Wiring								
Braided Cloth	60%	2-4	\$737,600	2049	* *	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	20%			2034	* *	1		
Thermoplastic	10%			2054	* *	1		
Under Construction	10%							
Motor Controllers								
Locally Mounted	5%			2022		5	\$200	
Locally Mounted	5%			2037	* *	5	\$200	
Motor Control Center	45%			2022	\$652,100	5	\$8,900	
Under Construction	45%							
Ground								
Grounding Devices								
Under Construction	50%							
Generic	50%			LIFE	* *	5	\$5,300	
Stand-by Power								
Transfer Switches								
Automatic	30%			2037	* *	1	\$66,700	
Automatic	70%			2022		1	\$155,700	
Lighting								
Interior Lighting								
Fluorescent	50%			2029	* *	10	\$326,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	10%			2029	* *	10	\$65,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout the Building</i>							
	<i>Explanation : T-5 Lamps</i>							
Fluorescent	20%			2029	* *	10	\$130,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	10%			2034	* *	10	\$65,400	
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : First Floor</i>							
Under Construction	10%							
Egress Lighting								
Emergency, Service	40%			2024	\$143,400	1		
Emergency, Service	10%			2034	* *	1		
Emergency, Battery	10%			2024	\$98,300	10	\$17,200	
Exit, Service	30%			2019	\$72,900	1		
Exit, Service	10%			2034	* *	1		
Exterior Lighting								
HID	100%			2019	\$2,791,800	10	\$2,200	

Alarm

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

Alarm

Security System

No Component

70%

Generic

30%

2032

* *

1

\$81,000

Fire/Smoke Detection

No Component

60%

Generic

40%

2029

* *

1-3

\$183,600

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

Campus Steam

100%

2034

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam Comes From Separate Power Plant Building*

Conversion Equipment

Heat Exchanger

70%

2027

* *

1

\$246,700

*Other Observation, Extent : Light, Area Affected : 70%**Location : 4 Units On 1st Floor; 2 Units On 13th Floor - Mechanical Equipment Room**Explanation : 6 Units*Pres. Reducing Valve/LP
Steam

30%

2027

* *

5

\$12,700

Distribution

Hot Wtr Piping/Pump

70%

2032

* *

4

\$24,600

*Not Insulated, Extent : Light, Area Affected : 10%**Location : Portions Of Piping In Mechanical Rooms*

Steam Piping/Pump

30%

Now

\$76,300

2034

* *

4

\$10,500

*Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Vacuum Pump Is Leaking In Sub Basement**Other Observation, Extent : Light, Area Affected : 10%**Location : Various Locations**Explanation : Portions Of Insulation Missing*

Terminal Devices

Air Handler

30%

2019

\$1,178,900

1

\$132,200

Convactor/Radiator

70%

Now

\$96,400

2029

* *

1

\$145,000

*Other Observation, Extent : Light, Area Affected : 10%**Location : Throughout**Explanation : Thermostatic Valves Need Repair Or Replacement***Air Conditioning**

Energy Source

District C.W.

5%

2044

* *

1

*Other Observation, Extent : Light, Area Affected : 5%**Location : 4th Floor Of New Wing**Explanation : Chilled Water Supplied By Power Plant*

Electricity

95%

2032

* *

1

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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								
Conversion Equipment								
Centrifugal, Elec Chiller	3%			2033	* *	1	\$23,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Units Serve Labor And Delivery</i>								
Centrifugal, Elec Chiller	2%			2020	\$39,300	1	\$15,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : On Extended Life / Serves Emergency Room</i>								
Int Pkg Unit - Cooling	10%			2018	\$938,600	2	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Many Units On Extended Life</i>								
Ext Pkg Unit - Cooling	20%			2024	\$672,800	2	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Split Systems</i>								
Window/Wall Unit	60%			2017	\$898,900	1		
No Component	5%							
Distribution								
Chilled Wtr Pipe/Pump	5%			2034	* *	4	\$2,600	
No Component	95%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2024	\$147,000	1	\$22,000	
No Component	95%							
Heat Rejection								
Remote Air Cond	20%			2024	\$827,200	2	\$99,300	
Water Cool Tower	10%			2018	\$198,700	2	\$71,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof / Serves Nuclear Medicine</i>								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$397,400	
Exhaust Fans								
Interior	90%			2019	\$725,000	2	\$19,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof	10%			2024	\$57,900	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		

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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
Plumbing									
	HW Heat Exchanger Low Temp	100%			2034	* *	4	\$105,700	
				Other Observation, Extent : Light, 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) Rigid Piping	100%			2024	\$11,300	4	\$1,600	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (8) 1-11 (1) 1-7					
				Explanation : 9 Units					
Fire Suppression									
	Standpipe Generic	100%			2034	* *	1-5	\$359,300	
	Sprinkler No Component	80%							
	Generic	20%			2034	* *	1-2	\$39,900	
	Fire Pump Not Accessible	100%							

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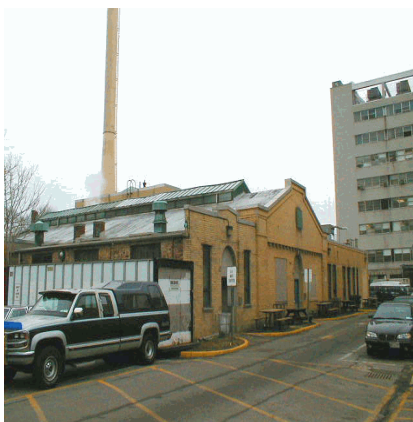
Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 12,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 10-Apr-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$615,600	\$176,000
Interior Architecture	\$45,800	\$57,900
Electrical		\$958,100
Mechanical	\$151,500	\$228,100
Total	\$812,800	\$1,420,100
Importance Code A	\$677,800	\$176,000
Importance Code B	\$135,100	\$1,244,100
Total	\$812,800	\$1,420,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$33,300			
Interior Architecture	\$35,500	\$400		
Electrical	\$24,000	\$1,900	\$4,300	\$1,600
Mechanical	\$93,400	\$4,400	\$12,500	\$3,800
Total	\$186,200	\$6,700	\$16,800	\$5,400
Importance Code A	\$33,300	\$1,200	\$1,300	\$1,200
Importance Code B	\$117,400	\$5,500	\$15,500	\$4,200
Importance Code C	\$35,500			
Total	\$186,200	\$6,700	\$16,800	\$5,400



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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	90%	Now	\$263,600	LIFE	* *	5	\$28,500	1
	Diagonal Cracks, Extent : Severe, Area Affected : 15%							
	Location : West Facade							
	Horizontal Cracks, Extent : Severe, Area Affected : 20%							
	Location : West Facade							
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
	Location : West Facade							
Metal Sect. OHD	10%	0-2	\$10,100	2029	* *	5	\$4,900	
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Explanation : Cracks							
Windows								
Aluminum	25%	0-2	\$3,300	2040	* *	5	\$400	
	Citrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Steel	75%	Now	\$124,400	2049	* *	5	\$14,600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Parapets								
Masonry: Brick	70%	Now	\$73,800	LIFE	* *	5	\$4,200	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Corners							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : West Facade							
Metal Rail	10%	0-2	\$800	2037	* *	5	\$4,200	
	Deformed/Dented, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	20%	0-2	\$1,600	2037	* *	5	\$1,500	
	Diagonal Cracks, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Interior Face Of New Mechanical Area							
	Explanation : Stucco Over Concrete Masonry Units							

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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								
Modified Bitumen	10%	0-2	\$2,800	2029		* *		
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%	0-2	\$8,300	2024	\$83,100			
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	40%	0-2	\$6,400	2029		* *		
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$70,200	2034		* *		
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	15%	Now	\$83,500	LIFE		* *	5	\$93,000
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	95%			LIFE		* *	5	\$57,900
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	2%			2033		* *	5	\$600
Vinyl Tile	3%			2024	\$7,300		3	\$300
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$7,200	LIFE		* *	5	\$600
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	0-2	\$28,300	LIFE		* *		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	100%	0-2	\$45,800	LIFE		* *	5	\$4,400
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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	50%			2024	\$2,500	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 5000 Amps Main Disconnect Switch							
	Air Circuit Breaker	50%			2034	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 2500 Amps Main Disconnect Switch							
Switchgear / Switchboard									
	Molded Case Bkrs	70%			2034	* *	5	\$200	
	Molded Case Bkrs	30%			2024	\$187,600	5	\$100	
Raceway									
	Conduit	80%			2024	\$547,400	1		
	Conduit	20%			2034	* *	1		
Panelboards									
	Fused Disc Sw	10%			2023	\$8,500	5		
	Molded Case Bkrs	50%			2023	\$42,500	5	\$200	
	Molded Case Bkrs	40%			2032	* *	5	\$100	
Wiring									
	Braided Cloth	40%	2-4	\$19,100	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	40%			2034	* *	1		
	Under Construction	20%							
Motor Controllers									
	Locally Mounted	20%			2029	* *	5		
	Motor Control Center	60%			2022	\$24,500	5	\$200	
	Under Construction	20%							
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$100	
	Generic	50%			LIFE	* *	5	\$100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2029	* *	1	\$3,900	
Generators									
	Diesel	100%			2027	* *	1	\$4,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : First Floor							
		Explanation : Two 1200 Kw							
Batteries									
	Lead/Acid	50%			2017	\$800	5	\$200	
	Nickel Cadmium	50%			2017	\$800	5	\$1,400	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	70%			2032	* *	5	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : First Floor							
		Explanation : Two 150 Gallons							
	Main Tank	30%			2039	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : First Floor							
		Explanation : One 8000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2029	* *	10	\$2,300	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Work Shop							
	HID	50%			2019		10	\$200	
	Under Construction	30%							
	Egress Lighting								
	Emergency, Service	50%			2024	\$6,200	1		
	Emergency, Service	10%			2029	* *	1		
	Emergency, Battery	5%			2024	\$900	10	\$200	
	Exit, Service	35%			2024	\$500	1		
	Exterior Lighting								
	HID	100%			2024	\$48,300	10		
Alarm									
	Fire/Smoke Detection								
	Generic	100%			2024	\$132,400	1-3	\$7,700	

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								
	Fuel Oil No 6	100%	Now	\$31,500	2054	* *	5	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Under Construction At The Time Of Survey - Building Extensively Damaged By Superstorm Sandy							
	Conversion Equipment								
	Steam Boiler	100%	Now	\$62,200	2044	* *	1	\$11,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 3 Very Old Steam Boilers - Undergoing Construction At The Time Of Survey. Mobile Boiler Is On Site							

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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
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$89,200	2054	* *	4	\$600	
			<i>Corroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Provides Steam To The Other Campus Buildings - Undergoing Construction At The Time Of Survey</i>					
Terminal Devices								
Fan Coil Unit/Heat	100%			2024	\$191,400	1	\$4,000	
Air Conditioning								
Energy Source								
Campus Steam	100%			2034	* *	1		
Conversion Equipment								
Absorption	100%			2029	* *	1	\$13,500	
Chiller/Direct Fire								
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : 2 Units. Lithium Bromide Is The Refrigerant Used</i>					
Heat Rejection								
Water Cool Tower	100%			2025	\$36,700	2	\$12,600	
Ventilation								
Exhaust Fans								
Roof	70%			2024	\$7,100	2	\$300	
Wall Unit	30%			2024	\$5,800	2	\$100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		
HW Heat Exchanger								
Low Temp	100%			2034	* *	4	\$1,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Provides Hot Water To Adjacent Building</i>					
Sanitary Piping								
Cast Iron	100%	Now	\$27,800	LIFE	* *	1		
			<i>Damaged, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor And Basement</i>					
Storm Drain Piping								
Cast Iron	100%	Now	\$17,800	LIFE	* *	1		
			<i>Damaged, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 1st Floor And Basement</i>					
Sump Pump(s)								
Rigid Piping	100%	0-2	\$11,300	2034	* *	4	\$1,600	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fixtures								
Generic	100%							

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

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : CONEY ISLAND HOSPITAL TOWER BUILDING
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.070 / 14325 **Yr Built/Renovated** : 2005 /
Area Sq Ft : 122,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 10-Apr-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5,7,8
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$104,800	\$279,400
Interior Architecture			\$273,500
Electrical		\$110,300	
Mechanical			\$393,600
Total		\$215,100	\$946,400
Importance Code A		\$104,800	\$279,400
Importance Code B		\$110,300	\$590,500
Importance Code C			\$76,600
Total		\$215,100	\$946,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$10,800		\$35,800	\$21,800
Interior Architecture	\$42,800			\$15,800
Electrical	\$9,200	\$7,900	\$9,400	\$10,400
Mechanical	\$57,900	\$27,500	\$58,900	\$54,700
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$155,200	\$69,900	\$138,700	\$137,200
Importance Code A	\$14,400	\$5,000	\$39,600	\$25,400
Importance Code B	\$140,800	\$64,900	\$99,000	\$111,800
Importance Code C				
Total	\$155,200	\$69,900	\$138,700	\$137,200



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
CONEY ISLAND HOSPITAL TOWER BUILDING
Asset # : 14325

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

Exterior

Exterior Walls

Metal Panel	75%			2044	* *	5-10	\$384,200	
Pre-Cast Concrete	5%			LIFE	* *	5	\$12,100	
Window Wall	20%			2044	* *	5	\$55,900	

Windows

Aluminum	100%			2040	* *	5	\$43,700	
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Parapets

Masonry: Brick	70%			LIFE	* *	5	\$11,300	
Metal Panel	25%			2044	* *	5	\$15,700	
Pre-Cast Concrete	5%			LIFE	* *	5	\$5,100	

Roof

Modified Bitumen	100%	0-2	\$10,800	2029	* *			
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Tower Building Entrance</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								

Interior

Floors

Cast in Place Concrete	10%			LIFE	* *	5	\$39,400	
Terrazzo	20%			LIFE	* *	5	\$28,100	
Vinyl Tile	70%			2029	* *	3	\$63,000	

Interior Walls

Concrete Masonry Unit	30%			LIFE	* *	5	\$23,600	
Glass: Special Gauge	5%			LIFE	* *	1		
Gypsum Board	65%			LIFE	* *	5	\$76,600	

Ceilings

AcousTileSusp.Lay-In	30%			2037	* *	5	\$54,000	
Gypsum Board	70%			LIFE	* *	5	\$157,500	

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	50%			2044	* *	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 4000 Amps Main Disconnect Switch

Fused Disc Sw	50%			2044	* *	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch For Emergency

Switchgear / Switchboard

Air Circuit Breaker	100%			2044	* *	5	\$600	
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Raceway

Conduit	100%			2044	* *	1		
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL 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								
Panelboards								
Fused Disc Sw	10%			2040	* *	5	\$300	
Molded Case Bkrs	90%			2040	* *	5	\$2,900	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	\$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	\$37,500	
Lighting								
Interior Lighting								
Fluorescent	20%			2029	* *	10	\$22,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Using T-5 Lamps							
Fluorescent	80%			2029	* *	10	\$88,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Egress Lighting								
Emergency, Service	58%			2029	* *	1		
Emergency, Battery	2%			2029	* *	10	\$600	
Exit, LED	40%			2052	* *	1		
Exterior Lighting								
HID	100%			2029	* *	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	* *	1	\$13,700	
Fire/Smoke Detection								
No Component	60%							
Generic	40%			2029	* *	1-3	\$31,000	

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								
Campus Steam	100%			2024	\$40,500	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Power Plant								
Explanation : Steam Comes From Separate Power Plant Building								

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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	60%			2027	* *	1	\$35,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Power Plant Building							
	Explanation : Located In Power Plant							
Pres. Reducing Valve/LP Steam	40%			2033	* *	5	\$2,900	
Distribution								
Hot Wtr Piping/Pump	60%			2040	* *	4	\$3,600	
Steam Piping/Pump	40%	Now	\$6,900	2050	* *	4	\$2,400	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Terminal Devices								
Air Handler	40%			2029	* *	1	\$29,800	
Fan Coil Unit/Heat	30%			2032	* *	1	\$11,700	
Induction Unit	30%			2033	* *	1	\$11,700	
Air Conditioning								
Energy Source								
District C.W.	100%			2050	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Power Plant Building							
	Explanation : Chilled Water Comes From Power Plant							
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$5,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	* *	1	\$74,400	
Heat Rejection								
Water Cool Tower	100%			2025	\$353,000	2	\$121,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Power Plant							
	Explanation : Power Plant Roof							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$67,100	
Exhaust Fans								
Roof	100%			2029	* *	2	\$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger								
Low Temp	100%			2044	* *	4	\$11,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1st Floor - Room 191							
	Explanation : 2 Units							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	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
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearless Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-8							
		Explanation : 5 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2050	* *	1-5	\$62,900	
Sprinkler									
	Generic	100%			2050	* *	1-2	\$33,700	
Fire Pump									
	Generic	100%			2037	* *	1	\$22,500	
Chemical System									
	No Component	80%							
	Generic	20%			2022	\$5,300	1-3	\$10,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fire Extinguishers							

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 25-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,458,000	\$131,100
Interior Architecture		\$111,400	
Electrical		\$36,800	\$477,700
Mechanical			\$275,400
Total		\$1,606,300	\$884,200
Importance Code A		\$1,458,000	\$131,100
Importance Code B		\$96,900	\$753,200
Importance Code C		\$51,400	
Total		\$1,606,300	\$884,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$40,700			
Interior Architecture	\$74,300		\$15,400	\$3,600
Electrical	\$900	\$300	\$400	\$700
Mechanical	\$20,700	\$9,500	\$9,200	\$11,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$140,600	\$13,700	\$29,000	\$19,800
Importance Code A	\$41,300	\$600	\$1,200	\$600
Importance Code B	\$85,900	\$13,100	\$27,800	\$17,600
Importance Code C	\$13,400			\$1,600
Total	\$140,600	\$13,700	\$29,000	\$19,800



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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	\$297,800	LIFE	* *	5	\$48,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Bulkheads								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%								
Location : Bulkheads								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations, West (entry) Facade								
Masonry: Marble	5%	Now	\$14,900	LIFE	* *	5	\$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Various Window Lintels								
Windows								
Steel	100%	Now	\$707,800	2051	* *	5	\$82,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Stairwells								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	Now	\$252,900	LIFE	* *	5	\$8,600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Interior/ Exterior Faces								
Masonry: Marble	10%	Now	\$25,800	LIFE	* *	5	\$1,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Coping At East Parapet								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Interior Face South And East Walls								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$199,600	2036		* *		
Drains Clogged, Extent : Light, Area Affected : 15%								
Location : West Side								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%								
Location : Throughout, At Connection To Bldg A								
Vegetation Growth, Extent : Severe, Area Affected : 25%								
Location : Along South And East Walls								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Rooms On Second Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE		* *	5	\$20,200
Ceramic Tile	5%			2035		* *	5	\$2,300
Terrazzo	15%			LIFE		* *	5	\$10,800
Vinyl Tile	55%			2031		* *	3	\$9,500
Vinyl Tile	15%	Now	\$60,100	2036		* *	3	\$2,600
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Asbestos 12 X 12								
Interior Walls								
Ceramic Tile	4%			2035		* *	5	\$3,100
Concrete Masonry Unit	10%			LIFE		* *	5	\$6,200
Glass: Single Pane	2%			LIFE		* *	5	\$2,300
Gypsum Board	60%			LIFE		* *	5-10	\$79,400
Metal Panel	2%			LIFE		* *	10	\$700
Marble Panels	2%			LIFE		* *	10	\$600
SGFT/Glazed Masonry	20%			LIFE		* *	10	\$7,800
Ceilings								
AcousTileSusp.Lay-In	53%			2039		* *	5	\$24,400
AcousTileSusp.Lay-In	2%	Now	\$7,600	2046		* *	5	\$500
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Room B32								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Room B32								
Exposed Concrete	15%			LIFE		* *	5-10	\$8,600
Gypsum Board	30%			LIFE		* *	5-10	\$47,500

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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%			2026	\$5,000	5	\$1,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : No Available Nameplate Ratings							
Switchgear / Switchboard								
Molded Case Bkrs	90%			2026	\$67,500	5	\$900	
Molded Case Bkrs	10%			2046	* *	5	\$100	
Raceway								
Conduit	90%			2026	\$32,500	1		
Conduit	10%			2046	* *	1		
Panelboards								
Molded Case Bkrs	20%			2042	* *	5	\$200	
Molded Case Bkrs	80%			2025	\$36,700	5	\$800	
Wiring								
Braided Cloth	70%	2-4	\$36,800	2051	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	30%			2046	* *	1		
Motor Controllers								
Locally Mounted	80%			2039	* *	5	\$200	
Locally Mounted	20%			2024	\$15,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Water Main							
Lighting								
Interior Lighting								
Fluorescent	86%			2031	* *	10	\$24,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	10%			2026	\$176,900	10	\$2,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : T-12 Lamps							
Incandescent	4%			2026	\$70,800	2		
Egress Lighting								
Emergency, Battery	50%			2031	* *	10	\$3,700	
Exit, Service	50%			2036	* *	1		
Exterior Lighting								
HID	20%			2021	\$28,500	10		
No Component	80%							

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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

Alarm

Security System

No Component

80%

Generic

20%

2021

\$22,800

1

\$2,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV System Is Functional*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2026

\$78,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Functional*

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

Heating

Energy Source

Campus Steam

100%

2036

* *

1

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Throughout**Explanation : Steam Supplied From Adjacent Building " C "*

Conversion Equipment

Heat Exchanger

40%

2035

* *

1

\$6,100

*Other Observation, Extent : Light, Area Affected : 25%**Location : Basement Steam Room**Explanation : 2 Units*Pres. Reducing Valve/LP
Steam

60%

2029

* *

5

\$1,100

*Other Observation, Extent : Light, Area Affected : 75%**Location : Basement Steam Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

60%

2034

* *

4

\$1,400

Steam Piping/Pump

40%

2036

* *

4

\$600

Terminal Devices

Air Handler

40%

2026

\$67,900

1

\$7,600

Convactor/Radiator

60%

2031

* *

1

\$6,000

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Ext Pkg Unit -

100%

2026

\$207,500

2

\$1,900

Heating/Cooling

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$27,200

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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	100%			2026	\$34,800	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2026	\$9,800	4	\$4,600	
	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 : B-2							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$15,500	
	Sprinkler								
	No Component	95%							
	Generic	5%			2036	* *	1-2	\$400	
	Chemical System								
	Generic	100%			2021	\$26,700	1-3	\$55,000	

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 : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 25-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5, Pen
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$409,900	\$212,600
Interior Architecture	\$418,500	\$103,200
Electrical	\$159,100	\$2,482,300
Mechanical	\$358,400	\$1,450,000
Total	\$1,345,900	\$4,248,200
Importance Code A	\$409,900	\$899,400
Importance Code B	\$818,400	\$3,284,600
Importance Code C	\$117,700	\$64,200
Total	\$1,345,900	\$4,248,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$31,600		\$9,700	
Interior Architecture	\$207,600		\$10,700	\$2,900
Electrical	\$13,100	\$9,100	\$11,700	\$10,500
Mechanical	\$115,300	\$48,600	\$63,300	\$37,100
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$385,300	\$75,400	\$113,200	\$68,200
Importance Code A	\$41,900	\$10,300	\$20,100	\$10,300
Importance Code B	\$258,300	\$65,100	\$93,200	\$57,900
Importance Code C	\$85,100			
Total	\$385,300	\$75,400	\$113,200	\$68,200



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 Estimates are rounded to the nearest hundred dollars.

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

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HEALTH AND HOSPITALS CORP. - 819
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								
Masonry: Brick Cavity	72%			LIFE	**	5	\$305,800	
Masonry: Limestone	3%			LIFE	**	5	\$9,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Window Sills								
Metal/Glass Curt Wall	15%			LIFE	**	5	\$119,400	
Metal Panel	3%			2046	**	5-10	\$43,800	
Granite Panels	2%			LIFE	**	5	\$6,400	
Window Wall	5%			2046	**	5	\$39,800	
Windows								
Aluminum	90%	Now	\$83,700	2042	**	5	\$19,500	
Air Infiltration, Extent : Moderate, Area Affected : 35%								
Location : Patient Areas								
Glass Block	5%			LIFE	**	5	\$2,700	
Metal Louvers	5%			2035	**	10	\$13,600	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5-10	\$77,900	
Metal Rail	7%			2039	**	5-10	\$16,000	
Pre-Cast Concrete	3%			LIFE	**	5	\$4,800	
Roof								
Built-Up (BUR)	85%	Now	\$47,100	2031	**			
Ponding, Extent : Severe, Area Affected : 15%								
Location : Under Cooling Tower Atop Mechanical Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Various Roof Penetrations								
Plaza Roof: Stone Panels	15%	Now	\$19,900	2046	**			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Over Basement Storage And Switch Gear Room								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$68,300	
Ceramic Tile	5%	0-2	\$7,700	2029	**	5	\$3,900	
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Various Bathrooms								
Terrazzo	15%			LIFE	**	5	\$36,600	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout First Floor Corridor/lobby								
Vinyl Tile	15%	Now	\$203,700	2036	**	3	\$8,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Basement Corridor								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement Corridor								
Explanation : Asbestos 12x12 Tiles								
Vinyl Tile	55%			2031	**	3	\$32,200	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Interior

Interior Walls

Concrete Masonry Unit	10%			LIFE	**	5	\$23,100	
Glass Block	5%			LIFE	**	10	\$5,800	
Gypsum Board	37%			LIFE	**	5-10	\$181,900	
Masonry: Brick	3%			LIFE	**	10	\$2,600	
Metal Panel	10%			LIFE	**	10	\$13,000	
Granite Panels	3%			LIFE	**	10	\$3,500	
Plaster	17%			LIFE	**	5-10	\$41,800	
SGFT/Glazed Masonry	15%			LIFE	**	10	\$21,700	

Ceilings

AcousTileSusp.Lay-In	15%	Now	\$58,100	2039	**	5	\$11,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Vacant Area On Fifth Floor, Basement Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacant Area On Fifth Floor, Room 306, Basement 041</i>								
AcousTileSusp.Lay-In	50%			2039	**	5	\$78,100	
Exposed Concrete	15%			LIFE	**	5-10	\$29,300	
Metal Panel	10%			LIFE	**	5	\$39,000	
Plaster	10%			LIFE	**	5-10	\$26,800	

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2026	\$37,800	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 4000 Amperes</i>								

Transformers

Dry Type	100%			2031	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 K V A Nameplate Rating</i>								

Switchgear / Switchboard

Air Circuit Breaker	100%			2026	\$149,900	5	\$600	
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Raceway

Conduit	90%			2026	\$139,800	1		
Conduit	10%			2046	**	1		

Panelboards

Molded Case Bkrs	10%			2042	**	5	\$300	
Molded Case Bkrs	90%			2025	\$110,100	5	\$2,800	

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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								
Wiring								
Braided Cloth	65%	2-4	\$159,100	2051	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2046	* *	1		
Thermoplastic	25%			2036	* *	1		
Motor Controllers								
Locally Mounted	10%			2024	\$13,300	5	\$100	
Locally Mounted	30%			2039	* *	5	\$200	
Motor Control Center	40%			2039	* *	5	\$1,300	
Motor Control Center	20%			2024	\$36,400	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	\$36,300	
Generators								
Diesel	100%			2022	\$180,400	1	\$45,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Rated @ 200 K W</i>								
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$4,400	
Fuel Storage								
Main Tank	100%			2029	* *	5	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2500 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2026	\$1,199,400	10	\$19,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	80%			2031	* *	10	\$76,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2026	\$26,200	1		
Exit, Service	50%			2026	\$17,800	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
Lighting								
Exterior Lighting								
HID	20%			2026	\$91,100	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$73,000	1	\$8,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV And Intrusion Alarm Systems Are Functional								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2021	\$374,600			

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								
Fuel Oil No 6	100%			2036	* *	5	\$32,300	
Conversion Equipment								
Steam Boiler	100%			2024	\$648,900	1	\$103,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$75,000	2034	* *	4	\$3,600	
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement & Penthouse M E R								
Damaged, Extent : Severe, Area Affected : 70%								
Location : Make Up Tank In Boiler Room								
Steam Piping/Pump	30%	Now	\$8,200	2036	* *	4	\$1,500	
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Terminal Devices								
Air Handler	40%			2026	\$230,100	1	\$25,800	
Convactor/Radiator	50%			2031	* *	1	\$16,900	
Fan Coil Unit/Heat	10%			2026	\$159,800	1	\$3,400	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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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	85%			2029	* *	1	\$96,000	
Split Unit	3%			2036	* *			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parking Lot</i>								
Window/Wall Unit	5%			2021	\$11,000	1		
No Component	7%							
Distribution								
Chilled Wtr Pipe/Pump	85%	Now	\$41,200	2036	* *	4	\$4,400	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2026	\$358,300	1	\$54,800	
No Component	15%							
Heat Rejection								
Water Cool Tower	85%			2020	\$242,100	2	\$89,300	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$92,100	
Exhaust Fans								
Interior	80%			2026	\$52,900	2	\$2,600	
Roof	20%			2026	\$17,000	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2036	* *	1		
Galv Iron/Steel	40%	0-2	\$2,500	2031	* *	1		
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Near Hot Water Converters In Basement</i>								
HW Heat Exchanger								
Low Temp	100%			2026	\$33,100	4	\$15,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$7,400	LIFE	* *	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Submersible	100%			2017	\$6,800	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2031	* *	4	\$1,600	
Backflow Preventer								
Generic	100%			2026	\$10,300	1	\$6,400	
Fixtures								
Generic	100%							
Vertical Transport								

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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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-6									
Explanation : 3 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2036		* *	1-5	\$52,600
Sprinkler									
	No Component	95%							
	Generic	5%	Now	\$1,200	2036		* *	1-2	\$1,300
Corroded, Extent : Severe, Area Affected : 5%									
Location : Basement Hallway									
Chemical System									
	Generic	100%			2024	\$26,700	1-3	\$50,600	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : ELMHURST HOSPITAL AMBULATORY CARE - ZONE H
Address : 79-01 BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.050 / 4132 **Yr Built/Renovated** : 1992 / 2008
Area Sq Ft : 132,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$147,200	\$181,700
Interior Architecture		\$674,300	\$413,300
Electrical			\$2,595,500
Mechanical		\$32,800	\$472,300
Total		\$854,300	\$3,662,700
Importance Code A		\$147,200	\$181,700
Importance Code B		\$132,800	\$3,167,800
Importance Code C		\$574,200	\$313,200
Total		\$854,300	\$3,662,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$22,500		\$8,300	
Interior Architecture	\$106,000		\$30,000	\$12,300
Electrical	\$4,200	\$2,500	\$4,300	\$2,500
Mechanical	\$29,600	\$27,500	\$32,100	\$24,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$174,100	\$41,800	\$86,500	\$50,900
Importance Code A	\$22,500		\$8,300	
Importance Code B	\$121,300	\$41,800	\$78,200	\$41,900
Importance Code C	\$30,300			\$9,000
Total	\$174,100	\$41,800	\$86,500	\$50,900



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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%			LIFE	**	5	\$128,100	
	Metal Panel	3%			2046	**	5-10	\$15,500	
	Window Wall	12%			2046	**	5	\$33,900	
Windows									
	Aluminum	95%			2042	**	5	\$17,200	
	Glass Block	3%			LIFE	**	5	\$700	
	Metal Louvers	2%			2035	**	10	\$2,300	
Parapets									
	Masonry: Brick	95%			LIFE	**	5-10	\$55,000	
	Masonry: Limestone	5%	Now	\$13,600	LIFE	**	5	\$500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Coping								
Roof									
	Metal Panel	5%			2039	**	10	\$8,300	
	Modified Bitumen	90%			2034	**	10	\$81,400	
	Skylight, Plastic	2%			2039	**	1		
	Sloped Glazing	3%			LIFE	**	5	\$72,400	
Interior									
Floors									
	Carpet	5%			2025	\$87,100	3	\$10,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$29,200	
	Ceramic Tile	5%			2035	**	5	\$6,700	
	Terrazzo	5%			LIFE	**	5	\$10,400	
	Vinyl Tile	80%			2031	**	3	\$40,000	
Interior Walls									
	Ceramic Tile	3%			2035	**	5	\$18,000	
	Concrete Masonry Unit	7%			LIFE	**	5	\$33,600	
	Glass: Single Pane	3%			LIFE	**	5	\$27,000	
	Gypsum Board	87%			LIFE	**	5-10	\$887,500	
Ceilings									
	AcousTileSusp.Lay-In	20%			2039	**	5	\$26,700	
	Exposed Struc: Steel	10%			LIFE	**	10	\$26,700	
	Gypsum Board	10%			LIFE	**	5-10	\$45,900	
	Metal Panel	60%			LIFE	**	5	\$200,100	

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								
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	10%			2042	**	5	\$300	
Molded Case Bkrs	90%			2042	**	5	\$3,100	

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Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		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								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Motor Control Center	100%			2039	* *	5	\$3,600	
Lighting								
Interior Lighting								
Fluorescent	65%			2031	* *	10	\$78,900	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2026	\$2,281,100	10	\$36,400	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2031	* *	10	\$3,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	2%			2021	\$152,100	2	\$100	
Egress Lighting								
Emergency, Service	50%			2031	* *	1		
Exit, Service	50%			2031	* *	1		
Exterior Lighting								
HID	90%			2031	* *	10	\$400	
Incandescent	10%			2021	\$43,400	2		
Alarm								
Security System								
No Component	50%							
Generic	50%			2031	* *	1	\$24,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
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%			2034	* *	4	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler, Pressure Reducing Valve And Heat Exchanger Located In Main Bldg</i>								
<i>Explanation : Hot Water And Steam For Heating From Main Bldg</i>								
Steam Piping/Pump	50%			2036	* *	4	\$3,300	

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
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									
	Terminal Devices								
	Air Handler	50%			2026	\$364,700	1	\$40,900	
	Convactor/Radiator	50%			2031	* *	1	\$21,400	
Air Conditioning									
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$9,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Chilled Water From Main Bldg								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	* *	1	\$81,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$116,800	
	Exhaust Fans								
	Roof	100%			2026	\$107,600	2	\$4,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1, 2, 3								
	Explanation : Three Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$66,700	
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$37,100	

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.

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : ELMHURST HOSPITAL STAFF HOUSE
Address : 79-01 BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.040 / 4112 **Yr Built/Renovated** : 1954 / 2005
Area Sq Ft : 72,960 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,7,8,9
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,592,200	\$152,200
Interior Architecture	\$79,900	\$335,800
Electrical	\$125,800	\$2,205,600
Mechanical		\$116,400
Total	\$1,797,900	\$2,810,000
Importance Code A	\$1,592,200	\$152,200
Importance Code B	\$205,700	\$2,657,800
Total	\$1,797,900	\$2,810,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$92,300	\$4,400	\$2,200	
Interior Architecture	\$90,700		\$2,000	\$7,900
Electrical	\$3,100	\$3,200	\$3,400	\$3,800
Mechanical	\$38,800	\$3,800	\$6,500	\$4,100
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$242,600	\$29,200	\$31,800	\$33,500
Importance Code A	\$92,300	\$4,400	\$2,200	
Importance Code B	\$113,800	\$24,800	\$29,600	\$32,100
Importance Code C	\$36,600			\$1,400
Total	\$242,600	\$29,200	\$31,800	\$33,500



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$46,300	
Masonry: Brick Cavity	75%	Now	\$532,100	LIFE	**	5	\$69,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : West Facade								
Masonry: Limestone	5%			LIFE	**	5	\$6,900	
Stucco Cement	5%	Now	\$27,400	2031	**	5	\$5,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Overhang Below 8th Floor Roof								
Window Wall	10%	0-2	\$182,000	2046	**	5	\$17,300	
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%			2048	**	5	\$8,800	
Steel	60%	Now	\$707,500	2051	**	5	\$82,800	
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick Cavity	90%	Now	\$34,000	LIFE	**	5	\$3,600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : West And East Facades								
Masonry: Limestone	5%	Now	\$4,300	LIFE	**	5	\$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Coping								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Metal Rail	5%			2039	**	5-10	\$3,600	

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 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								
Roof								
Modified Bitumen	100%	Now	\$170,700	2036		* *		
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Over 8th Floor								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Over 8th Floor								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Over 8th Floor								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE		* *	5	\$14,100
Ceramic Tile	5%			2035		* *	5	\$3,200
Vinyl Tile	60%			2026	\$335,800		3	\$19,300
Vinyl Tile	25%			2034		* *	3	\$6,000
Wood	5%			2061		* *	5	\$6,000
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 8th Floor								
Explanation : This Material Is Actually Laminated Material - Not Real Wood								
Interior Walls								
Ceramic Tile	5%			2035		* *	5	\$2,800
Fiberglass Panel	7%			LIFE		* *	10	\$1,000
Glass: Single Pane	3%			LIFE		* *	5	\$2,500
Gypsum Board	20%			LIFE		* *	5-10	\$19,200
Gypsum Board	7%			LIFE		* *	5-10	\$6,700
Plaster	38%			LIFE		* *	5-10	\$18,300
SGFT/Glazed Masonry	20%			LIFE		* *	10	\$5,700
Ceilings								
AcousTileSusp.Lay-In	25%			2031		* *	5	\$16,100
AcousTileSusp.Lay-In	15%	2-4	\$79,900	2046		* *	5	\$4,800
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor								
Exposed Concrete	25%			LIFE		* *	5-10	\$20,100
Plaster	35%			LIFE		* *	5-10	\$38,700

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2036	* *	5	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Power Circuit Breaker Rated @ 2000 Amperes							
Transformers								
Dry Type	100%			2043	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 225 Kva, 480/208/120 Volts							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	* *	5	\$1,900	
Raceway								
Conduit	80%			2026	\$81,000	1		
Conduit	20%			2036	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5	\$100	
Molded Case Bkrs	80%			2025	\$55,000	5	\$1,500	
Molded Case Bkrs	15%			2034	* *	5	\$300	
Wiring								
Braided Cloth	80%	2-4	\$125,800	2051	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	20%			2036	* *	1		
Motor Controllers								
Locally Mounted	60%			2024	\$91,800	5	\$300	
Locally Mounted	40%			2031	* *	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	\$22,500	
Lighting								
Interior Lighting								
Fluorescent	30%			2031	* *	10	\$11,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors							
	Explanation : T-8 Lamps							
Fluorescent	70%			2026	\$1,730,100	10	\$27,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Egress Lighting								
Emergency, Service	50%			2031	* *	1		
Exit, Service	50%			2026	\$7,300	1		

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

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

Lighting

Exterior Lighting

Fluorescent	80%		2026	\$191,300	10	\$5,300		
HID	20%		2026	\$56,400	10			

Alarm

Security System

No Component	70%							
Generic	30%		2031	* *	1	\$8,200		

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

Location : Hallways and Outside

Explanation : CCTV Surveillance Camera System

Fire/Smoke Detection

Generic, Digital	100%		2031	* *				
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance			
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%		2036	* *	4	\$2,100		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room And Pressure Reducing Valve Located In Main Bldg

Explanation : Steam From Main Bldg

Terminal Devices

Convactor/Radiator	100%		2031	* *	1	\$13,900		
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Air Conditioning

Energy Source

Electricity	100%		2034	* *	1			
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Conversion Equipment

Int Pkg Unit - Cooling	5%		2024	\$28,300	2	\$100		
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R-22 Refrigerant, Extent : Light, Area Affected : 5%

Location : Rm # Bb-8

Split Unit

10%	0-2	\$20,300	2036	* *			
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R-22 Refrigerant, Extent : Light, Area Affected : 10%

Location : Roof

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

Location : Various Areas

Explanation : Obsolete Units

Window/Wall Unit

75%		2021	\$67,800	1			
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No Component

10%							
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Terminal Devices

Fan Coil - Cooling	10%		2021	\$30,500	1	\$1,400		
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No Component	90%							
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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL STAFF HOUSE
Asset # : 4112

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Remote Air Cond	10%			2021	\$23,600	2	\$3,000	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$38,000	
	Exhaust Fans								
	Interior	100%			2026	\$48,600	2	\$1,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2036	* *	1		
	Galv Iron/Steel	20%			2024	\$26,300	1		
	HW Heat Exchanger								
	Low Temp	100%	Now	\$1,400	2026	\$13,600	4	\$4,300	
			Corroded, Extent : Severe, Area Affected : 40%						
			Location : Basement						
	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 : One In Each Wing B To 8						
			Explanation : Two Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$21,700	
	Sprinkler								
	No Component	75%							
	Generic	25%			2036	* *	1-2	\$3,000	

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER
Address : 79-01 BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.010 / 68 **Yr Built/Renovated** : 1954 / 2005
Area Sq Ft : 858,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11,12
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$3,732,000	\$1,658,200
Interior Architecture		\$2,186,500	\$1,769,000
Electrical		\$461,000	\$29,655,200
Mechanical		\$584,300	\$11,755,900
Total		\$6,963,800	\$44,838,400
Importance Code A		\$3,732,000	\$1,738,600
Importance Code B		\$2,219,500	\$42,536,700
Importance Code C		\$1,012,300	\$563,100
Total		\$6,963,800	\$44,838,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$107,500			
Interior Architecture			\$142,600	\$66,200
Electrical	\$113,900	\$91,400	\$87,400	\$113,800
Mechanical	\$323,100	\$325,700	\$459,400	\$292,200
Elevators/Escalators	\$166,800	\$166,800	\$166,800	\$166,800
Total	\$711,200	\$583,900	\$856,200	\$639,000
Importance Code A	\$191,300	\$83,900	\$83,900	\$83,900
Importance Code B	\$519,900	\$500,100	\$772,400	\$520,600
Importance Code C				\$34,500
Total	\$711,200	\$583,900	\$856,200	\$639,000



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$70,800	LIFE	**	5	\$61,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Roof Overhang At Bulkhead On Zone D								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Roof Overhang At Bulkhead On Zone D								
Masonry: Brick Cavity	50%	Now	\$1,177,300	LIFE	**	5	\$307,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : North Wall Of Zone D								
Masonry: Brick Cavity	40%	Now	\$188,400	LIFE	**	5	\$245,700	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Masonry: Limestone	2%	Now	\$137,200	LIFE	**	5	\$9,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Window Sills								
Metal Panel	3%			2052	**	5-10	\$126,700	
Window Wall	3%			2052	**	5	\$69,100	
Windows								
Aluminum	92%			2048	**	5	\$300,000	
Aluminum	5%	Now	\$698,600	2051	**	5	\$8,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout 6th Floor								
Steel	3%	Now	\$522,600	2051	**	5	\$61,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Basement								

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

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

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

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

Architecture		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 Cavity	40%			LIFE	**	5-10	\$178,000	
Masonry: Brick Cavity	45%	Now	\$138,100	LIFE	**	5	\$29,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Zone D								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Zone C								
Masonry: Limestone	5%	Now	\$34,800	LIFE	**	5	\$4,100	
Jnt Mortar Miss/Erod, 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								
Metal Rail	8%			2039	**	5-10	\$94,000	
Metal Rail	2%	Now	\$3,500	2039	**	5	\$9,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : South Parapet At Zone 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
ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER
Asset # : 68

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$171,500	2036		* *		
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Over Zone C								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Generator Room								
Worn/Eroded, Extent : Light, Area Affected : 50%								
Location : Over Elevator Penthouse In Zone C								
Modified Bitumen	5%	Now	\$195,200	2036		* *		
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Concrete Pavers Over Er								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Over Er								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Er								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Er								
Explanation : Concrete Pavers Over Roof								
Modified Bitumen	20%			2026	\$436,200	10	\$73,200	
Blisters, Extent : Severe, Area Affected : 25%								
Location : Zones A, B And D								
Drains Inad/Misposn, Extent : Severe, Area Affected : 50%								
Location : Zones A And B								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Over 11th Floor Of Zone D								
Ponding, Extent : Severe, Area Affected : 50%								
Location : Zones A And B								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over E Wing								
Modified Bitumen	5%			2034		* *	\$18,300	
Modified Bitumen	30%			2031		* *	\$109,900	
Single Ply Membrane	28%			2031		* *	\$102,500	
Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%								
Location : Over Lower Roofs Of New Wings Facing Broadway								
Skylight, Metal/Glass	2%			2046		* *	\$24,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE		* *	\$554,400	
Ceramic Tile	5%			2035		* *	\$63,400	
Ceramic Tile	5%			2029		* *	\$63,400	
Sheet Vinyl/Rubber	5%			2034		* *	\$95,000	
Terrazzo	5%			LIFE		* *	\$99,000	
Vinyl Tile	37%			2031		* *	\$175,800	
Vinyl Tile	33%			2031		* *	\$156,800	

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

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

Interior

Interior Walls

Ceramic Tile	5%		2035	**	5	\$69,100		
Concrete Masonry Unit	10%		LIFE	**	5	\$110,600		
Glass: Single Pane	5%		LIFE	**	5	\$103,600		
Gypsum Board	30%		LIFE	**	5-10	\$704,800		
Gypsum Board	10%		LIFE	**	5-10	\$234,900		
Plaster	30%		LIFE	**	5-10	\$352,400		
SGFT/Glazed Masonry	10%		LIFE	**	10	\$69,100		

Ceilings

AcousTileConcealSpLn	20%		2031	**	5	\$316,800		
AcousTileSusp.Lay-In	22%		2039	**	5	\$278,800		
AcousTileSusp.Lay-In	28%		2043	**	5	\$354,800		
Exposed Concrete	5%		LIFE	**	5-10	\$79,200		
Exposed Struc: Steel	5%		LIFE	**	10	\$126,700		
Metal Panel	5%		LIFE	**	5	\$158,400		
Plaster	15%		LIFE	**	5-10	\$326,700		

Electrical		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%		2026	\$60,300	5	\$1,300		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Rooms (Broadway)

Explanation : Main Service Switches Rated @ 2- 4000 Amperes

Air Circuit Breaker	10%		2026	\$20,100	5	\$400		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room (41st Street)

Explanation : Main Service Switch Rated @ 4000 Amperes

Air Circuit Breaker	10%		2036	**	5	\$400		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room (41st Street)

Explanation : Main Service Switch Rated @ 4000 Amperes Lypb

Fused Disc Sw	50%		2036	**	5	\$1,800		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room (F- Plant)

Explanation : Main Service Switches Rated @ 2- 2000 Amperes And 1- 1600 Amperes

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	50%			2039	* *	5	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 41st Street Electrical Room							
		Explanation : 225 Kva, 208/480v							
	Dry Type	50%			2024	\$8,100	5	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Baxter / Broadway Electrical Room							
		Explanation : 500 Kva, 480/208/120 V							
Switchgear / Switchboard									
	Air Circuit Breaker	50%			2026	\$399,800	5	\$2,200	
	Air Circuit Breaker	5%			2046	* *	5	\$200	
	Fused Disc Sw	45%			2036	* *	5	\$1,700	
Raceway									
	Busway	10%			2024	\$99,700	1		
	Conduit	40%			2026	\$399,000	1		
	Conduit	50%			2046	* *	1		
Panelboards									
	Fused Disc Sw	10%			2025	\$91,700	5	\$2,000	
	Molded Case Bkrs	50%			2025	\$458,600	5	\$11,300	
	Molded Case Bkrs	40%			2042	* *	5	\$9,000	
Wiring									
	Braided Cloth	30%	2-4	\$461,000	2051	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Old Section Of The Building							
	Busway	10%			2024	\$153,700	1		
	Thermoplastic	60%			2046	* *	1		
Motor Controllers									
	Locally Mounted	20%			2024		5	\$1,200	
	Motor Control Center	40%			2024	\$724,600	5	\$9,400	
	Motor Control Center	40%			2039	* *	5	\$9,400	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,700	LIFE	* *	5	\$12,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Broadway And 41st Street Basement							
		Explanation : Corroded							
Stand-by Power									
Transfer Switches									
	Automatic	75%			2039	* *	1	\$198,200	
	Automatic	25%			2024		1	\$66,100	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	50%			2039	* *	1	\$166,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room (F- Plant)							
		Explanation : 1- 1500 Kw And 3- 600 Kw							
	Diesel	20%			2039	* *	1	\$66,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room (41st Street)							
		Explanation : 671 Kw							
	Diesel	20%			2039	* *	1	\$66,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room (Broadway)							
		Explanation : 671 Kw							
	Diesel	10%			2022		1	\$33,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room (Baxter)							
		Explanation : 400 Kw							
Batteries									
	Lead/Acid	90%			2021	\$1,400	5	\$28,600	
	Nickel Cadmium	10%			2019	\$200	5	\$19,100	
Fuel Storage									
	Day Tank	20%			2025	\$12,600	5	\$31,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room (Baxter)							
		Explanation : 275 Gallons							
	Day Tank	20%			2025	\$12,600	5	\$31,400	
	Day Tank	20%			2048	* *	5	\$31,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room (F- Plant)							
		Explanation : 4000 Gallons							
	Main Tank	40%			2061	* *	5	\$10,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : F- Plant							
		Explanation : 12,000 Gallons Capacity							

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2031	* *	10	\$388,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	46%			2026	\$22,384,900	10	\$357,200	
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	2%			2031	* *	10	\$15,500	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
HID	1%			2026	\$69,100	10	\$300	
Incandescent	1%			2021	\$486,600	2	\$200	
Egress Lighting								
Emergency, Service	48%			2026	\$204,400	1		
Emergency, Battery	2%			2026	\$23,400	10	\$4,100	
Exit, LED	40%			2061	* *	1		
Exit, Service	10%			2026	\$28,900	1		
Exterior Lighting								
HID	100%			2026	\$3,316,600	10	\$2,600	
Alarm								
Security System								
No Component	50%							
Generic	25%			2031	* *	1	\$80,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Inside And Outside The Building							
	Explanation : CCTV Surveillance Camera System							
Generic	25%			2031	* *	1	\$80,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Exit Points							
	Explanation : Intrusion Alarm System							
Fire/Smoke Detection								
Generic, Digital	100%			2031	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors, Horns 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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2036	* *	1		
	Repairs In Progress, Extent : Light, Area Affected : 100%							
	Location : Fuel Conversion, Basement Boiler Room							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 3 Boilers Are Dual Fuel Using Gas And #6 Fuel Oil							
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	\$838,500	
	Repairs In Progress, Extent : Light, Area Affected : 50%							
	Location : 2 Units Are Removed, Total Replacement Is In Progress							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 4 Boilers, 2 Have Been Removed, Only 2 Units Are Operable							
Distribution								
Hot Wtr Piping/Pump	60%			2034	* *	4	\$37,600	
	Other Observation, Extent : Light, Area Affected : 60%							
	Location : Various Locations							
	Explanation : 5 Sets Of Duplex Heat Exchangers Serving Reheat System							
Steam Piping/Pump	40%	Now	\$120,900	2036	* *	4	\$16,700	
	Leak Evident, Extent : Moderate, Area Affected : 5%							
	Location : Vacuum Pumps And Return Lines, Various Areas							
	Steam Traps Faulty, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
Terminal Devices								
Air Handler	5%			2021	\$233,400	1	\$26,200	
Air Handler	45%	Now	\$42,000	2026	\$2,100,700	1	\$212,000	
	Malfunctioning, Extent : Moderate, Area Affected : 5%							
	Location : Pneumatic Control System, Various Areas							
Convactor/Radiator	25%			2031	* *	1	\$68,400	
Fan Coil Unit/Heat	25%			2026	\$3,241,000	1	\$68,400	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2029	* *	1	\$641,400	
	Other Observation, Extent : Light, Area Affected : 70%							
	Location : 4 Sets, Basement Chiller Room							
	Explanation : R-11 Reprigerant							
Ext Pkg Unit - Cooling	10%			2031	* *	2	\$5,200	
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Lower Roof							
	Explanation : 5 Units Using 407a Refrigerant							
Window/Wall Unit	10%			2021	\$178,000	1		
No Component	10%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	70%	Now	\$133,300	2036	* *	4	\$29,200	
	Corroded, Extent : Severe, Area Affected : 5%							
	Location : Return Line In Sub Basement And Basement							
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2026	\$2,316,900	1	\$366,500	
No Component	30%							
Heat Rejection								
Water Cool Tower	70%	Now	\$78,300	2024	\$1,565,700	2	\$477,200	
	Broken, Extent : Moderate, Area Affected : 5%							
	Location : Insulation							
	Leak Evident, Extent : Moderate, Area Affected : 5%							
	Location : Piping At Roof							
	Malfunctioning, Extent : Severe, Area Affected : 5%							
	Location : All The Valves, Roof							
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$747,500	
Exhaust Fans								
Interior	80%			2026	\$765,600	2	\$20,700	
Roof	20%			2026	\$137,700	2	\$5,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	* *	1		
Galv Iron/Steel	20%			2024	\$517,200	1		
Water Heater								
Oil Fired	10%			2024	\$26,900	1	\$2,500	
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Mechanical Room							
	Explanation : 2- Oil Fired Water Heaters Serve Emergency Decontamination Showers							
No Component	90%							
HW Heat Exchanger								
Low Temp	100%	Now	\$5,400	2026	\$268,600	4	\$83,700	
	Broken, Extent : Moderate, Area Affected : 5%							
	Location : 1 Circulation Pump, Mech Room							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : Both Tank System And Instantaious System In Place							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2026	\$11,300	4	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub Basement							
	Explanation : 2 Duplex Units							
Sewage Ejector(s)								
Electric	100%	Now	\$1,100	2026	\$11,300	4	\$1,600	
	Not in Service, Extent : Severe, Area Affected : 50%							
	Location : 1 Motor							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub Basement							
	Explanation : Duplex Unit							
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Gearless Traction	95%			LIFE		* *		
	Other Observation, Extent : Light, Area Affected : 95%							
	Location : (11) A,B,C,D,E,F Serves All Floors. (1) Freight B-11							
	Explanation : 12 Units							
Hydraulic	5%			LIFE		* *		
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Sub Bsmt To Bsmt							
	Explanation : 1 Unit, For Freight							
Fire Suppression								
Standpipe								
Generic	100%			2036		* *	1-5	\$426,900
Sprinkler								
No Component	15%							
Generic	85%			2036		* *	1-2	\$201,600
Fire Pump								
Generic	100%			2029		* *	1	\$158,100
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Fire Pump Room							
	Explanation : One Pump Serves Sprinklers / One Pump Serves Stand Pipe System							
Chemical System								
Generic	100%			2024	\$26,700	1-3	\$50,600	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 03-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,6,8,10,13,P14,P15,P16
Block : 270 **Lot** : 32 **BIN** : 1003224

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$615,100	\$1,149,800
Interior Architecture		\$2,040,800	\$1,515,800
Electrical		\$47,400	\$437,900
Mechanical		\$105,500	\$568,800
Total		\$2,808,800	\$3,672,300
Importance Code A		\$615,100	\$1,149,800
Importance Code B		\$1,318,100	\$2,022,500
Importance Code C		\$875,600	\$499,900
Total		\$2,808,800	\$3,672,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$97,500	\$5,400	\$24,400	
Interior Architecture	\$40,500	\$22,300	\$28,900	
Electrical	\$29,600	\$29,600	\$29,600	\$29,600
Mechanical	\$248,200	\$142,300	\$237,900	\$196,200
Elevators/Escalators	\$133,200	\$133,200	\$133,200	\$133,200
Total	\$548,900	\$332,700	\$454,000	\$359,000
Importance Code A	\$97,500	\$5,400	\$24,400	
Importance Code B	\$411,000	\$327,400	\$400,800	\$359,000
Importance Code C	\$40,500		\$28,900	
Total	\$548,900	\$332,700	\$454,000	\$359,000



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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	3%			LIFE	**	5	\$116,800	
	Masonry: Brick	3%	Now	\$36,000	LIFE	**	5	\$11,700	
	Diagonal Cracks, Extent : Severe, Area Affected : 20%								
	Location : Throughout Site Wall								
	Masonry: Brick Cavity	40%			LIFE	**	5	\$311,400	
	Metal/Glass Curt Wall	30%			LIFE	**	5	\$438,000	
	Metal Panel	20%			2052	**	5-10	\$535,300	
	Window Wall	4%			2046	**	5	\$58,400	
Windows									
	Aluminum	95%			2042	**	5	\$45,100	
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Metal Louvers	5%			2035	**	10	\$14,800	
Parapets									
	Cast in Place Concrete	25%			LIFE	**	5	\$57,400	
	Metal/Glass Curt Wall	20%			2052	**	5	\$8,600	
	Metal Panel	20%			2052	**	5	\$8,600	
	Metal Rail	20%			2039	**	5-10	\$40,100	
	Metal: Cage/Fence	15%			2043	**	5-10	\$12,900	
Roof									
	Cast in Place Concrete	4%			LIFE	**	10	\$10,200	
	IRMA/Protected Membrane	8%			2034	**	10	\$12,200	
	IRMA/Protected Membrane	18%			2021	\$223,700	10	\$27,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 16th Floor								
	Explanation : Mechanical Penthouse								
	Modified Bitumen	68%			2034	**	10	\$103,700	
	Skylight, Metal/Glass	1%			2052	**	10	\$5,100	
	Skylight, Plastic	1%			2043	**	1		
Interior									
Floors									
	Carpet	7%			2027	**	3	\$66,900	
	Cast in Place Concrete	15%			LIFE	**	5	\$418,100	
	Ceramic Tile	20%			2039	**	5	\$127,400	
	Quarry Tile	18%			2043	**	5	\$172,000	
	Sheet Vinyl/Rubber	40%			2034	**	5	\$382,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : High End Vinyl Flooring								

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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	**	10	\$144,500
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Recent Repair Evident, Extent : Light, Area Affected : 15%

Location : Compressor Room

Ceramic Tile	5%		2039	**	5	\$57,800
Concrete Masonry Unit	5%		LIFE	**	5	\$46,200
Glass: Single Pane	7%		LIFE	**	5	\$121,400
Masonry: Brick	5%		LIFE	**	10	\$17,300
Mosaic Tile	8%		LIFE	**	10	\$57,800
Plaster	60%		LIFE	**	5-10	\$589,500
Wood	5%		LIFE	**	5	\$462,400

Ceilings

AcousTileConcealSpLn	35%		2043	**	5	\$278,700
AcousTileSusp.Lay-In	40%		2043	**	5	\$254,900
Gypsum Board	25%		LIFE	**	5-10	\$547,500

Electrical		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%		2056	**	5	\$2,200
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two Main Disconnect Switches Rated At 4000 Amps Each

Transformers

Dry Type	100%		2046	**	5	\$1,600
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Generator Room

Explanation : 500 KVA

Switchgear / Switchboard

Air Circuit Breaker	100%		2056	**	5	\$2,200
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Raceway

Conduit	100%		2056	**	1	
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Panelboards

Molded Case Bkrs	100%		2051	**	5	\$11,200
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Wiring

Busway	20%		2046	**	1	
Thermoplastic	80%		2056	**	1	

Motor Controllers

Locally Mounted	20%		2046	**	5	\$600
Motor Control Center	80%		2046	**	5	\$9,300

Ground

Grounding Devices

Not Accessible	100%					
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Stand-by Power

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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
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2046	* *	1	\$131,000	
	Generators								
	Diesel	100%			2041	* *	1	\$164,900	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Generator Room, Penthouse						
			Explanation : 1000 Kw						
	Batteries								
	Nickel Cadmium	100%			2022	\$1,500	5	\$94,900	
	Fuel Storage								
	Day Tank	20%			2051	* *	5	\$15,800	
			Other Observation, Extent : Light, Area Affected : 20%						
			Location : Penthouse						
			Explanation : 245 Gal						
	Main Tank	80%			2066	* *	5	\$10,000	
			Other Observation, Extent : Light, Area Affected : 80%						
			Location : Underground						
			Explanation : 7000 Gal						
Lighting									
	Interior Lighting								
	Fluorescent	60%			2036	* *	10	\$234,300	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Throughout						
			Explanation : T-8 Lamps						
	Fluorescent	40%			2036	* *	10	\$156,200	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Throughout						
			Explanation : T-5 And Compact						
	Egress Lighting								
	Emergency, Service	50%			2036	* *	1		
	Exit, LED	50%			2066	* *	1		
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *			

Mechanical		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%			2052	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam From Con Edison							

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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
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2041	* *	5	\$25,300	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : Basement						
Distribution								
Hot Wtr Piping/Pump	20%			2051	* *	4	\$4,200	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : Throughout						
Steam Piping/Pump	80%			2056	* *	4	\$16,800	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : Throughout						
Terminal Devices								
Air Handler	60%			2036	* *	1	\$157,900	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : 11 Units In Various Locations						
Air Handler	15%			2021	\$352,100	1	\$39,500	
		On Extended Life, Extent : Severe, Area Affected : 25%						
		Location : Ahu # 11,12, 13 And 14						
Convactor/Radiator	25%			2046	* *	1	\$34,400	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : Throughout						
Air Conditioning								
Energy Source								
Utility Steam	100%			2052	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2035	* *	1	\$460,700	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : 14th Floor						
		Explanation : 2 New Units And 1 Old Unit						
Distribution								
Chilled Wtr Pipe/Pump	100%			2056	* *	4	\$21,000	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : Throughout						
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	* *	1	\$263,200	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : 11 Units In Various Locations						
Heat Rejection								
Remote Air Cond	10%			2036	* *	2	\$29,600	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : Roof (upper)						
Water Cool Tower	90%			2031	* *	2	\$385,600	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : 3 Units On 4th Floor Roof.						

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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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$375,800	
	Exhaust Fans								
	Interior	90%		2036		* *	2	\$11,700	
	Roof	10%		2036		* *	2	\$1,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%		2056		* *	1		
	HW Heat Exchanger								
	Low Temp	100%		2056		* *	4	\$42,100	
	Sanitary Piping								
	Cast Iron	100%		LIFE		* *	1		
	Storm Drain Piping								
	Cast Iron	100%		LIFE		* *	1		
	Sump Pump(s)								
	Rigid Piping	100%		2036		* *	4	\$1,600	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : 2 New Units In The Basement								
	Sewage Ejector(s)								
	Compressed Air	100%		2056		* *	4	\$1,600	
	Backflow Preventer								
	Generic	100%		2036		* *	1	\$26,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%		LIFE		* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (4) B-13, (4) I-5, (1) B-14								
	Explanation : 9 Units								
Fire Suppression									
	Standpipe								
	Generic	100%		2056		* *	1-5	\$222,600	
	Sprinkler								
	Generic	100%		2056		* *	1-2	\$119,200	
	Fire Pump								
	Generic	100%		2041		* *	1	\$79,500	
	Chemical System								
	Generic	100%		2026		\$26,700	1-3	\$55,000	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 22-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 480 **Lot** : 21 **BIN** : 1007180

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$762,100	\$41,800
Interior Architecture		\$148,500	\$139,700
Electrical			\$485,800
Mechanical			\$433,500
Total		\$910,600	\$1,100,800
Importance Code A		\$762,100	\$219,900
Importance Code B		\$71,900	\$880,900
Importance Code C		\$76,700	
Total		\$910,600	\$1,100,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$57,500		\$1,900	
Interior Architecture	\$88,200		\$5,400	\$3,300
Electrical	\$9,900	\$100	\$200	\$300
Mechanical	\$41,400	\$5,900	\$9,000	\$5,100
Total	\$197,000	\$6,100	\$16,500	\$8,700
Importance Code A	\$61,000	\$3,500	\$5,500	\$3,500
Importance Code B	\$120,400	\$2,500	\$11,000	\$5,200
Importance Code C	\$15,600			
Total	\$197,000	\$6,100	\$16,500	\$8,700



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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	\$23,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : North Facade									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
	Copper/Terne	5%			2046	* *	10	\$7,000	
	Masonry: Brick	70%	Now	\$257,900	LIFE	* *	5	\$41,800	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : East, South, North Facades									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : East, South, North Facade									
	Masonry: Granite	5%			LIFE	* *	5	\$4,500	
	Marble Panels	5%			LIFE	* *	5	\$4,500	
	Stucco Cement	10%			2031	* *	5	\$14,900	
Windows									
	Aluminum	80%			2034	* *	5	\$3,100	
Weather Strip Missing, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Aluminum	20%			2034	* *	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Decorative Metal Grills									
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$7,300	LIFE	* *	5	\$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : North Facade									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : North Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Vegetation Growth, Extent : Severe, Area Affected : 5%									
Location : Cornice, Main Facade									
	Masonry: Brick	70%	Now	\$378,800	LIFE	* *	5	\$6,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 25%									
Location : East Facade, South Facade, West Facade									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%									
Location : East Facade, South Facade, West Facade									
Spalling, Extent : Severe, Area Affected : 50%									
Location : East Facade, South Facade, West Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : East Facade, West Facade, South Facade									
	Metal: Cage/Fence	15%	2-4	\$1,400	2031	* *	5	\$4,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Stucco Cement	10%			2031	* *	5	\$2,400	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Built-Up (BUR)	70%	Now	\$125,400	2036		**			
	Alligating, Extent : Moderate, Area Affected : 25%								
	Location : Roof Penetrations								
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Debris on Roof, Extent : Severe, Area Affected : 25%								
	Location : All Roofs								
	Vegetation Growth, Extent : Moderate, Area Affected : 25%								
	Location : Over First Floor								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Exam Room 9								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Copper/Terne Metal Panel	12%			2041	**	10	\$11,500		
	5%	Now	\$4,400	2039	**				
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
	Location : Over Medical Records								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Over Medical Records, Basement Below Bilco Doors								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Over Medical Records								
	Explanation : Roof Is Covered With Tar								
Skylight, Metal/Glass	13%	0-2	\$15,000	2036	**				
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Exam Room 9								
Interior									
Floors									
Cast in Place Concrete	25%			LIFE	**	5	\$58,600		
Ceramic Tile	5%			2035	**	5	\$2,700		
Vinyl Tile	40%			2031	**	3	\$8,000		
Vinyl Tile	30%			2021	\$139,700	3	\$8,000		
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 40%								
	Location : 2nd Floor Offices								
Interior Walls									
Glass Block	5%			LIFE	**	10	\$800		
Masonry: Brick	25%	Now	\$76,700	LIFE	**				
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Medical Records Room								
Plaster	70%			LIFE	**	5-10	\$22,900		

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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

Ceilings

AcousTileSusp.Lay-In	10%			2039	* *	5	\$5,400	
Exposed Struc: Steel	5%			LIFE	* *	10	\$5,400	
Masonry: Infill Arch	25%			LIFE	* *	10	\$6,700	
Plaster	50%			LIFE	* *	5-10	\$46,000	
Plaster	10%	Now	\$71,900	LIFE	* *	5	\$3,300	

Cracking/Crumbling, Extent : Moderate, Area Affected : 100%

Location : Electrical Room, Medical Records Room, Exam Room 11 & 12

Water Penetration, Extent : Moderate, Area Affected : 100%

Location : Electrical Room, Medical Records Room, Exam Room 11 & 12

Electrical	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%			2026	\$2,600	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Rating Available

Raceway

Conduit	90%			2026	\$12,800	1		
Conduit	10%			2036	* *	1		

Panelboards

Molded Case Bkrs	10%			2034	* *	5		
Molded Case Bkrs	90%			2025	\$27,500	5	\$400	

Wiring

Thermoplastic	90%			2026	\$16,000	1		
Thermoplastic	10%			2036	* *	1		

Motor Controllers

Locally Mounted	100%			2024	\$38,300	5	\$100	
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Ground

Grounding Devices

Generic	100%	2-4	\$9,700	LIFE	* *	5	\$300	
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Other Observation, Extent : Severe, Area Affected : 100%

Location : Boiler Room

Explanation : Corroded And Connected With Main Water Pipe

Lighting

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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	20%			2026	\$411,300	10	\$6,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	80%			2031	* *	10	\$26,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Egress Lighting								
Emergency, Battery	50%			2026	\$24,700	10	\$4,300	
Exit, Service	50%			2026	\$6,100	1		
Exterior Lighting								
HID	20%			2026	\$13,200	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$10,600	1	\$1,300	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2026	\$36,300			
Mechanical		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%			2036	* *	5	\$11,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Vault</i>							
	<i>Explanation : (1) 5,000 Gallon Tank</i>							
Conversion Equipment								
Steam Boiler	100%			2024	\$178,100	1	\$35,400	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Distribution								
Steam Piping/Pump	100%			2026	\$255,400	4	\$2,600	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement, Condensate Return / Boiler Feed Pumps Recently Replaced</i>							
Terminal Devices								
Convactor/Radiator	100%			2031	* *	1	\$11,600	
Air Conditioning								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
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	
Air Conditioning									
Energy Source									
Electricity	100%			2034	**	1			
Conversion Equipment									
Int Pkg Unit - Cooling	5%	Now	\$23,600	2031	**	2	\$100		
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Basement Records Room, This Unit Is Required To Reduce Mold Growth In This Room							
Ext Pkg Unit - Cooling	60%			2031	**	2	\$1,300		
Window/Wall Unit	25%			2021	\$18,800	1			
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Main, This Equipment Is Not In Service And Not Required At This Time. The Roof Top Air Conditing Unit Serves The Atrium Adequately							
Window/Wall Unit	10%			2021	\$7,500	1			
Heat Rejection									
Remote Air Cond	20%			2031	**	2	\$5,000		
No Component	80%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,600		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : No Insulation Observed On Exterior Of The Duct Work. Duct Work Should Be Insulated To Prevent Condensation							
Exhaust Fans									
Roof	10%			2026	\$2,900	2	\$100		
No Component	90%								
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Roof							
		Explanation : Package Roof Top Air Conditioner Serves The Facility Mostly For Ventilation Requirements							
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2036	**	1			
Water Heater									
Gas Fired	100%			2025	\$8,500	2	\$500		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
Sanitary Piping									
Cast Iron	100%			LIFE	**	1			
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1			
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Fixtures									
Generic	100%								

Fire Suppression

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	75%							
	Generic	25%			2036	* *	1-2	\$2,500	

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

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 10-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,ph
Block : 1734 **Lot** : 1 **BIN** : 1082169

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$159,200	\$107,700
Interior Architecture	\$246,900	\$1,536,900
Electrical	\$190,100	\$5,684,000
Mechanical	\$583,800	\$1,521,000
Total	\$1,180,100	\$8,849,600
Importance Code A	\$159,200	\$147,900
Importance Code B	\$1,020,800	\$8,701,800
Total	\$1,180,100	\$8,849,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$49,200			
Interior Architecture	\$115,800			\$18,400
Electrical	\$16,400	\$17,800	\$14,300	\$12,100
Mechanical	\$49,000	\$55,000	\$69,700	\$59,400
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$265,900	\$108,300	\$119,600	\$125,500
Importance Code A	\$50,400	\$1,200	\$4,100	\$1,200
Importance Code B	\$187,900	\$107,100	\$115,400	\$124,300
Importance Code C	\$27,600			
Total	\$265,900	\$108,300	\$119,600	\$125,500



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
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	78%			LIFE	**	5	\$127,800	
Masonry: Brick	10%	Now	\$50,500	LIFE	**	5	\$8,200	
Masonry: Limestone	5%			LIFE	**	5	\$6,100	
Masonry: Marble	2%			LIFE	**	5	\$2,500	
Metal Panel	5%	Now	\$30,100	2056	**	5	\$7,700	
Windows								
Aluminum	100%			2051	**	5	\$22,000	
Parapets								
Masonry: Brick	70%			LIFE	**	5-10	\$52,500	
Masonry: Limestone	5%	Now	\$5,900	LIFE	**	5	\$700	
Metal Panel	5%			2036	**	5	\$2,100	
Metal: Cage/Fence	20%	0-2	\$8,900	2031	**	5	\$7,100	
Roof								
Built-Up (BUR)	40%			2034	**	10	\$23,800	
Modified Bitumen	60%			2034	**	10	\$35,700	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$19,600	LIFE	**	5	\$40,300	
Ceramic Tile	5%	Now	\$36,500	2035	**	5	\$4,600	
Terrazzo	5%			LIFE	**	5	\$14,400	
Vinyl Tile	50%	Now	\$160,100	2026	\$800,700	3	\$34,500	
Vinyl Tile 9" X 9"	30%			2021	\$622,400	3	\$27,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$4,200	
Ceramic Tile	5%	Now	\$4,800	2035	**	5	\$800	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,700	
Gypsum Board	10%			LIFE	**	5-10	\$5,800	
Masonry: Brick	5%			LIFE	**	10	\$500	
Plaster	55%			LIFE	**	5-10	\$15,800	
SGFT/Glazed Masonry	10%	Now	\$2,700	LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%			2031	**	5	\$23,000	
AcousTileSusp.Lay-In	40%			2031	**	5	\$73,500	
Exposed Concrete	10%			LIFE	**	5-10	\$23,000	
Metal Panel	15%			LIFE	**	5	\$68,900	
Plaster	25%			LIFE	**	5-10	\$78,900	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2026	\$40,200	5	\$800	
Switchgear / Switchboard								
Air Circuit Breaker	100%			2026	\$149,900	5	\$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
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
Under 600 Volts								
Raceway								
Conduit	90%			2026	\$139,800	1		
Conduit	10%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5	\$200	
Molded Case Bkrs	75%			2042	* *	5	\$3,000	
Molded Case Bkrs	20%			2034	* *	5	\$800	
Wiring								
Braided Cloth	50%	2-4	\$122,400	2051	* *	1		
Thermoplastic	20%			2046	* *	1		
Thermoplastic	30%			2036	* *	1		
Motor Controllers								
Locally Mounted	10%			2031	* *	5	\$100	
Motor Control Center	90%			2039	* *	5	\$3,700	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	\$46,100	
Generators								
Diesel	100%			2039	* *	1	\$58,000	
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$5,500	
Fuel Storage								
Day Tank	50%			2048	* *	5	\$11,400	
Main Tank	50%			2061	* *	5	\$1,800	
Lighting								
Interior Lighting								
Fluorescent	60%			2021	\$4,243,700	10	\$67,700	
Fluorescent	35%			2034	* *	10	\$39,500	
Fluorescent	4%			2026	\$282,900	10	\$4,500	
Incandescent	1%			2021	\$70,700	2		
Egress Lighting								
Emergency, Service	45%			2021	\$27,900	1		
Emergency, Battery	5%			2026	\$8,500	10	\$1,500	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	100%			2026	\$578,200	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$139,000	1	\$16,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	* *			

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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									
Campus Steam	100%			2036	* *	1			
Conversion Equipment									
Heat Exchanger	20%			2022	\$5,400	1	\$12,200		
Pres. Reducing Valve/LP Steam	80%			2029	* *	5	\$5,800		
Distribution									
Hot Wtr Piping/Pump	20%	Now	\$126,400	2051	* *	4	\$1,200		
Steam Piping/Pump	80%	Now	\$70,300	2036	* *	4	\$4,900		
Terminal Devices									
Air Handler	50%			2021	\$339,300	1	\$38,100		
Convactor/Radiator	50%	Now	\$356,600	2031	* *	1	\$17,900		
Air Conditioning									
Energy Source									
Campus Steam	90%			2046	* *	1			
Electricity	10%			2034	* *	1			
Conversion Equipment									
Absorption	90%			2039	* *	1	\$119,900		
Chiller/Steam/HW Window/Wall Unit	10%			2019	\$25,900	1			
Distribution									
Chilled Wtr Pipe/Pump	100%	Now	\$12,300	2026	\$615,000	4	\$6,100		
Terminal Devices									
Air Handler/Cool/Ht	80%			2026	\$427,600	1	\$60,900		
No Component	20%								
Heat Rejection									
Water Cool Tower	100%			2030	* *	2	\$123,900		
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$108,600		
Exhaust Fans									
Interior	100%			2021	\$139,100	2	\$3,800		
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2036	* *	1			
HW Heat Exchanger									
Low Temp	100%			2052	* *	4	\$12,200		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Rigid Piping	100%			2034	* *	4	\$2,500		
Sewage Ejector(s)									
Compressed Air	100%			2026	\$29,200	4	\$2,500		
Backflow Preventer									
Generic	100%			2034	* *	1	\$7,500		

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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
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$62,000	
	Sprinkler								
	No Component	90%							
	Generic	10%			2046	* *	1-2	\$3,500	

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 13-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,9,15,17,18,ph
Block : 1733 **Lot** : 1 **BIN** : 1053899

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,403,000	\$841,600
Interior Architecture		\$1,974,200	\$867,400
Electrical		\$943,400	\$40,990,000
Mechanical		\$3,980,100	\$9,665,900
Total		\$8,300,800	\$52,364,900
Importance Code A		\$1,403,000	\$3,381,700
Importance Code B		\$6,861,600	\$48,983,100
Importance Code C		\$36,200	
Total		\$8,300,800	\$52,364,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$45,100			
Interior Architecture	\$60,200		\$117,400	\$37,700
Electrical	\$82,800	\$86,400	\$72,100	\$66,600
Mechanical	\$628,400	\$182,900	\$318,800	\$216,000
Elevators/Escalators	\$177,700	\$177,700	\$177,700	\$177,700
Total	\$994,100	\$446,900	\$685,900	\$497,900
Importance Code A	\$98,400	\$53,200	\$53,200	\$53,200
Importance Code B	\$835,600	\$393,700	\$632,600	\$440,600
Importance Code C	\$60,200			\$4,100
Total	\$994,100	\$446,900	\$685,900	\$497,900



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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
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%	Now	\$686,300	LIFE	**	5	\$358,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	2%			LIFE	**	5	\$13,400	
Metal Panel	5%			2046	**	5-10	\$153,800	
Marble Panels	10%	Now	\$403,800	LIFE	**	5	\$33,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Window Wall	3%			2046	**	5	\$50,300	
Windows								
Aluminum	100%			2042	**	5	\$112,400	
Parapets								
Masonry: Brick Cavity	10%			LIFE	**	5-10	\$19,200	
Masonry: Marble	20%	Now	\$57,000	LIFE	**	5	\$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Coping								
Metal Panel	5%	Now	\$22,100	2046	**	5	\$2,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Bulkheads								
Metal Rail	65%			2039	**	5-10	\$329,100	
Roof								
Modified Bitumen	95%			2031	**	10	\$144,300	
Paver: Asphalt	5%			2035	**	10	\$11,400	
Interior								
Floors								
Carpet	5%			2025	\$583,700	3	\$67,100	
Cast in Place Concrete	10%			LIFE	**	5	\$391,300	
Ceramic Tile	5%			2035	**	5	\$44,700	
Quarry Tile	5%			2039	**	5	\$67,100	
Terrazzo	10%			LIFE	**	5	\$139,700	
Vinyl Tile	55%			2031	**	3	\$184,500	
Vinyl Tile 9" X 9"	10%	Now	\$1,007,400	2036	**	3	\$33,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$8,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$6,600	
Glass: Single Pane	3%			LIFE	**	5	\$7,400	
Gypsum Board	15%			LIFE	**	5-10	\$42,000	
Marble Panels	2%			LIFE	**	10	\$1,300	
Plaster	40%			LIFE	**	5-10	\$56,000	
SGFT/Glazed Masonry	30%			LIFE	**	10	\$24,700	

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
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 \$221,300 2046 * * 5 \$167,200

Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%

Location : Throughout

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

Location : Throughout

AcousTileSusp.Lay-In 35% 2039 * * 5 \$312,100

Exposed Concrete 10% LIFE * * 5-10 \$111,500

Metal Panel 25% Now \$190,300 LIFE * * 5 \$278,700

Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Corridors

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

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

Air Circuit Breaker 100% 2026 \$160,700 5 \$3,800

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

Location : Electrical Room

Explanation : 4- Main Service Disconnects Rated @ 6000 Amperes Each.

Transformers

Dry Type 50% 2024 \$8,100 5 \$1,300

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

Location : Room 5106a

Explanation : 2-150kva, 2-112.5kva Serving The X-ray Equipment

Dry Type 50% 2031 * * 5 \$1,300

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

Location : Electrical Room

Explanation : 1- 225kva, 480/277/208 Volts

Switchgear / Switchboard

Air Circuit Breaker 80% 2026 \$519,700 5 \$3,000

Fused Disc Sw 20% 2026 \$129,900 5 \$600

Raceway

Busway 5% 2024 \$39,900 1

Conduit 80% 2026 \$638,400 1

Conduit 15% 2036 * * 1

Panelboards

Fused Disc Sw 5% 2034 * * 5 \$800

Fused Disc Sw 15% 2025 \$110,100 5 \$2,500

Molded Case Bkrs 70% 2025 \$513,600 5 \$13,400

Molded Case Bkrs 10% 2034 * * 5 \$1,900

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

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

Electrical		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	50%	2-4	\$614,600	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Busway	5%			2024	\$61,500	1		
Thermoplastic	25%			2026	\$307,300	1		
Thermoplastic	20%			2036	* *	1		
Motor Controllers								
Locally Mounted	10%			2024		5	\$500	
Locally Mounted	10%			2031	* *	5	\$500	
Motor Control Center	40%			2039	* *	5	\$7,900	
Motor Control Center	20%			2024	\$289,800	5	\$4,000	
Variable Frequency Drive	20%			2039	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$21,400	
Stand-by Power								
Transfer Switches								
Automatic	50%			2024		1	\$111,800	
Automatic	50%			2043	* *	1	\$111,800	
Generators								
Diesel	100%			2039	* *	1	\$281,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 4- Emergency Generators Rated @ 350kw Each.								
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$26,900	
Fuel Storage								
Day Tank	50%			2048	* *	5	\$55,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 600 Gallons Rated Capacity								
Main Tank	50%			2029	* *	5	\$8,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 2- 20,000 Gallons Rated Capacity								
Lighting								

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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								
Interior Lighting								
Fluorescent	60%			2021	\$20,604,700	10	\$328,800	
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	35%			2026	\$12,019,400	10	\$191,800	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	5%			2026	\$1,717,100	10	\$27,400	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
Egress Lighting								
Emergency, Service	45%			2026	\$135,300	1		
Emergency, Battery	5%			2026	\$41,200	10	\$7,200	
Exit, Service	50%			2034	* *	1		
Exterior Lighting								
HID	100%			2026	\$2,807,500	10	\$2,200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	* *	5	\$1,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof / Stacks Only							
	Explanation : Lightning Rods In The Stacks Only							
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$674,700	1	\$81,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : Cctv Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells							

Mechanical		Current Repair		Future Replacement		Maintenance		
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 : Light, Area Affected : 100%</i>							
	<i>Location : Vault</i>							
	<i>Explanation : 4- 20,000 Tanks For #2 Oil</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger	20%			2022	\$26,000	1	\$59,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : Serves Reheat System And Some Radiation							
	Steam Boiler	80%			2024	\$2,379,500	1	\$473,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 3 Units							
Distribution									
	Hot Wtr Piping/Pump	40%	Now	\$491,100	2034	* *	4	\$11,800	
		Corroded, Extent : Moderate, Area Affected : 60% Location : Throughout Leak Evident, Extent : Moderate, Area Affected : 20% Location : Various Areas							
	Steam Piping/Pump	60%	Now	\$1,023,900	2036	* *	4	\$17,700	
		Corroded, Extent : Moderate, Area Affected : 100% Location : Throughout Leak Evident, Extent : Moderate, Area Affected : 100% Location : Various Areas							
Terminal Devices									
	Air Handler	40%			2021	\$1,317,800	1	\$147,800	
		On Extended Life, Extent : Severe, Area Affected : 100% Location : Throughout							
	Convactor/Radiator	40%			2031	* *	1	\$77,200	
	Fan Coil Unit/Heat	20%	Now	\$183,000	2021	\$1,829,700	1	\$34,700	
		Leak Evident, Extent : Moderate, Area Affected : 40% Location : Fan Coils Leaking							
Air Conditioning									
	Energy Source								
	Under Construction	100%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Chiller Room Explanation : Existing Chillers Have Been Removed And Construction Is Underway In The Area							

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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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2036	* *	1	\$221,700	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : 1st Floor							
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : 1st Floor							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1st Floor							
	Explanation : 3 Units							
Ext Pkg Unit - Cooling	20%			2026	\$564,000	2	\$7,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Split Units							
Distribution								
Chilled Wtr Pipe/Pump	100%	0-2	\$298,600	2036	* *	4	\$29,500	
	Corroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Terminal Devices								
Air Handler/Cool/Ht	100%			2021	\$2,595,300	1	\$369,500	
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Heat Rejection								
Air Condenser Unit	20%			2034	* *	2	\$83,200	
Water Cool Tower	80%	Now	\$420,900	2020	\$1,403,000	2	\$384,900	
	Damaged, Extent : Moderate, Area Affected : 50%							
	Location : Broken And Missing Baffles							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$527,500	
Exhaust Fans								
Interior	100%	Now	\$67,500	2021	\$675,400	2	\$14,600	
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Main Boiler Room Makeup Air Fan							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$365,000	2036	* *	1		
	Broken, Extent : Severe, Area Affected : 20%							
	Location : Valves At Various Locations							
HW Heat Exchanger								
Low Temp	100%			2052	* *	4	\$59,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Equipment Room							
	Explanation : 2 New Steam Driven Instantaneous Heaters With No Storage							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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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									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2031	* *	4	\$1,600	
	Sewage Ejector(s)								
	Compressed Air	100%			2026	\$29,200	4	\$2,500	
				On Extended Life, Extent : Severe, Area Affected : 100%					
				Location : Mechanical Equipment Room					
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$36,600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Water Meter Room					
				Explanation : Fire And Domestic					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (10) B-18 (1) B-2					
				Explanation : Ten Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$301,300	
	Sprinkler								
	No Component	70%							
	Generic	30%			2046	* *	1-2	\$50,200	
	Chemical System								
	Generic	100%			2021	\$26,700	1-3	\$55,000	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : HARLEM HOSPITAL MURAL PAVILLION
Address : LENOX AVENUE & W.137 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 : 11-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,PH
Block : 1734 **Lot** : 1 **BIN** : 1813319

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$472,400	\$832,100
Interior Architecture	\$228,400	\$189,600
Electrical		\$196,000
Mechanical	\$53,000	\$80,900
Total	\$753,800	\$1,298,600
Importance Code A	\$472,400	\$832,100
Importance Code B	\$242,500	\$466,400
Importance Code C	\$38,800	
Total	\$753,800	\$1,298,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$29,300	\$44,400	\$34,100	
Interior Architecture	\$73,500		\$37,500	
Electrical	\$17,000	\$11,600	\$12,200	\$10,900
Mechanical	\$115,300	\$40,500	\$111,300	\$61,900
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$252,900	\$114,200	\$212,800	\$90,600
Importance Code A	\$29,900	\$44,400	\$34,400	
Importance Code B	\$216,300	\$69,800	\$177,000	\$90,600
Importance Code C	\$6,800		\$1,500	
Total	\$252,900	\$114,200	\$212,800	\$90,600



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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MURAL PAVILLION
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 Panel	50%			2052	**	5-10	\$433,400	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Building Completed In 2012</i>								
Window Wall	40%			2052	**	5	\$189,100	
Window Wall	10%			2052	**	5	\$47,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Mural Wall</i>								
Windows								
Aluminum	85%			2048	**	5	\$30,900	
Metal Louvers	15%			2039	**	10	\$34,100	
Parapets								
Metal Panel	75%			2052	**	5	\$79,000	
Metal Rail	15%			2043	**	5-10	\$73,700	
Granite Panels	10%			LIFE	**	5-10	\$32,300	
Roof								
IRMA/Protected Membrane	10%			2034	**	10	\$14,700	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Sections Over Fifth And First Floors</i>								
Single Ply Membrane	80%			2034	**	10	\$117,900	
Sloped Glazing	10%			LIFE	**	5	\$393,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$139,900	
Ceramic Tile	5%			2039	**	5	\$16,000	
Vinyl Tile	70%			2034	**	3	\$84,000	
Under Construction	15%							
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$2,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,700	
Glass: Single Pane	10%			LIFE	**	5	\$8,800	
Gypsum Board	60%			LIFE	**	5-10	\$60,000	
Under Construction	15%							
Ceilings								
AcousTileSusp.Lay-In	75%			2043	**	5	\$239,200	
Exposed Struc: Steel	5%			LIFE	**	10	\$31,900	
Gypsum Board	5%			LIFE	**	5-10	\$54,800	
Under Construction	15%							
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MURAL PAVILLION
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
Over 600 Volts									
Service Equipment	Fused Disc Sw	100%		2052		* *	3	\$800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : No Available Nameplate Ratings								
Transformers	Dry Type	100%		2043		* *	3	\$1,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 1500 Kva, 208/4160 Volts								
Switchgear / Switchboard									
	Fused Disc Sw	100%		2052		* *	3	\$1,700	
Feeders									
	Cable	100%		2048		* *	1		
Raceway									
	Conduit	100%		2052		* *	1		
Under 600 Volts									
Service Equipment	Air Circuit Breaker	30%		2052		* *	5	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 2- Low Voltage Power Circuit Breakers (lvpcb) Rated @ 5000 Amperes Each								
	Fused Disc Sw	70%		2052		* *	5	\$800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 4- Main Service Disconnect Switches Rated @ 4000 Amperes Each									
Transformers	Dry Type	100%		2043		* *	5	\$1,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 5- 300 Kva, 2- 200 Kva, 208/480 Volts								
Switchgear / Switchboard									
	Air Circuit Breaker	10%		2052		* *	5	\$100	
	Fused Disc Sw	50%		2052		* *	5	\$600	
	Molded Case Bkrs	40%		2052		* *	5	\$2,700	
Raceway									
	Conduit	100%		2052		* *	1		
Wiring									
	Thermoplastic	100%		2052		* *	1		
Motor Controllers									
	Locally Mounted	20%		2043		* *	5	\$400	
	Variable Frequency	80%		2043		* *			
	Drive								
Ground									
Grounding Devices	Generic	100%		LIFE		* *	5	\$7,600	
Stand-by Power									

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MURAL PAVILLION
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
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	\$80,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	* *	10	\$186,200	
			<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	5%			2034	* *	10	\$9,800	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Lobby</i>					
Egress Lighting								
Emergency, Service	50%			2034	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	100%			2034	* *	10	\$800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	\$29,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways, Lobbys And Outside</i>					
			<i>Explanation : C C T V Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *			
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2052	* *	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Provided From Adjacent Martin Luther King Building</i>					
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2041	* *	5	\$12,700	
Distribution								
Steam Piping/Pump	100%			2056	* *	4	\$10,500	
Terminal Devices								
Air Handler	80%			2036	* *	1	\$105,700	
Convactor/Radiator	20%			2046	* *	1	\$13,800	

Air Conditioning

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MURAL PAVILLION
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									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	95%			2036	**	2	\$12,400	
	No Component	5%							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$347,500	
	Heat Rejection								
	Air Condenser Unit	25%			2036	**	2	\$37,200	
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$188,700	
	Exhaust Fans								
	Interior	80%			2036	**	2	\$5,200	
	Roof	20%			2036	**	2	\$1,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	1		
	HW Heat Exchanger								
	Low Temp	100%			2056	**	4	\$21,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Rigid Piping	100%			2036	**	4	\$1,600	
	Sewage Ejector(s)								
	Compressed Air	100%			2056	**	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2036	**	1	\$13,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : 2 Units B-6, 1 Unit B-7 And 2 Units I-6 Explanation : Total 5 Units.							
Fire Suppression									
	Standpipe								
	Generic	100%			2056	**	1-5	\$111,700	
	Sprinkler								
	Generic	100%			2056	**	1-2	\$59,900	
	Fire Pump								
	Generic	100%			2041	**	1	\$39,900	

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

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : HARLEM HOSPITAL OLD NURSES RESIDENCE
Address : 27 WEST 136 STREET @LENOX-FIFTH AVES.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.060 / 124 **Yr Built/Renovated** : 1925 /
Area Sq Ft : 24,275 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 11-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1734 **Lot** : 1 **BIN** : 1082171

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$2,227,900	\$187,900
Interior Architecture	\$588,600	
Electrical	\$42,100	\$1,563,800
Mechanical	\$90,200	\$532,700
Total	\$2,948,700	\$2,284,400
Importance Code A	\$2,227,900	\$187,900
Importance Code B	\$623,200	\$2,096,500
Importance Code C	\$97,700	
Total	\$2,948,700	\$2,284,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$24,200			
Interior Architecture	\$92,100			\$4,000
Electrical	\$34,000	\$300	\$300	\$600
Mechanical	\$700	\$1,500	\$35,900	\$2,400
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$155,800	\$6,700	\$41,100	\$11,900
Importance Code A	\$24,200			\$800
Importance Code B	\$105,100	\$6,700	\$41,100	\$11,200
Importance Code C	\$26,500			
Total	\$155,800	\$6,700	\$41,100	\$11,900



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$556,200	LIFE	* *	5	\$60,000	1
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : South Facade, North Facade								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Copper/Terne	5%	Now	\$74,900	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	85%	Now	\$1,007,700	LIFE	* *	5	\$65,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Windows								
Wood	100%	Now	\$359,100	2051	* *	5	\$62,500	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$24,200	LIFE	* *	5	\$4,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Copings								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : Copings								
Masonry: Brick	90%	Now	\$131,900	LIFE	* *	5	\$5,600	1
Diagonal Cracks, Extent : Severe, Area Affected : 20%								
Location : Corners								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Rolled Asphalt Covers Inside Face Of Parapet Walls								

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

Asset # : 124

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	95%	Now	\$36,400	2036		* *		
	Blisters, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%							
	Location : Various Locations							
	Vegetation Growth, Extent : Moderate, Area Affected : 5%							
	Location : Various Areas							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Skylight, Metal/Glass	5%	Now	\$61,700	2056		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Skylight Adjacent To Stair Bulkhead							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Adjacent To Stair Bulkhead							
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$19,200	LIFE		* *	5	\$13,200
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$19,900	2035		* *	5	\$1,000
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : Bathrooms							
Vinyl Tile	80%	Now	\$279,400	2036		* *	3	\$12,000
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Severe, Area Affected : 35%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%	Now	\$26,500	2029		* *	5	\$1,600
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : Various Locations Throughout Toilet Rooms							
Plaster	95%	Now	\$97,700	LIFE		* *	5	\$17,900
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
	Location : Throughout, 4th Floor							
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : 4th Floor And Throughout							

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	15%	Now	\$49,800	2046	* *	5	\$3,000
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Broken/Missing Elements, Extent : Severe, Area Affected : 35%

Location : Fourth Floor

Exposed Concrete	10%	Now	\$26,400	LIFE	* *	5	\$600
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Spalling, Extent : Moderate, Area Affected : 80%

Location : 5th Floor

Staining/Discoloring, Extent : Moderate, Area Affected : 15%

Location : Various Locations 5th Floor

Plaster	75%	Now	\$161,700	LIFE	* *	5	\$18,800
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Broken/Missing Elements, Extent : Severe, Area Affected : 20%

Location : Fourth Floor And Throughout

Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%

Location : Throughout

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

Location : Fourth Floor

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

Under 600 Volts

Raceway

Conduit	100%			2026		\$36,100	1	
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Panelboards

Molded Case Bkrs	100%			2025		\$30,600	5	\$600
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Wiring

Braided Cloth	80%	2-4	\$42,100	2051	* *	1	
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	20%			2026		\$10,500	1	
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Motor Controllers

Locally Mounted	80%			2024		\$45,900	5	\$100
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Locally Mounted	20%	2-4	\$11,500	2046	* *	5	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Mechanical Room

Lighting

Interior Lighting

Fluorescent	90%			2021		\$1,388,000	10	\$22,200
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T-12 Lamps, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Fluorescent	10%			2034	* *	10	\$2,500
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T-8 Lamps, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Service	50%			2021		\$6,700	1	
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Exit, Service	50%			2021		\$4,600	1	
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HEALTH AND HOSPITALS CORP. - 819 HARLEM HOSPITAL OLD NURSES RESIDENCE

Asset # : 124

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	100%			2021	\$93,700	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2026	\$22,500	1	\$2,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation : C C T V Surveillance Cameras								
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells 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								
	Campus Steam	100%			2036	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Provided From Adjacent Building								
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2035	* *	5	\$1,600	
Distribution									
	Steam Piping/Pump	100%	Now	\$38,300	2026	\$191,600	4	\$1,300	
	Leak Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Terminal Devices									
	Convactor/Radiator	100%	Now	\$51,800	2024	\$259,200	1	\$7,800	
	Leak Evident, Extent : Moderate, Area Affected : 100%								
	Location : Various Locations								
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		
Conversion Equipment									
	Window/Wall Unit	60%			2019	\$33,800	1		
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2026	\$82,000	1		

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

Asset # : 124

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

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG
Address : 16 WEST 137 STREET @LENOX-FIFTH AVES.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.070 / 4366 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 121,912 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 11-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph
Block : 1734 **Lot** : 1 **BIN** : 1082173

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$515,200	\$329,600
Interior Architecture		\$473,700	\$265,500
Electrical			\$7,589,400
Mechanical		\$30,200	\$414,400
Total		\$1,019,100	\$8,598,900
Importance Code A		\$515,200	\$329,600
Importance Code B		\$265,700	\$8,165,700
Importance Code C		\$238,200	\$103,600
Total		\$1,019,100	\$8,598,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$40,200		\$8,100	
Interior Architecture	\$53,300		\$11,400	\$4,600
Electrical	\$25,200	\$9,800	\$18,600	\$9,800
Mechanical	\$56,900	\$71,800	\$52,300	\$66,600
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$195,400	\$101,400	\$110,200	\$100,700
Importance Code A	\$43,300	\$3,000	\$12,900	\$3,000
Importance Code B	\$118,500	\$98,300	\$97,300	\$97,700
Importance Code C	\$33,700			
Total	\$195,400	\$101,400	\$110,200	\$100,700



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$155,900	
Metal Panel	20%			2046	**	5-10	\$178,600	
Stucco Cement	5%			2039	**	5	\$16,200	
Window Wall	15%			2046	**	5	\$73,100	
Windows								
Aluminum	95%			2042	**	5	\$9,800	
Metal Louvers	5%			2035	**	10	\$3,200	
Parapets								
Masonry: Brick Cavity	65%			LIFE	**	5-10	\$34,200	
Metal Panel	5%			2046	**	5	\$1,500	
Stucco Cement	30%	Now	\$6,100	2039	**	5	\$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Interior Face								
Roof								
Modified Bitumen	100%	0-2	\$437,300	2036	**			
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								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$119,700	
Ceramic Tile	5%			2035	**	5	\$9,100	
Terrazzo	30%			LIFE	**	5	\$85,500	
Vinyl Tile	50%			2031	**	3	\$34,200	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$41,400	
Glass: Single Pane	2%			LIFE	**	5	\$10,400	
Gypsum Board	50%			LIFE	**	5-10	\$293,400	
Metal Panel	5%			LIFE	**	10	\$7,800	
SGFT/Glazed Masonry	28%			LIFE	**	10	\$48,300	
Ceilings								
AcousTileSusp.Lay-In	65%	2-4	\$19,600	2039	**	5	\$59,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Office In Penthouse								
Exposed Struc: Steel	20%			LIFE	**	10	\$73,000	
Gypsum Board	15%			LIFE	**	5-10	\$94,100	
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								

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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
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2036	* *	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 4- Main Service Disconnect Switches Rated 1 @ 2000 Amperes, 2 @ 1200 Amperes And 1 @ 1600 Amperes									
Switchgear / Switchboard									
	Fused Disc Sw	10%			2036	* *	5	\$100	
	Molded Case Bkrs	90%			2036	* *	5	\$2,900	
Raceway									
	Conduit	100%			2036	* *	1		
Panelboards									
	Fused Disc Sw	10%			2034	* *	5	\$300	
	Molded Case Bkrs	90%			2034	* *	5	\$2,900	
Wiring									
	Thermoplastic	100%			2036	* *	1		
Motor Controllers									
	Locally Mounted	5%			2031	* *	5		
	Motor Control Center	95%			2031	* *	5	\$3,200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2031	* *	1	\$37,500	
Generators									
	Diesel	100%			2029	* *	1	\$47,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Penthouse									
Explanation : Emergency Generator Rated @ 300 Kw									
Batteries									
	Nickel Cadmium	100%			2019	\$1,500	5	\$27,200	
Fuel Storage									
	Day Tank	50%			2034	* *	5	\$11,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Penthouse									
Explanation : 60 Gallons Rated Capacity									
	Main Tank	50%			2041	* *	5	\$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 1000 Gallons Rated Capacity									

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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

Lighting

Interior Lighting
Fluorescent

95% 2026 \$6,656,400 10 \$106,200
T-8 Lamps, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building

Fluorescent

5% 2026 \$350,300 10 \$5,600
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%
Location : Hallways

Egress Lighting

Emergency, Service
Exit, Service

50% 2026 \$30,700 1
50% 2026 \$20,800 1

Exterior Lighting

HID

100% 2026 \$470,800 10 \$400

Alarm**Security System**

No Component
Generic

70% 30% 2034 * * 1 \$13,700
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Hallways
Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection

No Component
Generic, Digital

70% 30% 2034 * *
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Hallways , Basement And Mechanical Rooms
Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells 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**

Campus Steam

100% 2046 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Martin Luther King Building
Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4 20,000 Gal Tanks For #2

Conversion Equipment

Heat Exchanger

50% 2029 * * 1 \$30,100
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Heat Exchanger Serves Perimeter Heating And Hot Water Coils

Pres. Reducing Valve/LP
Steam

50% 2029 * * 5 \$3,600
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Serves Steam Fed Coils And Heat Exchangers

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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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Distribution								
	Hot Wtr Piping/Pump	50%			2042	**	4	\$4,500	
	Steam Piping/Pump	50%			2046	**	4	\$4,500	
	Terminal Devices								
	Air Handler	50%			2031	**	1	\$37,700	
	Convactor/Radiator	40%			2039	**	1	\$15,800	
	Fan Coil Unit/Heat	10%			2031	**	1	\$3,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	90%			2029	**	1	\$118,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Penthouse						
			Explanation : R-22						
	Int Pkg Unit - Cooling	10%			2027	**	2	\$700	
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2046	**	4	\$9,000	
	Terminal Devices								
	Air Handler/Cool/Ht	90%			2031	**	1	\$67,900	
	Fan Coil - Cool/Heat	10%			2031	**	1	\$3,900	
	Heat Rejection								
	Air Condenser Unit	10%			2031	**	2	\$8,500	
	Water Cool Tower	90%			2024	\$322,100	2	\$110,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Cooling Towers						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$107,600	
	Exhaust Fans								
	Interior	90%			2031	**	2	\$3,400	
	Roof	10%			2031	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	HW Heat Exchanger								
	Low Temp	100%			2046	**	4	\$18,100	
			Other Observation, Extent : Light, 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	\$8,700	LIFE	**	1		
			Leak Evident, Extent : Severe, Area Affected : 10%						
			Location : Near Roof Area.						

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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

Mechanical		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)								
	Submersible	100%			2020	\$6,800	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2031	* *	4	\$1,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 2 Duplex Sets						
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$7,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : (3) 1-4 (1) B-4 (1) B - Ph						
			Explanation : Five Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$61,500	
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$34,200	
	Fire Pump								
	Generic	100%			2022	\$92,300	1	\$22,800	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : HARLEM HOSPITAL WOMEN'S PAVILION
Address : 16 WEST 137 STREET @FIFTH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.030 / 2599 **Yr Built/Renovated** : 1934 /
Area Sq Ft : 138,165 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 11-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,ph
Block : 1734 **Lot** : 1 **BIN** : 1082173

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,811,200	\$172,500
Interior Architecture	\$188,400	\$1,011,800
Electrical	\$297,800	\$8,482,600
Mechanical	\$482,400	\$1,211,200
Total	\$2,779,900	\$10,878,000
Importance Code A	\$1,811,200	\$212,600
Importance Code B	\$968,700	\$10,665,400
Total	\$2,779,900	\$10,878,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Interior Architecture	\$103,700		\$6,400	\$28,700
Electrical	\$16,200	\$11,200	\$13,600	\$18,100
Mechanical	\$65,600	\$9,800	\$22,400	\$8,900
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$209,200	\$44,600	\$66,100	\$79,500
Importance Code A			\$3,400	
Importance Code B	\$180,800	\$44,600	\$62,700	\$79,500
Importance Code C	\$28,400			
Total	\$209,200	\$44,600	\$66,100	\$79,500



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 Estimates are rounded to the nearest hundred dollars.

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

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$407,400	LIFE	* *	5	\$66,000	
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Corners, Bulkheads								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%								
Location : West Side								
Vertical Cracks, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads, South Facade								
Masonry: Limestone	10%	Now	\$82,000	LIFE	* *	5	\$5,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Windows								
Metal Clad	15%	Now	\$159,700	2051	* *	5	\$9,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Penthouse								
Steel	85%	Now	\$545,800	2042	* *	5	\$106,400	1
Air Infiltration, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 95%								
Location : Throughout								

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Masonry: Brick	80%	Now	\$159,300	LIFE	* *	5	\$9,000		
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Bulkheads									
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Masonry: Limestone	10%	Now	\$24,100	LIFE	* *	5	\$1,400	1	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Coping									
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Coping									
Masonry: Limestone	10%	Now	\$72,200	LIFE	* *	5	\$1,400	1	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Northeast Corner Of 9th Floor Parapet									
Roof									
Built-Up (BUR)	60%	Now	\$171,200	2036	* *			1	
Blisters, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Ridging, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : Over 8th Floor									
Worn/Eroded, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Modified Bitumen	37%	Now	\$134,200	2036	* *				
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Skylight, Metal/Glass	3%	Now	\$55,200	2036	* *			1	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Over Stairwells									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Over Stairwells									
Water Penetration, Extent : Severe, Area Affected : 50%									
Location : Stairwells									

Interior

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$74,400	
Ceramic Tile	5%	Now	\$33,700	2029	**	5	\$4,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Toilets								
Deteriorated Finish, Extent : Severe, Area Affected : 70%								
Location : Toilet Rooms								
Paver: Asphalt	5%			2029	**	5	\$12,700	
Raised Access Floor	5%			2035	**	5	\$31,900	
Terrazzo	15%	Now	\$60,600	LIFE	**	5	\$19,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : 8th Floor								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Explanation : Stained From Extensive Water Damage								
Vinyl Tile	45%			2026	\$665,000	3	\$38,200	
Vinyl Tile	15%			2021	\$221,700	3	\$12,700	
Interior Walls								
Masonry: Brick	5%			LIFE	**	10	\$500	
Plaster	50%			LIFE	**	5-10	\$13,300	
Plaster	20%	Now	\$15,400	LIFE	**	5	\$1,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : 8th Floor								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : 8th Floor								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$3,900	
Ceilings								
AcousTileSusp.Lay-In	60%			2039	**	5	\$101,700	
Metal Panel	5%	Now	\$28,900	LIFE	**	5	\$10,600	
Deformed/Dented, Extent : Moderate, Area Affected : 30%								
Location : 6th Floor Safety Department Wing								
Deteriorated Finish, Extent : Severe, Area Affected : 90%								
Location : 6th Floor Safety Department Wing								
Plaster	35%	Now	\$39,800	LIFE	**	5	\$37,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : 8th Floor								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : 8th Floor								

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 WOMEN'S PAVILION
Asset # : 2599

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2026	\$40,200	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Nameplate Ratings Available							
	Transformers								
	Dry Type	100%			2024	\$16,200	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 450 Kva,208/120 Volts							
	Switchgear / Switchboard								
	Fused Disc Sw	90%			2026	\$134,900	5	\$500	
	Molded Case Bkrs	10%			2026	\$15,000	5	\$400	
	Raceway								
	Conduit	100%			2026	\$155,400	1		
	Panelboards								
	Molded Case Bkrs	95%			2025	\$116,200	5	\$3,500	
	Molded Case Bkrs	5%			2034	* *	5	\$200	
	Wiring								
	Braided Cloth	70%	2-4	\$171,400	2051	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2026	\$49,000	1		
	Thermoplastic	10%			2036	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2031	* *	5	\$100	
	Locally Mounted	20%	2-4	\$53,600	2046	* *	5	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
	Locally Mounted	50%			2024	\$133,900	5	\$500	
	Motor Control Center	20%			2024	\$45,300	5	\$800	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$4,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2024	\$23,000	1	\$42,500	
	Generators								
	Diesel	100%			2022	\$180,400	1	\$53,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : Emergency Generator Rated @ 700 Kw							
	Batteries								
	Lead/Acid	100%			2019	\$1,500	5	\$5,100	

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2025	\$4,200	5	\$10,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 60 Gallons Rated Capacity							
	Main Tank	50%			2061	* *	5	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 5000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2026	\$1,958,000	10	\$31,200	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	67%			2021	\$4,372,900	10	\$69,800	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	3%			2021	\$195,800	10	\$3,100	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
Egress Lighting									
	Emergency, Service	50%			2021	\$28,600	1		
	Exit, Service	50%			2026	\$19,300	1		
Exterior Lighting									
	HID	100%			2021	\$533,600	10	\$400	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2026	\$128,200	1	\$15,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2021	\$439,000			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Smoke Detectors, Alarm Bells And Horns, Manual Pull Stations							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2046	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Martin Luther King Building							
	Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4- 20,000 Gallon Tanks For #2 Oil							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$6,700	
Distribution								
Steam Piping/Pump	100%	Now	\$40,500	2026	\$810,800	4	\$5,600	
	Leak Evident, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Terminal Devices								
Air Handler	20%	0-2	\$125,200	2036	* *	1	\$12,600	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Convactor/Radiator	80%			2031	* *	1	\$29,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Manual Control							
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2020	\$149,500	2	\$700	
Ext Pkg Unit - Cooling	10%			2021	\$53,600	2	\$700	
Window/Wall Unit	70%			2019	\$167,100	1		
No Component	10%							
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	\$36,900	
No Component	80%							
Heat Rejection								
Air Condenser Unit	10%			2026	\$20,900	2	\$7,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$20,100	
No Component	80%							
Exhaust Fans								
Interior	10%	Now	\$12,800	2036	* *	2	\$300	
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Roof	15%	Now	\$13,800	2036	* *	2	\$400	
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Roof							
No Component	75%							

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2026	\$346,800	1		
HW Heat Exchanger Low Temp	100%	0-2	\$18,000	2036	* *	4	\$11,200	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Old Nurses Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Old Nurses Building Boiler Room								
Explanation : Located In Adjacent Building								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Compressed Air	100%			2046	* *	4	\$2,500	
Backflow Preventer Generic	100%			2026	\$11,300	1	\$7,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Service								
Explanation : Located Away From Water Entry Point								
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : (2) B-8 (1) B-7								
Explanation : Three Units								
Fire Suppression								
Standpipe Generic	100%			2046	* *	1-5	\$57,300	
Sprinkler No Component Generic	95%							
	5%			2046	* *	1-2	\$1,600	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY
Address : 1752 PARK AVE. @ E.121 ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0020.000 / 14737 **Yr Built/Renovated** : 2013 /
Area Sq Ft : 134,953 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Mar-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,ph,ph
Block : 1747 **Lot** : 70 **BIN** : 1088883

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$136,500	\$776,500
Interior Architecture	\$161,000	\$352,100
Electrical		\$123,800
Total	\$297,500	\$1,252,300
Importance Code A	\$136,500	\$776,500
Importance Code B	\$161,000	\$351,000
Importance Code C		\$124,800
Total	\$297,500	\$1,252,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$81,400
Interior Architecture	\$7,600			\$35,000
Electrical	\$10,900	\$10,900	\$10,900	\$27,000
Mechanical	\$63,900	\$48,300	\$80,200	\$41,300
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$106,100	\$82,800	\$114,800	\$208,400
Importance Code A	\$6,700	\$6,700	\$6,700	\$88,400
Importance Code B	\$99,400	\$76,200	\$108,100	\$102,700
Importance Code C				\$17,300
Total	\$106,100	\$82,800	\$114,800	\$208,400



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.

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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								
Metal Panel	40%			2055	**	5-10	\$500,500	
Pre-Cast Concrete	50%			LIFE	**	5	\$295,700	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Throughout								
Window Wall	10%			2055	**	5	\$68,200	
Windows								
Aluminum	90%			2050	**	5	\$24,900	
Metal Louvers	10%			2040	**	10	\$17,300	
Parapets								
Metal Panel	30%			2055	**	5	\$15,800	
Metal Rail	10%			2045	**	5-10	\$24,500	
Pre-Cast Concrete	60%			LIFE	**	5	\$51,200	
Roof								
Single Ply Membrane	100%			2035	**	10	\$65,600	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$66,300	
Ceramic Tile	10%			2040	**	5	\$20,200	
Vinyl Tile	30%			2035	**	3	\$30,300	
Wood	45%			2065	**	5	\$170,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Patient Rooms								
Explanation : This Component Is Actually Laminated Wood Flooring.								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	10%			2040	**	5	\$34,700	
Concrete Masonry Unit	20%			LIFE	**	5	\$27,700	
Glass: Single Pane	5%			LIFE	**	5	\$13,000	
Gypsum Board	60%			LIFE	**	5	\$124,800	
Ceilings								
AcousTileSusp.Lay-In	75%			2045	**	5	\$151,500	
Exposed Concrete	10%			LIFE	**	5	\$3,200	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$25,200	

Electrical		Current Repair		Future Replacement		Maintenance		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%			2055	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Main Service Switches Rated @ 4000 Amperes Each - Recently Installed								

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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
Under 600 Volts									
	Transformers								
	Dry Type	100%		2045		* *	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 4-500 Kva, 480/277/208 Volts - Recently Installed							
Switchgear / Switchboard									
	Fused Disc Sw	90%		2055		* *	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Recently Installed							
	Molded Case Bkrs	10%		2055		* *	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Recently Installed							
Raceway									
	Conduit	100%		2055		* *	1		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Panelboards									
	Fused Disc Sw	15%		2050		* *	5	\$500	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
	Molded Case Bkrs	85%		2050		* *	5	\$3,000	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Wiring									
	Thermoplastic	100%		2055		* *	1		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Motor Controllers									
	Locally Mounted	20%		2045		* *	5	\$200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
	Variable Frequency Drive	80%		2045		* *			
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
Ground									
	Grounding Devices								
	Generic	100%		LIFE		* *	5	\$2,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Recently Installed							
Stand-by Power									

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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
Stand-by Power								
Transfer Switches Automatic	100%			2045	* *	1	\$41,500	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : A T S Room							
Generators								
Diesel	100%			2040	* *	1	\$52,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Emergency Generator Rated @ 1250 Kw - Recently Installed							
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$5,000	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Generator Room In The Roof							
Fuel Storage								
Day Tank	50%			2050	* *	5	\$12,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : No Nameplate Rating Available - Recently Installed							
Main Tank	50%			2065	* *	5	\$2,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Underground							
	Explanation : 20,000 Gallons Rating Capacity; Recently Installed							
Lighting								
Interior Lighting Fluorescent	90%			2035	* *	10	\$111,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T- 8 Lamps, Recently Installed							
Fluorescent	5%			2035	* *	10	\$6,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : T-5 Lamps, Recently Installed							
Fluorescent	5%			2035	* *	10	\$6,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Compact Fluorescent Light Fixtures, Recently Installed							
Egress Lighting								
Emergency, Service	50%			2035	* *	1		
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Exit, LED	50%			2065	* *	1		
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Exterior Lighting								
HID	100%			2035	* *	10	\$400	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Outside							

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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
Lightning Protection Arresters/Cabling Generic	100%			2065	* *	5	\$4,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Recently Installed								
Alarm Security System No Component Generic	70%							
	30%			2035	* *	1	\$15,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : Recently Installed C C T V Surveillance Camera								
Fire/Smoke Detection Generic, Digital	100%			2035	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Recent Installation. Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns 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%			2051	* *	1		
Conversion Equipment Hot Water Boiler	100%			2042	* *	1	\$66,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 3 Units. (2 For Heating, 1 For Both Heating & Domestic Hot Water) 3 Heat Exchangers								
Distribution Hot Wtr Piping/Pump	100%			2047	* *	4	\$6,700	
Terminal Devices Air Handler	80%			2033	* *	1	\$66,800	
Fan Coil Unit/Heat	20%			2033	* *	1	\$8,700	
Air Conditioning Energy Source Electricity	100%			2047	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2033	* *	1	\$62,600	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Multistacks Sets, Penthouse								
Distribution Chilled Wtr Pipe/Pump	100%			2051	* *	4	\$6,700	

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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
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2033	**	1	\$83,500	
	Heat Rejection								
	Air Condenser Unit	100%			2033	**	2	\$94,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,300	
	Exhaust Fans								
	Interior	85%			2033	**	2	\$3,500	
	Roof	15%			2033	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater								
	Gas Fired	100%			2024	\$32,100	2	\$2,000	
	HW Heat Exchanger								
	HTHW/HW	100%			2051	**			
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2033	**	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2033	**	1	\$8,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : (2) 1-5 (1) C-6, Ph (1) C-6							
		Explanation : 4 Units							
	Hydraulic	10%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : C-1							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$68,000	
	Sprinkler								
	Generic	100%			2051	**	1-2	\$37,800	
	Fire Pump								
	Generic	100%			2038	**	1	\$25,200	
	Chemical System								
	Generic	100%			2024	\$26,700	1-3	\$50,600	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY
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 : 26-Mar-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,ph,ph
Block : 1747 **Lot** : 35 **BIN** : 1077376

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$124,000	\$390,800
Interior Architecture		\$140,500	\$623,200
Electrical			\$4,365,600
Mechanical		\$35,100	\$2,699,500
Total		\$299,600	\$8,079,100
Importance Code A		\$124,000	\$390,800
Importance Code B		\$175,600	\$7,437,700
Importance Code C			\$250,500
Total		\$299,600	\$8,079,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Interior Architecture	\$35,100	\$26,700		\$67,800
Electrical	\$36,800	\$22,700	\$21,600	\$31,700
Mechanical	\$124,100	\$130,300	\$130,000	\$120,800
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$237,500	\$221,100	\$193,100	\$261,700
Importance Code A	\$13,300	\$13,300	\$13,300	\$13,800
Importance Code B	\$224,200	\$181,100	\$179,900	\$247,900
Importance Code C		\$26,700		
Total	\$237,500	\$221,100	\$193,100	\$261,700



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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY
Asset # : 14738

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type									
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	90%			LIFE	* *	5	\$185,800	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : Throughout							
	Window Wall	10%			2055	* *	5	\$77,400	
		Recent Construction, Extent : Light, Area Affected : 100%							
		Location : Connecting Corridor To Nursing Facility							
Windows									
	Aluminum	95%			2041	* *	5	\$25,900	
	Metal Louvers	5%			2034	* *	10	\$8,500	
Parapets									
	Masonry: Brick Cavity	75%			LIFE	* *	5	\$29,200	
		Recent Repair Evident, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Metal Rail	20%			2038	* *	5-10	\$140,600	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$12,200	
Roof									
	Single Ply Membrane	100%			2035	* *	10	\$111,100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	* *	5	\$131,700	
	Ceramic Tile	10%			2040	* *	5	\$40,200	
	Traffic Topping	5%			2030	* *	5	\$25,100	
	Vinyl Tile	70%			2035	* *	3	\$140,500	
Interior Walls									
	Ceramic Tile	10%			2038	* *	5	\$53,300	
	Concrete Masonry Unit	20%			LIFE	* *	5	\$42,600	
	Glass: Single Pane	5%			LIFE	* *	5	\$20,000	
	Gypsum Board	65%			LIFE	* *	5	\$207,900	
Ceilings									
	AcousTileSusp.Lay-In	70%			2045	* *	5	\$281,100	
		Recent Construction, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Exposed Struc: Steel	10%			LIFE	* *			
	Gypsum Board	20%			LIFE	* *	5	\$100,400	

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY
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
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2035	* *	5	\$1,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Main Service Switches Rated @ 3000 Amperes Each							
	Transformers								
	Dry Type	100%			2030	* *	5	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 5- 225 Kva, 2- 100 Kva, 2- 50 Kva, 480/208/120 Volts							
	Switchgear / Switchboard								
	Fused Disc Sw	80%			2035	* *	5	\$900	
	Molded Case Bkrs	20%			2051	* *	5	\$1,400	
	Raceway								
	Conduit	70%			2051	* *	1		
	Conduit	30%			2035	* *	1		
	Panelboards								
	Fused Disc Sw	15%			2047	* *	5	\$900	
	Molded Case Bkrs	30%			2033	* *	5	\$2,100	
	Molded Case Bkrs	55%			2047	* *	5	\$3,900	
	Wiring								
	Thermoplastic	70%			2051	* *	1		
	Thermoplastic	30%			2035	* *	1		
	Motor Controllers								
	Locally Mounted	30%			2042	* *	5	\$500	
	Variable Frequency Drive	70%			2042	* *			
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$82,500	
	Generators								
	Diesel	100%			2038	* *	1	\$103,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated @ 1250 Kw							
	Batteries								
	Lead/Acid	100%			2020	\$1,500	5	\$9,900	

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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY
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								
Fuel Storage								
Day Tank	50%			2047	* *	5	\$24,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : No Nameplate Ratings Available							
Main Tank	50%			2060	* *	5	\$3,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : 20,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	20%			2025	\$3,083,600	10	\$49,200	
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Old Sections							
Fluorescent	70%			2033	* *	10	\$172,200	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	5%			2033	* *	10	\$12,300	
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Penthouse							
Fluorescent	5%			2033	* *	10	\$12,300	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
Egress Lighting								
Emergency, Service	50%			2033	* *	1		
Exit, LED	50%			2060	* *	1		
Exterior Lighting								
HID	100%			2025	\$1,036,000	10	\$800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	* *	1	\$30,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : C C T V Surveillance Camera							
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Station, Smoke Detector, Horns 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

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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY
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
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	65%			2030	**	1	\$86,200	
		Other Observation, Extent : Light, Area Affected : 65%							
		Location : Penthouse							
		Explanation : 2 Units							
	Hot Water Boiler	35%			2042	**	1	\$46,400	
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : Penthouse							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2041	**	4	\$19,800	
	Terminal Devices								
	Air Handler	40%			2033	**	1	\$66,400	
	Air Handler	40%			2025	\$591,600	1	\$66,400	
	Fan Coil Unit/Heat	20%			2033	**	1	\$17,300	
Air Conditioning									
	Energy Source								
	Electricity	40%			2041	**	1		
	Natural Gas	60%			2051	**	1		
	Conversion Equipment								
	Absorption Chiller/Direct Fire	60%			2025	\$887,400	1	\$174,200	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Penthouse							
		Explanation : 2 Units							
	Reciprocating Compr/Chiller	40%			2033	**	1	\$49,800	
		R-134a Refrigerant, Extent : Light, Area Affected : 40%							
		Location : 2 Set Of Multistacks, Penthouse							
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2045	**	4	\$19,800	
	Terminal Devices								
	Air Handler/Cool/Ht	50%			2033	**	1	\$82,900	
	Air Handler/Cool/Ht	50%			2025	\$582,600	1	\$82,900	
	Heat Rejection								
	Air Condenser Unit	40%			2033	**	2	\$74,700	
	Water Cool Tower	60%			2026	\$472,400	2	\$162,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$149,600	
	Exhaust Fans								
	Interior	80%			2033	**	2	\$6,600	
	Roof	20%			2033	**	2	\$1,600	
Plumbing									

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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
HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY
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								
H/C Water Piping Brass/Copper	100%			2051	* *	1		
Water Heater Gas Fired	100%			2024	\$63,800	2	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Upper Penthouse						
		Explanation : 4 Units						
HW Heat Exchanger HTHW/HW	100%			2051	* *			
		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) Rigid Piping	100%			2033	* *	4	\$2,500	
Sewage Ejector(s) Electric	100%			2025	\$11,300	4	\$2,500	
Backflow Preventer Generic	100%			2025	\$26,600	1	\$16,400	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : (2) C-7, Ph (4) C-7						
		Explanation : 6 Units						
Fire Suppression								
Standpipe Generic	100%			2045	* *	1-5	\$135,200	
Sprinkler Generic	100%			2045	* *	1-2	\$75,100	
Fire Pump Generic	100%			2028	* *	1	\$50,100	
Chemical System Generic	100%			2024	\$26,700	1-3	\$50,600	

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8
Address : 1340 PELHAM PARKWAY SOUTH & EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.110 / 14211 **Yr Built/Renovated** : 2008 /
Area Sq Ft : 131,771 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 4
Block : 4205 **Lot** : 1 **BIN** : 2097550

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$38,900	\$130,300
Interior Architecture		\$37,600	\$387,500
Electrical		\$120,900	
Mechanical			\$535,700
Total		\$197,300	\$1,053,500
Importance Code A		\$38,900	\$130,300
Importance Code B		\$158,500	\$791,100
Importance Code C			\$132,100
Total		\$197,300	\$1,053,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$5,300		\$30,400
Interior Architecture		\$18,500	\$12,000	
Electrical	\$12,600	\$12,000	\$14,600	\$16,000
Mechanical	\$70,600	\$69,100	\$54,700	\$65,800
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$98,000	\$119,600	\$96,100	\$126,900
Importance Code A	\$3,300	\$8,500	\$5,200	\$33,700
Importance Code B	\$94,800	\$111,100	\$83,800	\$93,300
Importance Code C			\$7,100	
Total	\$98,000	\$119,600	\$96,100	\$126,900



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	* *	5	\$35,400	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Stucco Overhang At Main Entrance.								
Explanation : Minor Horizontal Cracking.								
Masonry: Granite	5%			LIFE	* *	5	\$3,800	
Masonry: Limestone	5%			LIFE	* *	5	\$3,800	
Metal/Glass Curt Wall	50%			LIFE	* *	5	\$94,900	
Metal Panel	5%			2045	* *	5-10	\$34,800	
Parapets								
Concrete Masonry Unit	60%			LIFE	* *	5	\$6,500	
Masonry: Brick	15%			LIFE	* *	5	\$1,400	
Masonry: Limestone	20%			LIFE	* *	5	\$2,400	
Metal Rail	5%			2038	* *	5-10	\$8,700	
Roof								
IRMA/Protected Membrane	35%			2030	* *	10	\$20,900	
Single Ply Membrane	65%			2030	* *	10	\$38,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$43,100	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Basement Mechanical & Fire Pump Spaces.								
Explanation : Staining (Rust) From Condensate Drains Was Evident.								
Ceramic Tile	5%			2034	* *	5	\$9,900	
Terrazzo	10%			LIFE	* *	5	\$15,400	
Vinyl Tile	75%			2030	* *	3	\$55,500	
Interior Walls								
Cast in Place Concrete	7%			LIFE	* *			
Ceramic Tile	5%			2034	* *	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	
Recent Repair Evident, Extent : Light, Area Affected : 1%								
Location : 4th Floor Side 4b								
Travertine Panels	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	35%			2038	* *	5	\$75,200	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Basement.								
Explanation : Minor Staining.								
Gypsum Board	50%			LIFE	* *	5	\$134,300	
Recent Repair Evident, Extent : Light, Area Affected : 1%								
Location : 4th Floor Lobby Soffit								
Metal Panel	15%			LIFE	* *	5	\$40,300	

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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
Under 600 Volts									
	Transformers								
	Dry Type	100%			2038	**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : (2) 112.5 Kva And (2) 225 Kva Transformers							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2045	**	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : (1) 2000 Amp Main Switch							
	Raceway								
	Conduit	100%			2045	**	1		
	Panelboards								
	Fused Disc Sw	100%			2041	**	5	\$3,000	
	Wiring								
	Thermoplastic	100%			2045	**	1		
	Motor Controllers								
	Locally Mounted	50%			2038	**	5	\$400	
	Motor Control Center	50%			2038	**	5	\$1,800	
Stand-by Power									
	Transfer Switches								
	Automatic	70%			2038	**	1	\$28,400	
	Automatic	30%			2038	**	1	\$12,200	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Fire Pump Room							
		Explanation : 100 Amp. For Fire Pump.							
	Generators								
	Diesel	100%			2034	**	1	\$51,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 500 Kva							
	Batteries								
	Lead/Acid	100%			2019	\$1,500	5	\$4,900	
	Fuel Storage								
	Day Tank	100%	4+	\$2,000	2041	**	5	\$12,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 550 Gallons - Always In Alarm							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2030	**	10	\$120,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		T-5 Lamps, Extent : Light, Area Affected : 40%							
		Location : Throughout							
		T-8 Lamps, Extent : Light, Area Affected : 40%							
		Location : Throughout							

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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	

Lighting

Egress Lighting

Emergency, Battery	10%		2030		* *	10		\$3,200	
Exit, LED	70%		2053		* *	1			
Exit, Battery	20%		2030		* *	10		\$1,800	

Exterior Lighting

HID	20%		2030		* *	10		\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Exterior**Explanation : Controlled Via Photocell*

No Component	80%								
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Alarm

Security System

No Component	70%								
Generic	30%		2030		* *	1		\$14,800	

Fire/Smoke Detection

No Component	70%								
Generic, Digital	30%		2030		* *				

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

Heating

Energy Source

Campus Steam	100%		2045		* *	1			
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Campus Steam From Adjacent Building*

Conversion Equipment

Heat Exchanger	50%		2034		* *	1		\$32,600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Equipment Room**Explanation : Steam To Hot Water Exchanger Serves Reheat System And Air Handlers*

Pres. Reducing Valve/LP Steam	50%		2034		* *	5		\$3,900	
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Distribution

Hot Wtr Piping/Pump	100%		2041		* *	4		\$9,700	
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Terminal Devices

Air Handler	50%	4+	\$18,200	2030	* *	1		\$36,700	
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*Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 30%**Location : Various Locations - Economizer Cycle Not Working*

Fan Coil Unit/Heat	50%		2033		* *	1		\$21,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Reheat System***Air Conditioning**

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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								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2034	* *	1	\$142,600	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units In Chiller Room								
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	* *	4	\$9,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	* *	1	\$81,500	
Heat Rejection								
Water Cool Tower	100%			2026	\$386,800	2	\$132,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Located On Roof Of Adjacent Building								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$73,500	
Exhaust Fans								
Interior	100%			2025	\$148,900	2	\$4,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2045	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units With 750 Gallon Storage								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2030	* *	4	\$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Sewage Ejector(s)								
Not Accessible	100%							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 To 4								
Explanation : 3 Units								

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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
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$66,400	
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$36,900	
	Fire Pump								
	Generic	100%	4+	\$10,000	2028	* *	1	\$22,100	
Leak Evident, Extent : Moderate, Area Affected : 20%									
Location : Pump Room									

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA
Address : 1400 PELHAM PARKWAY SOUTH & EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.090 / 82 **Yr Built/Renovated** : 1962 / 2003
Area Sq Ft : 11,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-Mar-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4205 **Lot** : 1 **BIN** : 2102971

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$118,500	\$75,100
Electrical	\$476,500	
Mechanical	\$99,900	\$194,600
Total	\$694,800	\$269,700
Importance Code A	\$118,500	\$75,100
Importance Code B	\$576,300	\$194,600
Total	\$694,800	\$269,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$72,400	\$8,200		\$2,300
Interior Architecture	\$26,400	\$4,700	\$500	
Electrical	\$11,800	\$500	\$2,300	\$16,800
Mechanical	\$43,500	\$4,100	\$3,500	\$4,100
Total	\$154,100	\$17,500	\$6,400	\$23,100
Importance Code A	\$72,600	\$8,500	\$300	\$2,500
Importance Code B	\$80,800	\$9,000	\$6,100	\$20,600
Importance Code C	\$700			
Total	\$154,100	\$17,500	\$6,400	\$23,100



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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	\$5,600	
Masonry: Brick	80%	Now	\$118,500	LIFE	**	5	\$19,200	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, 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								
Pre-Cast Concrete	10%	Now	\$24,300	LIFE	**	5	\$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Wall Located By Exterior Site Stair And Rotunda Cornice								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Wall Located By Exterior Site Stair And Rotunda Cornice								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Rotunda Cornice								
Explanation : Expansion Joint Missing Between Cornice And Brick Wall								
Window Wall	5%			2045	**	5	\$4,500	
Windows								
Aluminum	100%	Now	\$1,500	2033	**	5	\$900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Lobby.								
Parapets								
Masonry: Brick	65%	Now	\$28,800	LIFE	**	5	\$4,900	1
Horizontal Cracks, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
Location : Flat Roof Parapet								
Spalling, Extent : Light, Area Affected : 10%								
Location : Flat Roof Parapet								
Metal Rail	10%			2038	**	5-10	\$13,500	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Flat Roof Area.								
Explanation : Rail Was Separated At Solid Corner Joint.								
Pre-Cast Concrete	25%	Now	\$3,400	LIFE	**	5	\$11,800	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								

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

HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER 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	\$3,800	2025	\$75,100			
	Debris Present, Extent : Light, Area Affected : 10%							
	Location : Flat Roof Area							
	Drains Clogged, Extent : Light, Area Affected : 20%							
	Location : Curved Flat Roof.							
Skylight, Metal/Glass	6%	Now	\$10,500	2035	* *			
	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							
Interior								
Floors								
Carpet	45%			2024	\$112,400	3	\$12,900	
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : At Front Of Stage							
Cast in Place Concrete	5%	0-2	\$500	LIFE	* *	5	\$2,100	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%			2034	* *	5	\$1,000	
Terrazzo	15%	Now	\$2,700	LIFE	* *	5	\$2,200	
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations.							
Vinyl Tile	15%			2030	* *	3	\$1,100	
Wood	15%	2-4	\$9,700	2053	* *	5	\$2,700	
	Water Penetration, Extent : Light, Area Affected : 15%							
	Location : Stage, Located Below Roof Skylight/ Lantern							
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$600	
Glass: Single Pane	10%			LIFE	* *	5	\$700	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%							
	Location : Front Entrance Lobby							
Masonry: Brick	55%			LIFE	* *			
Mosaic Tile	2%			LIFE	* *			
Plaster	18%	Now	\$700	LIFE	* *	5	\$500	
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Men's Dressing Room							

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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

Interior

Ceilings

Exposed Concrete 20% Now \$2,500 LIFE * * 5 \$600

Paint Peeling, Extent : Moderate, Area Affected : 30%

Location : Breezeway/ Entry Overhang

Spalling, Extent : Light, Area Affected : 10%

Location : Breezeway/ Entry Overhang

Plaster 80% Now \$10,300 LIFE * * 5 \$9,600

Loose/Delam Surface, Extent : Light, Area Affected : 5%

Location : Back To Middle Ceiling Area

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

Under 600 Volts

Raceway

Conduit 100% 2025 \$32,100 1

Panelboards

Molded Case Bkrs 100% 2024 \$15,300 5 \$300

Wiring

Braided Cloth 40% 2-4 \$11,300 2050 * * 1

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

Location : Throughout

Thermoplastic 60% 2025 \$17,000 1

Motor Controllers

Locally Mounted 100% 2023 \$30,900 5 \$100

Stand-by Power

Generators

Diesel 100% 2034 * * 1 \$4,400

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

Location : Fenced Outside

Explanation : One 250 Kva. This Equipment Is Dedicated To Power The Chiller Only.

Batteries

Lead/Acid 100% 2019 \$1,500 5 \$400

Fuel Storage

Day Tank 100% 2041 * * 5 \$2,400

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

Location : Below Generator

Explanation : 200 Gallon

Lighting

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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
Lighting								
Interior Lighting								
Fluorescent	10%			2020	\$43,200	10	\$1,200	
	T-12 Lamps, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Incandescent	10%			2020	\$43,200	2		
Incandescent	80%			2020	\$346,000	2	\$200	
	Other Observation, Extent : Light, Area Affected : 80%							
	Location : Auditorium Stage Lighting							
	Explanation : Connected With Dimmer Switch.							
Egress Lighting								
Emergency, Battery	70%			2020	\$12,300	10	\$2,200	
Exit, Service	30%			2020	\$600	1		
Exterior Lighting								
HID	100%			2020	\$44,000	10		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Exterior							
	Explanation : Controlled Via Photocell							
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2033	* *			
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2035		* *	1	
Conversion Equipment								
Heat Exchanger	40%			2021	\$1,100	1	\$2,500	
Pres. Reducing Valve/LP	60%			2021	\$4,900	5	\$500	
Steam								
Distribution								
Hot Wtr Piping/Pump	40%	4+	\$5,300	2033		* *	4	\$300
	<i>Broken, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : 1 Pump Fails And Needs To Be Replaced</i>							
	<i>Leak Evident, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Expansion Tank Leaking</i>							
Steam Piping/Pump	60%			2035		* *	4	\$400
	<i>Repairs In Progress, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Condensate Pump In Mechanical Pit</i>							

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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									
	Terminal Devices								
	Air Handler	60%	4+	\$16,900	2025	\$42,300	1	\$4,300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
	Convactor/Radiator	40%			2023	\$49,400	1	\$1,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Of The Building							
		Explanation : Electricity For Chiller Supplied By A Generator Placed Outside Of The Building							
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2020	\$44,400	1	\$5,900	
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2025	\$63,900	4	\$900	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2020	\$55,500	1	\$7,900	
	Heat Rejection								
	Air Condenser Unit	100%			2030	* *	2	\$8,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,100	
	Exhaust Fans								
	Interior	20%	4+	\$10,300	2035	* *	2	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 20%							
		Location : Mechanical Room							
	Roof	80%	Now	\$8,300	2035	* *	2	\$300	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2025	\$39,000	1		
	HW Heat Exchanger								
	Low Temp	100%			2025	\$4,100	4	\$1,900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout Site							
		Explanation : Backflow Preventers Are Part Of The Water Campus Water Supply System And Are In Various Locations							

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA

Asset # : 82

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

Plumbing

Fixtures

Generic

100%

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Address : 1400 PELHAM PARKWAY SOUTH & EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.010 / 55 **Yr Built/Renovated** : 1955 / 2008
Area Sq Ft : 737,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,12
Block : 4205 **Lot** : 1 **BIN** : 2097550

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,158,700	\$764,100
Interior Architecture		\$652,200	\$7,283,200
Electrical		\$3,591,800	\$903,500
Mechanical		\$6,542,700	\$2,896,200
Total		\$11,945,500	\$11,847,000
Importance Code A		\$1,227,900	\$764,100
Importance Code B		\$10,717,600	\$10,851,600
Importance Code C			\$231,300
Total		\$11,945,500	\$11,847,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$35,600			\$20,000
Interior Architecture	\$18,600	\$13,600	\$145,200	
Electrical	\$54,000	\$60,100	\$69,200	\$60,600
Mechanical	\$177,000	\$186,400	\$354,200	\$202,400
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$423,300	\$398,300	\$706,700	\$421,100
Importance Code A	\$44,600	\$9,000	\$9,000	\$30,600
Importance Code B	\$378,700	\$389,300	\$668,100	\$390,600
Importance Code C			\$29,600	
Total	\$423,300	\$398,300	\$706,700	\$421,100



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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	10%			LIFE	* *	5	\$53,400	
Masonry: Brick	88%	0-2	\$724,800	LIFE	* *	5	\$469,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout.								
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout.								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Throughout.								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 70%								
Location : Throughout.								
Explanation : Much Of The Staining And Lintel Erosion Is From Window A/ C Unit Condensation.								
Metal Panel	2%			2055	* *	5-10	\$73,400	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : New Stair Tower At Loading Dock Area								
Windows								
Aluminum	100%			2033	* *	5	\$281,300	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$44,300	
Masonry: Brick	5%	Now	\$7,700	LIFE	* *	5	\$2,600	
Other Observation, Extent : Severe, Area Affected : 5%								
Location : 12th Floor Roof Parapet.								
Explanation : Roof Membrane Separated Vertically From The Parapet Wall; Counter Flashing Missing.								
Masonry: Limestone	10%	2-4	\$27,900	LIFE	* *	5	\$6,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout.								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : 12th Floor Roof Parapet								
Staining/Discoloring, Extent : Severe, Area Affected : 30%								
Location : Throughout.								
Roof								
IRMA/Protected Membrane	15%			2030	* *	10	\$44,000	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Various Lower Roof Areas And Over Generator Room								
Modified Bitumen	85%			2030	* *	10	\$249,300	

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	\$115,700	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%			2034	* *	5	\$54,400	
Quarry Tile	5%			2038	* *	5	\$81,600	
Terrazzo	5%			LIFE	* *	5	\$42,500	
Vinyl Tile	65%			2025	\$6,146,300	3	\$265,100	
Vinyl Tile 9" X 9"	10%			2030	* *	3	\$40,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interwoven With Vinyl Composite Tile In Various Locations.								
Explanation : Vinyl Tile 9 X 9								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Recent Repair Evident, Extent : Light, Area Affected : 20%								
Location : Emergency Generator Room Tunnel								
Ceramic Tile	5%			2034	* *	5	\$59,300	
Concrete Masonry Unit	5%			LIFE	* *	5	\$23,700	
Patching Evident, Extent : Moderate, Area Affected : 40%								
Location : Various Locations In Mechanical Rooms.								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Various Locations In Mechanical Rooms								
Explanation : Peeling Paint								
Gypsum Board	10%			LIFE	* *	5	\$71,200	
Marble Panels	5%			LIFE	* *			
Plaster	45%			LIFE	* *	5	\$160,100	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	25%			2038	* *	5	\$271,900	
AcousTileSusp.Lay-In	20%	Now	\$359,800	2030	* *	5	\$108,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout.								
Staining/Discoloring, Extent : Severe, Area Affected : 75%								
Location : Throughout.								
Exposed Concrete	10%			LIFE	* *	5	\$17,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Basement And Sub-basement Levels.								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Throughout Basement And Sub-basement.								
Metal Panel	5%	Now	\$18,600	LIFE	* *	5	\$68,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
Location : Emergency Generator Room.								
Plaster	40%			LIFE	* *	5	\$271,900	

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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
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2035	* *	5	\$3,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 3000 Amp Main Disconnect Switch									
Transformers									
	Dry Type	40%			2030	* *	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 300 Kva									
	Dry Type	40%			2023	\$6,500	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One 225 Kva And One 112.5 Kva									
	Dry Type	20%			2038	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Switchgear Room 2 And Basement									
Explanation : One 112.5, 150 And (2) 500 Kva									
Switchgear / Switchboard									
	Air Circuit Breaker	70%			2035	* *	5	\$2,700	
	Fused Disc Sw	30%			2035	* *	5	\$900	
Raceway									
	Conduit	70%			2025	\$558,600	1		
	Conduit	25%			2035	* *	1		
	Tray	5%			2023	\$39,900	1		
Panelboards									
	Molded Case Bkrs	5%			2033	* *	5	\$1,000	
	Molded Case Bkrs	85%	0-2	\$623,600	2050	* *	5	\$8,200	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Molded Case Bkrs	10%			2041	* *	5	\$1,900	
Wiring									
	Braided Cloth	60%	2-4	\$737,600	2050	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	40%			2035	* *	1		
Motor Controllers									
	Locally Mounted	5%			2030	* *	5	\$200	
	Motor Control Center	90%	0-2	\$260,800	2038	* *	5	\$9,000	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Spaces (Basement/ Penthouse)									
	Motor Control Center	5%			2038	* *	5	\$1,000	
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								
Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Basement							
	Explanation : Located Behind Hot Water Heaters							
Stand-by Power								
Transfer Switches								
Automatic	50%			2030	* *	1	\$113,400	
Automatic	50%			2023		1	\$113,400	
Generators								
Diesel	100%			2028	* *	1	\$285,400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Two 1250 Kva							
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$27,300	
Fuel Storage								
Day Tank	60%			2024	\$32,400	5	\$80,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Two 275 Gallons							
Main Tank	40%			2028	* *	5	\$8,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Underground							
	Explanation : Two 10,000 Gallons							
Lighting								
Interior Lighting								
Fluorescent	76%			2030	* *	10	\$506,500	
	T-12 Lamps, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Fluorescent	20%			2030	* *	10	\$133,300	
	T-8 Lamps, Extent : Light, Area Affected : 100%							
	Location : Throughout							
HID	2%			2020	\$118,600	10	\$500	
Incandescent	2%			2020	\$835,200	2	\$300	
Egress Lighting								
Emergency, Service	50%			2020	\$182,700	1		
Emergency, Service	10%			2025	\$36,600	1		
Exit, Service	40%			2020	\$99,000	1		
Exterior Lighting								
Fluorescent	80%			2030	* *	10	\$54,000	
HID	20%			2030	* *	10	\$500	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2040	* *	5	\$3,100	

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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	

Alarm

Security System

No Component

90%

Generic

10%

2025

\$228,000

1

\$27,500

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

* *

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout*

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

Heating

Energy Source

Campus Steam

100%

2035

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement**Explanation : Provided By Adjacent Building 6*

Conversion Equipment

Heat Exchanger

25%

2034

* *

1

\$89,800

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Sub-basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement**Explanation : Serves Reheats And Unit Heaters*

Pres. Reducing Valve/LP

75%

4+

\$69,100

2028

* *

5

\$16,200

Steam

*Leak Evident, Extent : Moderate, Area Affected : 50%**Location : Sub-basement*

Distribution

Hot Wtr Piping/Pump

40%

4+

\$447,900

2033

* *

4

\$14,300

*Broken, Extent : Moderate, Area Affected : 50%**Location : One Pump Broken In Mechanical Room**Recent Replace Evident, Extent : Light, Area Affected : 50%**Location : One Motor Recently Replaced*

Steam Piping/Pump

60%

Now

\$311,300

2035

* *

4

\$21,500

*Corroded, Extent : Severe, Area Affected : 10%**Location : Sub-basement**Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Steam Pipe Near Pressure Reducing Valve In Sub-basement Steam Room*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER 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									
Terminal Devices									
	Air Handler	25%			2020	\$1,001,600	1	\$112,300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Fan Room							
	Air Handler	25%			2030	* *	1	\$112,300	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Various Mechanical Equipment Rooms							
	Convactor/Radiator	30%			2030	* *	1	\$70,400	
	Fan Coil Unit/Heat	20%			2020	\$2,225,100	1	\$46,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Reheat Coils With A Small Number Of Unit Heaters In Mechanical Spaces							
Air Conditioning									
Energy Source									
	Electricity	80%			2041	* *	1		
	Steam/HW System	20%			2035	* *	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	25%			2021	\$612,400	1	\$196,600	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 2 Absorption Chillers							
	Centrifugal, Elec Chiller	60%	4+	\$240,400	2028	* *	1	\$424,600	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 3 Units Working At Reduced Capacity							
	Window/Wall Unit	15%			2020	\$229,100	1		
Distribution									
	Chilled Wtr Pipe/Pump	60%			2045	* *	4	\$32,200	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	30%			2033	* *	1	\$134,800	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Fan Room							
	Air Handler/Cool/Ht	30%			2020	\$946,800	1	\$134,800	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Fan Room							
	No Component	40%							

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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									
	Heat Rejection								
	Water Cool Tower	80%	4+	\$85,300	2023	\$1,706,200	2	\$468,000	
		Leak Evident, Extent : Light, Area Affected : 20%							
		Location : Roof							
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$405,200	
Exhaust Fans									
	Interior	95%	4+	\$780,200	2035	* *	2	\$16,900	
		On Extended Life, Extent : Moderate, Area Affected : 60%							
		Location : Various Locations							
	Roof	5%			2020	\$29,500	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	4+	\$111,000	2035	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Sub-basement							
	HW Heat Exchanger								
	Low Temp	100%			2025	\$230,500	4	\$107,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 2 Units With 1000 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)								
	Rigid Piping	100%			2025	\$11,300	4	\$2,500	
	Sewage Ejector(s)								
	Not Accessible	100%							
	Backflow Preventer								
	Generic	100%			2025	\$72,000	1	\$44,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (3) B-11, (5) B-12, (2) B-6							
		Explanation : 10 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$366,400	

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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
Fire Suppression									
Sprinkler									
	No Component	70%							
	Generic	30%			2045	* *	1-2	\$61,100	
Fire Pump									
	Generic	100%			2034	* *	1	\$135,700	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Address : 2021 EASTCHESTER ROAD & EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.030 / 56 **Yr Built/Renovated** : 1962 / 2003
Area Sq Ft : 225,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 05-Mar-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,10,13
Block : 4205 **Lot** : 1 **BIN** : 2102972

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$2,617,500	\$459,300
Interior Architecture		\$140,900	\$1,945,800
Electrical		\$599,200	\$2,477,300
Mechanical		\$822,700	\$388,500
Total		\$4,180,200	\$5,270,900
Importance Code	A	\$2,617,500	\$459,300
Importance Code	B	\$1,562,800	\$4,642,600
Importance Code	C		\$169,000
Total		\$4,180,200	\$5,270,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$141,400	\$18,800		\$13,800
Interior Architecture	\$68,700	\$45,500	\$62,500	\$43,700
Electrical	\$10,300	\$16,000	\$13,400	\$42,000
Mechanical	\$43,600	\$36,800	\$37,900	\$65,700
Elevators/Escalators	\$51,300	\$51,300	\$51,300	\$51,300
Total	\$315,400	\$168,400	\$165,100	\$216,500
Importance Code	A	\$146,900	\$27,600	\$5,500
Importance Code	B	\$131,000	\$124,500	\$159,600
Importance Code	C	\$37,400	\$16,400	
Total	\$315,400	\$168,400	\$165,100	\$216,500



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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%	Now	\$23,300	LIFE	* *	5	\$40,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Overhang At Loading Dock Area								
Exposed Reinforcement, Extent : Light, Area Affected : 10%								
Location : Roof Overhang, 13th Floor								
Spalling, Extent : Light, Area Affected : 10%								
Location : Roof Overhang, 13th Floor And Main Entrance Canopy								
Masonry: Brick	86%			LIFE	* *	5	\$138,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : From Window Ac Units, Throughout								
Metal Panel	2%	Now	\$7,100	2045	* *	5	\$6,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : Penthouse								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Penthouse Walls And 3rd Floor Roof								
Explanation : Rusted Louver Panels.								
Granite Panels	3%	0-2	\$26,300	LIFE	* *	5	\$3,600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Main Entrance								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Concrete Canopy Off Of The Granite Facade - Main Entrance								
Explanation : Spalling Concrete								
Window Wall	4%			2045	* *	5	\$24,200	
Windows								
Aluminum	25%			2047	* *	5	\$21,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Various Floors								
Aluminum	70%	Now	\$2,571,700	2050	* *	5	\$30,000	
Weather Strip Missing, Extent : Moderate, Area Affected : 70%								
Location : Throughout.								
Other Observation, Extent : Moderate, Area Affected : 90%								
Location : Throughout.								
Explanation : Most Lintels Were Rusted From Window A/C Unit Condensation From Above.								
Metal Louvers	3%	2-4	\$15,700	2028	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : 3rd Floor Machine Room								
Steel	2%	Now	\$45,800	2041	* *	5	\$10,700	1
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Stairs, Elevator Lobbies								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Stairs, Elevator Lobbies								

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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	\$14,500	
		Recent Repair Evident, Extent : Light, Area Affected : 20%							
		Location : Main Roof							
	Metal Panel	5%			2045	* *	5	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 13th Floor Roof.							
		Explanation : Metal Panel Refers To Coping.							
	Metal Rail	10%			2038	* *	5-10	\$30,900	
Roof									
	Modified Bitumen	60%	Now	\$34,400	2030	* *			
		Miss/Damaged Flashings, Extent : Light, Area Affected : 10%							
		Location : Stair Bulkhead, 13th Floor							
		Ponding, Extent : Light, Area Affected : 2%							
		Location : 3rd Floor Roof Just Outside Bulkhead And Penthouse Roof							
	Traffic Topping	40%	0-2	\$23,900	2025	\$239,400			
		Blisters, Extent : Light, Area Affected : 15%							
		Location : 1st Floor And 13th Floor Main Roof							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : 1st Floor And 13th Floor Main Roof							
Interior									
Floors									
	Carpet	10%			2024	\$434,900	3	\$50,000	
	Cast in Place Concrete	5%			LIFE	* *	5	\$36,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Ceramic Tile	5%			2034	* *	5	\$16,700	
	Granite Panels	5%			LIFE	* *	5	\$12,500	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Training Facility							
	Quarry Tile	5%			2038	* *	5	\$25,000	
	Raised Access Floor	5%			2034	* *	5	\$62,500	
	Terrazzo	5%			LIFE	* *	5	\$13,000	
	Traffic Topping	5%			2030	* *	5	\$20,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : In The Gym.							
		Explanation : Refers To Plastic Interlocking Tiles.							
	Vinyl Tile	55%			2025	\$1,593,400	3	\$68,700	
		Other Observation, Extent : Light, Area Affected : 7%							
		Location : Various Locations							
		Explanation : 9 X 9 Tiles							

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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									
Interior Walls									
	Ceramic Tile	9%			2028	**	5	\$32,700	
	Concrete Masonry Unit	10%	0-2	\$16,500	LIFE	**	5	\$14,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : North Stair Tower									
	Marble Panels	9%			LIFE	**			
	Plaster	35%	2-4	\$20,900	LIFE	**	5	\$38,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Library									
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Basement Storage Room,									
	SGFT/Glazed Masonry	28%			LIFE	**			
	Wood	9%			LIFE	**	5	\$130,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Training Area									
Explanation : Wood Panels									
Ceilings									
	AcousTile,Adhered	25%			2030	**	5	\$83,300	
	AcousTileSusp.Lay-In	14%	Now	\$77,200	2038	**	5	\$23,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	AcousTileSusp.Lay-In	8%	Now	\$22,000	2045	**	5	\$13,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : 13th Floor Corridor									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 13th Floor Corridor									
	AcousTileSusp.Lay-In	20%			2030	**	5	\$66,600	
	Plaster	7%	Now	\$31,300	LIFE	**	5	\$14,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Gym									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Gym, Library									
	Plaster	26%			LIFE	**	5	\$54,100	

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

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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%			2035	* *	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 5000 Amp Main Disconnect Switch							
	Fused Disc Sw	50%			2035	* *	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1200 A And (1) 2000 Amp							
Transformers									
	Dry Type	100%			2030	* *	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : In Generator Room And Mechanical/ Electrical Rooms							
		Explanation : One 500 Kva 480v-208/120v, Others Throughout The Mechanical/ Electrical Rooms							
Switchgear / Switchboard									
	Molded Case Bkrs	80%			2025	\$279,900	5	\$4,800	
	Molded Case Bkrs	20%			2045	* *	5	\$1,200	
Raceway									
	Conduit	80%			2025	\$319,200	1		
	Conduit	20%			2045	* *	1		
Panelboards									
	Molded Case Bkrs	85%			2024	\$311,800	5	\$5,100	
	Molded Case Bkrs	15%			2041	* *	5	\$900	
Wiring									
	Braided Cloth	20%	2-4	\$122,900	2050	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	40%			2045	* *	1		
	Thermoplastic	40%			2035	* *	1		
Motor Controllers									
	Locally Mounted	15%			2023	\$114,800	5	\$200	
	Locally Mounted	5%			2030	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Located On 3rd Floor							
		Explanation : Located On Roof Setback							
	Motor Control Center	80%			2023	\$579,700	5	\$4,900	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,300	
Stand-by Power									

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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								
Transfer Switches								
Automatic	80%			2038	* *	1	\$55,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Emergency Generator Room							
	Explanation : 3 Automatic Transfer Switches - 1600 Amps, 3p, 480v							
Manual	20%			2045	* *	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Emergency Generator Room							
	Explanation : One Manual Transfer Switch							
Generators								
Diesel	25%			2028	* *	1	\$21,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Located On Basement Level							
	Explanation : (2) 1250 Kva And (1) 375 Kva Generators That Serve 2nd Floor Data Center, Maintained Bydata Center Personnel							
No Component	75%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Throughout							
	Explanation : Building Is Fed From Other Building Emergency System.							
Batteries								
Lead/Acid	10%			2019	\$200	5	\$800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : For Data Center Generators							
No Component	90%							
Fuel Storage								
Day Tank	5%			2041	* *	5	\$2,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Emergency Generator Room							
	Explanation : One 250 Gallon Tank							
Main Tank	95%			2053	* *	5	\$6,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Outside Parking							
	Explanation : (2) 4000 Gallon Main Tanks							

Lighting

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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type									
Lighting									
Interior Lighting									
	Fluorescent	5%			2030	* *	10	\$10,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	90%			2030	* *	10	\$183,800	
		T-5 Lamps, Extent : Light, Area Affected : 35%							
		Location : Throughout							
		T-8 Lamps, Extent : Light, Area Affected : 35%							
		Location : Throughout							
		T-12 Lamps, Extent : Light, Area Affected : 30%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Located On 2nd Floor							
		Explanation : Halogen Lamps Observed							
	HID	5%			2020	\$90,800	10	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : H I D Lamps							
Egress Lighting									
	Emergency, Battery	50%			2020	\$153,500	10	\$26,900	
	Exit, Service	50%			2020	\$37,900	1		
Exterior Lighting									
	HID	100%			2025	\$872,000	10	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Located On Exterior - Under The Breeway							
		Explanation : Controlled Via Timer							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2040	* *	5	\$1,000	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	* *	1	\$25,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Exit And Corridors.							
		Explanation : Fixed Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2033	* *			
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							

Mechanical		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 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								
	Campus Steam	100%			2045	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided By Adjacent Building #6							
Conversion Equipment									
	Heat Exchanger	50%			2028	**	1	\$55,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Heat Exchanger Serves Hot Water Heating System							
	Pres. Reducing Valve/LP Steam	50%			2028	**	5	\$6,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Prv Station Serves Steam Coils In Fan Units And A Heat Exchanger For The Hot Water Heating System							
Distribution									
	Hot Wtr Piping/Pump	80%			2041	**	4	\$13,200	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Recent Repipe Of Entire System							
	Steam Piping/Pump	20%	0-2	\$95,400	2025	\$317,900	4	\$2,200	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations							
Terminal Devices									
	Air Handler	20%	Now	\$245,500	2035	**	1	\$24,800	
		Abandoned in Place, Extent : Moderate, Area Affected : 50%							
		Location : Fan Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Fan Room							
		Explanation : Equipmmnt On Extended Life With Evidence Of Severe Steam Coil Leaks							
	Convactor/Radiator	80%			2030	**	1	\$57,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	40%			2034	**	1	\$96,400	
	Window/Wall Unit	60%	4+	\$56,200	2020	\$280,800	1		
		Damaged, Extent : Moderate, Area Affected : 30%							
		Location : 30% Of Units Need Replacement							
Terminal Devices									
	Air Handler/Cool/Ht	5%			2030	**	1	\$6,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : In Data Center							
		Explanation : Air Handler							
	No Component	95%							
Ventilation									

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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
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$49,700	
	No Component	60%							
Exhaust Fans									
	Interior	96%	Now	\$144,900	2035	* *	2	\$5,200	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Fan Room							
	Roof	4%			2020	\$7,200	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Booster Pump To Get Water To Higher Floors							
	HW Heat Exchanger								
	Low Temp	100%			2025	\$70,600	4	\$33,000	
		Other Observation, Extent : Light, 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)								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Facility Engineer Reports Pumps Not Working							
	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 : Light, Area Affected : 100%							
		Location : B-13, Penthouse.							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$112,200	

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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
Fire Suppression									
Sprinkler									
	No Component	90%							
	Generic	10%			2045	* *	1-2	\$6,200	
Fire Pump									
	No Component	90%							
	Generic	10%	2-4	\$1,700	2028	* *	1	\$3,700	
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Pump Room									

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Address : 1420 PELHAM PARKWAY SOUTH & EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.100 / 14113 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 384,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Mar-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,8
Block : 4205 **Lot** : 1 **BIN** : 2826699

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$291,900	\$255,200
Interior Architecture		\$385,500	\$1,336,500
Electrical			\$319,400
Mechanical		\$163,600	\$1,292,100
Total		\$841,000	\$3,203,300
Importance Code A		\$291,900	\$255,200
Importance Code B		\$549,100	\$2,627,900
Importance Code C			\$320,100
Total		\$841,000	\$3,203,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$48,800			\$4,400
Interior Architecture	\$45,500	\$56,700		\$3,500
Electrical	\$66,600	\$30,400	\$39,000	\$34,600
Mechanical	\$186,900	\$229,100	\$182,200	\$222,100
Elevators/Escalators	\$85,700	\$85,700	\$85,700	\$85,700
Total	\$433,400	\$401,900	\$307,000	\$350,200
Importance Code A	\$84,400	\$35,600	\$35,600	\$40,000
Importance Code B	\$338,500	\$366,200	\$271,400	\$310,200
Importance Code C	\$10,500			
Total	\$433,400	\$401,900	\$307,000	\$350,200



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 Estimates are rounded to the nearest hundred dollars.

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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	5%	Now	\$103,100	LIFE	* *	5	\$7,700		
	Efflorescence, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
Masonry: Brick	55%			LIFE	* *	5	\$134,700		
	Efflorescence, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Upper Facade								
	Explanation : Modular								
Masonry: Brick	25%			LIFE	* *	5	\$61,200		
	Efflorescence, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lower Facade								
	Explanation : Square								
Metal Panel	5%	Now	\$4,500	2045	* *	5	\$23,000		
	Water Penetration, Extent : Severe, Area Affected : 100%								
	Location : Underside Of Metal Canopy								
Stucco Cement	5%	Now	\$18,100	2038	* *	5	\$15,300		
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Stucco Overhang At Main Entry								
Window Wall	5%			2051	* *	5	\$45,900		
Windows									
Aluminum	85%			2047	* *	5	\$118,600		
Fiberglass Panel	10%			2047	* *	5	\$52,300		
Metal Louvers	5%			2038	* *	10	\$43,600		
Parapets									
Concrete Masonry Unit	45%			LIFE	* *	5	\$23,000		
Masonry: Brick	50%			LIFE	* *	5	\$22,600		
	Efflorescence, Extent : Moderate, Area Affected : 40%								
	Location : 4th Floor Roof Parapets								
Metal Panel	5%			2045	* *	5	\$8,800		
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Low Roof Parapet Wall								
Roof									
Plaza Roof: Stone Panels	2%			2045	* *				
Single Ply Membrane	98%	2-4	\$85,900	2030	* *				
	Ponding, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Main Roof, Various Locations								
	Explanation : Bitumen In Pitch Cup At Dunnage Supports Are Cracking								

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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%	2-4	\$30,100	LIFE	**	5	\$124,000	
Horizontal Cracks, Extent : Moderate, Area Affected : 100%								
Location : Throughout Mechanical Room								
Granite Panels	5%			LIFE	**	5	\$21,200	
Vinyl Tile	5%	0-2	\$4,900	2033	**	3	\$10,600	
Worn/Eroded, Extent : Light, Area Affected : 5%								
Location : Corridor By Loading Dock Area In Basement								
Vinyl Tile	80%			2033	**	3	\$170,000	
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$49,400	
Gypsum Board	20%	Now	\$10,500	LIFE	**	5	\$74,200	
Broken/Missing Elements, Extent : Light, Area Affected : 35%								
Location : Throughout 4th Floor Mechanical Room								
Gypsum Board	53%			LIFE	**	5	\$196,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors Throughout								
Explanation : This Area Of Gypsum Board Was Finished With Wall Covering.								
Masonry: Brick	5%			LIFE	**			
Masonry: Fieldstone	2%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	40%			2042	**	5	\$226,700	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	40%			LIFE	**	5	\$283,300	
Wood	10%	Now	\$272,100	LIFE	**	5	\$495,800	
Broken/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								

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

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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%		2042		**	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Transformers Rated At 112.5 75 , 45 And 30 Kva							
	Dry Type	10%		2042		**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : G 007 (Basement)							
		Explanation : One 15 Kva Transformer For Fire Alarm							
Switchgear / Switchboard									
	Air Circuit Breaker	50%		2051		**	5	\$1,000	
	Fused Knife Sw	50%		2051		**	5	\$800	
Raceway									
	Conduit	100%		2051		**	1		
Panelboards									
	Molded Case Bkrs	100%		2047		**	5	\$10,100	
Wiring									
	Thermoplastic	100%		2051		**	1		
Motor Controllers									
	Locally Mounted	30%		2042		**	5	\$800	
	Motor Control Center	70%		2042		**	5	\$7,300	
Ground									
Grounding Devices									
	Generic	100%		LIFE		**	5	\$5,600	
Stand-by Power									
Transfer Switches									
	Automatic	95%		2042		**	1	\$112,200	
	Manual	5%		2051		**	5	\$100	
Generators									
	Diesel	98%		2038		**	1	\$145,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Three 1125 Kva Generators							
	Diesel	2%	Now	\$17,900	2040	**	1	\$2,700	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Dampers Reported To Be Not Operational							
Batteries									
	Lead/Acid	100%		2019		\$1,500	5	\$14,200	

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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
Stand-by Power									
	Fuel Storage								
	Day Tank	25%			2047	* *	5	\$17,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Three 150 Gallons Tank.							
	Main Tank	75%			2060	* *	5	\$8,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : Three 20,000 Gallons Tank							
Lighting									
	Interior Lighting								
	Fluorescent	92%			2033	* *	10	\$319,400	
		Motion Sensors in Use, Extent : Light, Area Affected : 75%							
		Location : Throughout							
		T-5 Lamps, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		T-8 Lamps, Extent : Light, Area Affected : 50%							
		Location : Throughout							
	HID	8%			2033	* *	10	\$1,000	
	Egress Lighting								
	Emergency, Service	70%			2033	* *	1		
	Exit, LED	30%			2060	* *	1		
	Exterior Lighting								
	HID	30%			2033	* *	10	\$400	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2033	* *	1	\$43,000	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2033	* *			

Mechanical		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%			2045	* *	1		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Parking Lot							
		Explanation : 3 - 20,000 Tanks For #2 To Serve Both The Boilers And Generators							

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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	10%			2034	**	1	\$18,700		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Heat Exchanger Serves Re-heat System And Several Unit Heaters For Mechanical Spaces								
Steam Boiler	90%			2038	**	1	\$337,400		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 4 Boilers Provide Steam To Building #1, #4, And #6								
Distribution									
Hot Wtr Piping/Pump	40%			2041	**	4	\$11,200		
Steam Piping/Pump	40%	4+	\$54,100	2045	**	4	\$7,500		
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
Steam Piping/Pump	20%			2045	**	4	\$5,600		
Terminal Devices									
Air Handler	80%			2030	**	1	\$187,300		
Fan Coil Unit/Heat	20%			2030	**	1	\$24,500		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Re-heat System								
Air Conditioning									
Energy Source									
Electricity	100%			2047	**	1			
Conversion Equipment									
Centrifugal, Elec Chiller	100%			2028	**	1	\$409,700		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Explanation : Two Chillers / R-123								
Distribution									
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$28,000		
Terminal Devices									
Air Handler/Cool/Ht	100%	4+	\$32,900	2030	**	1	\$210,700		
	Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 2%								
	Location : Various Locations								
Heat Rejection									
Water Cool Tower	100%			2026	\$1,111,200	2	\$381,000		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 2 Cell Cooling Tower								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$211,100		

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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								
Exhaust Fans								
Interior	50%	4+	\$10,700	2030	* *	2	\$4,600	
	Broken, Extent : Light, Area Affected : 10%							
	Location : B-1 Make-up Air Fan Needs Repair							
Roof	50%			2030	* *	2	\$5,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 3 Booster Pumps							
HW Heat Exchanger								
Low Temp	100%	Now	\$60,000	2045	* *	4	\$37,400	
	Abandoned in Place, Extent : Light, Area Affected : 100%							
	Location : Hot Water Supplied By Building 1							
	Unit Inoperable, Extent : Light, Area Affected : 100%							
	Location : Building #1							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Building #1							
	Explanation : Instantaneous Water Heater Located In Building 1 / Temporary Hot Water Supply From Building 1 Equipment							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2025	\$37,500	1	\$23,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (8) B To 8							
	Explanation : 8 Units							
Hydraulic	20%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B To 2							
	Explanation : 2 Units							
Escalators								
Under 20' Rise	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Lobby To 1							
	Explanation : 2 Units							
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	\$190,900	

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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
Fire Suppression									
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$106,100	
Fire Pump									
	Generic	100%			2034	* *	1	\$70,700	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Address : 1400 PELHAM PARKWAY SOUTH & EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.050 / 58 **Yr Built/Renovated** : 1955 /
Area Sq Ft : 25,818 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4205 **Lot** : 1 **BIN** : 2097546

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,115,500	\$162,700
Interior Architecture	\$37,400	\$57,100
Electrical	\$99,300	\$24,800
Mechanical		\$61,400
Total	\$1,252,200	\$306,100
Importance Code A	\$1,115,500	\$162,700
Importance Code B	\$136,700	\$143,400
Total	\$1,252,200	\$306,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$4,800	\$6,500		\$15,600
Interior Architecture	\$83,100	\$1,400	\$900	\$1,200
Electrical	\$55,900	\$200	\$100	\$49,000
Mechanical	\$19,100	\$1,000	\$31,700	\$32,700
Total	\$162,900	\$9,200	\$32,700	\$98,600
Importance Code A	\$6,300	\$6,500		\$15,600
Importance Code B	\$130,900	\$2,600	\$32,700	\$82,900
Importance Code C	\$25,700			
Total	\$162,900	\$9,200	\$32,700	\$98,600



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
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%	Now	\$4,800	LIFE	* *	5	\$20,800	
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : East Side Of Building							
	Explanation : Missing Metal Grating At Top Of Areaway Wall							
Masonry: Brick	80%	Now	\$411,400	LIFE	* *	5	\$66,700	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Below Window Sills, West Elevation							
	Loose/Delam Surface, Extent : Severe, Area Affected : 25%							
	Location : West Elevation, Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : From Car Impacts At West Elevation							
Metal Panel	10%			2035	* *	5-10	\$57,300	
Metal Sect. OHD	5%			2038	* *	5	\$13,000	
Windows								
Aluminum	100%	Now	\$428,500	2033	* *	5	\$8,300	
	Air Infiltration, Extent : Severe, Area Affected : 80%							
	Location : Throughout.							
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Window Next To Garage Door.							
	Other Observation, Extent : Light, Area Affected : 2%							
	Location : Window By Garage Door.							
	Explanation : Window Sill Lifted Up.							
Roof								
Roll Roofing	100%	Now	\$275,500	2027	* *	5	\$54,400	1
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%							
	Location : All.							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Soffit Areas.							
	Other Observation, Extent : Moderate, Area Affected : 30%							
	Location : Various Locations							
	Explanation : Soffits Are Broken Through With Water Running From Them.							

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	\$27,800	LIFE	* *	5	\$57,100	
	Loose/Delam Surface, Extent : Light, Area Affected : 5%							
	Location : Basement.							
	Ponding, Extent : Moderate, Area Affected : 30%							
	Location : Basement.							
	Other Observation, Extent : Severe, Area Affected : 90%							
	Location : Basement.							
	Explanation : Severe Staining From Rusted Water.							
Ceramic Tile	5%			2034	* *	5	\$1,700	
	Patching Evident, Extent : Moderate, Area Affected : 15%							
	Location : Toilet Room.							
Vinyl Tile	20%	Now	\$18,200	2030	* *	3	\$2,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations.							
	Worn/Eroded, Extent : Moderate, Area Affected : 60%							
	Location : Throughout.							
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$700	
Gypsum Board	10%			LIFE	* *	5	\$1,100	
Plaster	15%			LIFE	* *	5	\$800	
SGFT/Glazed Masonry	60%	0-2	\$22,000	LIFE	* *			
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
	Location : Basement.							
SGFT/Glazed Masonry	5%	Now	\$3,700	LIFE	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : E M S Garage Plumbing Chase Wall							
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Shop Wall At Corridor							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Shop Wall At Corridor							
Ceilings								
AcousTileSusp.Lay-In	8%			2038	* *	5	\$2,800	
AcousTileSusp.Lay-In	2%			2030	* *	5	\$700	
	Recent Repair Evident, Extent : Light, Area Affected : 80%							
	Location : Facilities/ Administrative Office							
Exposed Concrete	10%	Now	\$11,500	LIFE	* *	5	\$500	
	Paint Peeling, Extent : Severe, Area Affected : 80%							
	Location : Basement							
Plaster	80%	Now	\$37,400	LIFE	* *	5	\$17,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Main Corridor							
	Paint Peeling, Extent : Moderate, Area Affected : 20%							
	Location : Main Corridor							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Main Corridor							

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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									
Service Equipment									
	Fused Disc Sw	100%	0-2	\$1,500	2055	* *	5	\$100	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : Basement									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 1200 Amp.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%	0-2	\$25,000	2055	* *	5	\$300	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 1200 Amp.									
Raceway									
	Conduit	90%			2025	\$3,400	1		
	Conduit	10%			2035	* *	1		
Panelboards									
	Fused Disc Sw	10%			2033	* *	5	\$100	
	Molded Case Bkrs	70%	2-4	\$10,700	2050	* *	5	\$200	
On Extended Life, Extent : Moderate, Area Affected : 70%									
Location : Throughout									
	Molded Case Bkrs	20%			2033	* *	5	\$100	
Wiring									
	Braided Cloth	90%	2-4	\$7,500	2050	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	10%			2035	* *	1		
Motor Controllers									
	Locally Mounted	50%	2-4	\$11,000	2045	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Locally Mounted	50%			2023	\$11,000	5	\$100	
Other Observation, Extent : Light, Area Affected : 50%									
Location : E M S Vehicular Entrance									
Explanation : Motorized Door Operator									
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									

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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
Lighting								
Interior Lighting								
Fluorescent	80%			2020	\$99,300	10	\$17,100	
	T-12 Lamps, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Fluorescent	20%			2025	\$24,800	10	\$4,300	
	T-5 Lamps, Extent : Light, Area Affected : 100%							
	Location : Paint Shop							
Egress Lighting								
Emergency, Service	30%			2025	\$3,500	1		
Exit, Service	30%			2020	\$1,900	1		
No Component	40%							
Exterior Lighting								
HID	30%			2020	\$29,900	10		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Controlled Via Photocell							
No Component	70%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2025	\$8,000	1	\$1,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : In Facilities Office							
	Explanation : Cameras Observed							
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2033	* *			
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2035	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam Supplied From Adjacent Building							
Distribution									
	Steam Piping/Pump	100%	4+	\$3,300	2035	* *	4	\$1,100	
		Broken, Extent : Moderate, Area Affected : 20%							
		Location : Condensate Return Pump Needs Repair In Basement							

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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									
	Terminal Devices								
	Convector/Radiator	60%			2030	* *	1	\$4,500	
	Unit Heater-Stm/HW	40%	4+	\$12,300	2025	\$61,400	4	\$900	
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations							
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Cooling	10%			2019	\$30,600	2	\$100	
	Window/Wall Unit	30%			2020	\$14,700	1		
	No Component	60%							
	Heat Rejection								
	Air Condenser Unit	10%			2030	* *	2	\$1,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Outside							
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$1,300	
	No Component	90%							
	Exhaust Fans								
	Interior	10%			2020	\$2,600	2	\$100	
	Roof	10%	Now	\$1,900	2035	* *	2	\$100	
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : Roof Toilet Exhaust Fan							
	Wall Unit	40%			2020	\$14,400	2	\$300	
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Water Heater								
	Electric	100%			2023	\$3,700	4	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 200 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		Leak Evident, Extent : Light, Area Affected : 20%							
		Location : Leak Reported By Facility Engineer							
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Storm Drain Piping Operation Not Observed On Day Of Survey							

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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									
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$11,300	4	\$2,500	
		Broken, Extent : Light, Area Affected : 50%							
		Location : Facility Engineer Claims Units Do Not Work							
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Sump Pump Operation Not Observed On Day Of Survey							
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%			2045	* *	1-2	\$2,600	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Address : 1920 SEMINOLE AVENUE & EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.040 / 57 **Yr Built/Renovated** : 1955 / 1998
Area Sq Ft : 55,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-Mar-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 2,6
Block : 4205 **Lot** : 1 **BIN** : 2097551

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$495,300	\$254,100
Interior Architecture		\$38,600	
Electrical		\$455,900	\$262,000
Mechanical		\$106,400	
Total		\$1,096,200	\$516,100
Importance Code A		\$495,300	\$254,100
Importance Code B		\$562,300	\$262,000
Importance Code C		\$38,600	
Total		\$1,096,200	\$516,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$4,000			\$11,500
Interior Architecture	\$75,900	\$7,100	\$3,400	\$3,600
Electrical	\$2,100	\$5,900	\$2,100	\$109,800
Mechanical	\$33,800	\$4,300	\$5,400	\$3,500
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$121,800	\$23,300	\$16,800	\$134,300
Importance Code A	\$5,900	\$2,100	\$1,900	\$13,700
Importance Code B	\$89,200	\$21,200	\$11,600	\$120,600
Importance Code C	\$26,600		\$3,400	
Total	\$121,800	\$23,300	\$16,800	\$134,300



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 Estimates are rounded to the nearest hundred dollars.

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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	60%			LIFE	**	5	\$63,100	
Masonry: Brick	25%	Now	\$162,400	LIFE	**	5	\$26,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Bulkhead, Areaway At Cellar Stairwell								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Rear Elevation.								
Masonry: Brick	10%	Now	\$64,900	LIFE	**	5	\$10,500	
Rusting Masonry Supt, Extent : Moderate, Area Affected : 100%								
Location : Various Spans.								
Window Wall	5%	Now	\$90,600	2055	**	5	\$9,900	
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Corrosion/Rusting, Extent : Severe, Area Affected : 80%								
Location : Throughout.								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Windows								
Aluminum	90%	2-4	\$88,700	2050	**	5	\$1,000	
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%			2047	**	5	\$200	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Security Office, 1st Floor								

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

HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Architecture		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%	0-2	\$3,900	LIFE	* *	5	\$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations.								
Expansion Jnt Failure, Extent : Light, Area Affected : 15%								
Location : Main Roof								
Loose/Delam Surface, Extent : Light, Area Affected : 2%								
Location : Just Under Coping.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Explanation : Mortar Is Porous And Stained From Holding Moisture.								
Masonry: Limestone	25%	0-2	\$88,800	LIFE	* *	5	\$1,400	
Jnt Mortar Miss/Erod, 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%			2025	\$154,100	10	\$25,900	
Skylight, Metal/Glass	5%			2045	* *	10	\$5,800	
Traffic Topping	20%			2030	* *	10	\$11,500	
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Roof/ Patio At 2nd Floor								

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
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%			2024	\$74,500	3	\$8,600	
Cast in Place Concrete	5%	Now	\$600	LIFE	* *	5	\$6,200	
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Various Locations.								
Explanation : Rust Staining.								
Ceramic Tile	5%	Now	\$22,600	2028	* *	5	\$1,400	
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : All Toilet Rooms.								
Raised Access Floor	5%	Now	\$10,800	2034	* *	5	\$5,400	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Basement								
Explanation : Worn/ Eroded								
Slate	5%			LIFE	* *	5	\$3,000	
Vinyl Tile	50%	Now	\$12,400	2030	* *	3	\$10,700	
Worn/Eroded, Extent : Moderate, Area Affected : 70%								
Location : Throughout Building.								
Vinyl Tile	10%			2033	* *	3	\$2,100	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Security Office, 1st Floor								
Vinyl Tile 9" X 9"	10%			2030	* *	3	\$2,100	
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$6,700	
Gypsum Board	10%			LIFE	* *	5	\$8,100	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Security Office, First Floor								
Masonry: Brick	5%			LIFE	* *			
Plaster	70%	Now	\$38,600	LIFE	* *	5	\$28,200	
Paint Peeling, Extent : Moderate, Area Affected : 80%								
Location : Throughout Building.								
Staining/Discoloring, Extent : Moderate, Area Affected : 80%								
Location : Throughout Building.								
Water Penetration, Extent : Moderate, Area Affected : 80%								
Location : Throughout Offices Adjacent To Windows.								
SGFT/Glazed Masonry	10%	Now	\$26,600	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout.								

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Estimates are rounded to the nearest hundred dollars.

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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	10%		2038	* *	5	\$5,700
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*Cracking/Crumbling, Extent : Light, Area Affected : 2%**Location : Various Locations Have Small Sections Of Tile Missing.*

AcousTileSusp.Lay-In	10%		2042	* *	5	\$5,700
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*Recent Construction, Extent : Light, Area Affected : 100%**Location : Security Office, 1st Floor*

Exposed Concrete	5%		LIFE	* *	5	\$400
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*Paint Peeling, Extent : Severe, Area Affected : 50%**Location : Basement.*

Plaster	75%		LIFE	* *	5	\$26,800
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2025	\$8,500	5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2 (1200 Amp.)*

Switchgear / Switchboard

Molded Case Bkrs	100%		2025	\$99,900	5	\$1,500
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Raceway

Conduit	90%		2025	\$47,300	1	
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Conduit	10%		2035	* *	1	
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Panelboards

Molded Case Bkrs	90%	0-2	\$61,900	2050	* *	5	\$700
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*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Throughout*

Molded Case Bkrs	10%		2033	* *	5	\$100
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Wiring

Braided Cloth	70%	2-4	\$55,200	2050	* *	1	
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	30%		2035	* *	1	
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Motor Controllers

Locally Mounted	100%		2023	\$114,800	5	\$400
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Ground

Grounding Devices

Generic	100%		LIFE	* *	5	\$800
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Stand-by Power

Transfer Switches

Automatic	100%		2030	* *	1	\$17,000
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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
Stand-by Power									
	Generators								
	Not Accessible	100%							
	Batteries								
	Not Accessible	100%							
	Fuel Storage								
	Day Tank	100%			2033	* *	5	\$7,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 285 Gallons.							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2030	* *	10	\$10,500	
		T-8 Lamps, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	70%			2030	* *	10	\$24,500	
		T-12 Lamps, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Egress Lighting								
	Emergency, Service	50%			2020	\$9,600	1		
	Exit, Service	50%			2020	\$6,500	1		
	Exterior Lighting								
	HID	10%			2020	\$21,400	10		
		Outdr Lights On During Daytime, Extent : Light, Area Affected : 50%							
		Location : Exterior							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior							
		Explanation : Controlled Via Photocell							
	Incandescent	90%			2020	\$163,100	2	\$100	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2040	* *	5	\$400	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2020	\$34,200	1	\$4,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixed Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2020	\$175,700			

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

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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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : 1 4,000 Gallon Tank For #2 Fuel						
Conversion Equipment								
HTHW/HW Exchanger	50%			2028	* *	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Steam To Hot Water						
Steam Boiler	50%			2038	* *	1	\$18,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Boilers						
Distribution								
Hot Wtr Piping/Pump	80%			2041	* *	4	\$2,300	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout						
Steam Piping/Pump	20%			2045	* *	4	\$600	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Basement						
Terminal Devices								
Convactor/Radiator	100%			2038	* *	1	\$12,300	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout						
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2019	\$50,200	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Computer Area Explanation : Split Units Serve This Area						
Window/Wall Unit	70%	4+	\$22,500	2020	\$56,100	1		
		Malfunctioning, Extent : Light, Area Affected : 40% Location : Various Locations						
No Component	20%							
Heat Rejection								
Remote Air Cond	10%			2025	\$18,600	2	\$2,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$8,500	
No Component	60%							

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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
Ventilation									
	Exhaust Fans								
	Interior	40%			2025	\$17,200	2	\$500	
	Roof	20%	Now	\$6,200	2035	* *	2	\$200	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$9,100	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Indirect Fired Unit 200 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Duplex Unit							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-6							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2035	* *	1-2	\$2,100	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 18-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6,9
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$619,100	\$598,600
Interior Architecture		\$727,700	\$1,077,200
Electrical		\$61,500	\$637,900
Mechanical		\$227,400	\$219,400
Total		\$1,635,700	\$2,533,100
Importance Code A		\$619,100	\$679,000
Importance Code B		\$670,000	\$1,702,900
Importance Code C		\$346,600	\$151,300
Total		\$1,635,700	\$2,533,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$93,700		\$9,100	
Interior Architecture	\$120,000		\$35,400	\$13,700
Electrical	\$46,300	\$23,100	\$27,800	\$23,500
Mechanical	\$61,100	\$63,400	\$70,900	\$43,600
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$356,600	\$122,000	\$178,700	\$116,300
Importance Code A	\$93,700		\$15,700	
Importance Code B	\$231,000	\$122,000	\$149,200	\$116,300
Importance Code C	\$31,900		\$13,900	
Total	\$356,600	\$122,000	\$178,700	\$116,300



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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								
Cast in Place Concrete	5%	Now	\$58,400	LIFE	* *	5	\$101,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Overhangs And Upper Floor Balconies							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Underside Of Overhangs							
Glass Block	5%			LIFE	* *	5	\$25,300	
Masonry: Brick	75%	Now	\$468,600	LIFE	* *	5	\$303,800	
	Efflorescence, Extent : Moderate, Area Affected : 20%							
	Location : Upper Floors - All Facades.							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : South And West Facades							
Metal Panel	3%			2036	* *	5-10	\$83,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : These Are Actually Lead Panels							
Metal Panel	2%			2052	* *	5-10	\$55,700	
Panel/Paver: Limestone	5%			LIFE	* *	5	\$30,400	
Window Wall	5%			2052	* *	5	\$75,900	
Windows								
Aluminum	95%	0-2	\$54,100	2042	* *	5	\$31,600	
	Other Observation, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Explanation : Paint Peeling							
Metal Louvers	5%			2035	* *	10	\$20,800	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5-10	\$33,800	
Masonry: Brick	55%			LIFE	* *	5-10	\$29,800	
Metal Panel	10%			2046	* *	5	\$3,100	
Metal Rail	15%	0-2	\$600	2031	* *	5	\$8,400	
	Other Observation, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Explanation : Paint Peeling							
Stucco Cement	5%			2031	* *	5	\$1,000	
Roof								
Built-Up (BUR)	45%			2031	* *	10	\$54,400	
Modified Bitumen	25%			2031	* *	10	\$30,200	
	Alligatoring, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Paver: Asphalt	5%			2029	* *	10	\$9,100	
Single Ply Membrane	10%			2031	* *	10	\$12,100	
Traffic Topping	15%			2031	* *	10	\$30,200	

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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
Interior								
Floors								
Carpet	3%			2025	\$130,000	3	\$14,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$72,600	
Ceramic Tile	2%			2035	* *	5	\$6,600	
Terrazzo	25%			LIFE	* *	5	\$129,700	
Vinyl Tile	25%	Now	\$216,500	2026	\$721,600	3	\$31,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	40%			2031	* *	3	\$49,800	
Interior Walls								
Ceramic Tile	5%			2029	* *	5	\$27,700	
Concrete Masonry Unit	5%			LIFE	* *	5	\$22,200	
Glass: Single Pane	2%			LIFE	* *	5	\$16,600	
Gypsum Board	33%			LIFE	* *	5-10	\$310,800	
Metal Panel	5%			LIFE	* *	10	\$12,500	
Plaster	25%			LIFE	* *	5-10	\$117,700	
SGFT/Glazed Masonry	25%			LIFE	* *	10	\$69,300	
Ceilings								
AcousTileConcealSpLn	25%	Now	\$26,300	2031	* *	5	\$39,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%			2039	* *	5	\$127,000	
Gypsum Board	5%			LIFE	* *	5-10	\$43,600	
Plaster	20%	2-4	\$34,100	LIFE	* *	5	\$31,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$80,300	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 5000 Amperes</i>								
Transformers								
Dry Type	100%			2039	* *	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 Kva, 480/208/120 V</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2026	\$104,900	5	\$400	
Fused Disc Sw	20%			2046	* *	5	\$200	
Molded Case Bkrs	45%			2046	* *	5	\$3,400	
Molded Case Bkrs	5%			2026	\$17,500	5	\$400	

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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									
Raceway									
	Conduit	20%			2026	\$79,800	1		
	Conduit	80%			2046	* *	1		
Panelboards									
	Fused Disc Sw	5%			2025	\$18,300	5	\$300	
	Molded Case Bkrs	90%			2042	* *	5	\$6,800	
	Molded Case Bkrs	5%			2025	\$18,300	5	\$400	
Wiring									
	Braided Cloth	10%	2-4	\$61,500	2051	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Insulation Aged								
	Thermoplastic	90%			2046	* *	1		
Motor Controllers									
	Locally Mounted	40%			2024	\$77,700	5	\$800	
	Locally Mounted	40%			2031	* *	5	\$800	
	Motor Control Center	20%			2031	* *	5	\$1,600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$8,400	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2039	* *	1	\$88,100	
Generators									
	Diesel	100%			2035	* *	1	\$110,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated @ 750 Kw								
Batteries									
	Lead/Acid	100%			2019	\$1,500	5	\$10,600	
Fuel Storage									
	Day Tank	50%			2042	* *	5	\$20,600	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 275 Gallons Rated Capacity								
	Main Tank	50%			2054	* *	5	\$3,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside								
	Explanation : 3000 Gallons Rated Capacity								
Lighting									

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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
Lighting								
Interior Lighting Fluorescent	90%			2031	* *	10	\$183,100	
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	5%			2031	* *	10	\$10,200	
	<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices</i>							
Fluorescent	5%			2031	* *	10	\$10,200	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
Egress Lighting Emergency, Service Exit, LED	50%			2026	\$55,800	1		
	50%			2041	* *	1		
Exterior Lighting HID	100%			2031	* *	10	\$900	
Lightning Protection								
Arresters/Cabling Generic	100%			2054	* *	5	\$1,300	
Alarm								
Security System No Component Generic	70%							
	30%			2031	* *	1	\$32,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways And Outside</i>							
	<i>Explanation : C C T V Surveillance Cameras</i>							
Fire/Smoke Detection Generic, Digital	100%			2031	* *			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells And Manual Pull Stations</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Campus Steam	100%			2036	* *	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Mechanical Room</i>							
	<i>Explanation : Steam From Power House</i>							
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$13,200	

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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
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$57,000	2034	* *	4	\$10,900	
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Distribution Control System</i>								
Terminal Devices								
Air Handler	50%			2031	* *	1	\$68,600	
Convactor/Radiator	50%			2031	* *	1	\$35,800	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%	Now	\$115,500	2036	* *	1	\$13,900	
<i>Abandoned in Place, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rm E2102.</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Rm E2102.</i>								
No Component	85%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water From Building S</i>								
Distribution								
Chilled Wtr Pipe/Pump	85%			2046	* *	4	\$13,900	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	* *	1	\$137,200	
Heat Rejection								
Air Condenser Unit	15%			2021	\$10,200	2	\$23,200	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$195,800	
Exhaust Fans								
Interior	80%			2031	* *	2	\$5,400	
Roof	20%			2031	* *	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galv Iron/Steel	20%			2024	\$135,500	1		
HW Heat Exchanger								
Low Temp	100%			2046	* *	4	\$32,900	
Sanitary Piping								
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 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									
	Sump Pump(s)								
	Rigid Piping	100%			2031	* *	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2031	* *	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$13,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-10							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$111,800	
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$62,100	
	Fire Pump								
	Generic	100%			2035	* *	1	\$41,400	

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

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

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Address : 604 WINTHROP STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.040 / 128 **Yr Built/Renovated** : 1927 /
Area Sq Ft : 51,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,8,ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$2,334,800	\$284,800
Interior Architecture		\$105,700	\$431,200
Electrical		\$157,900	\$3,132,900
Total		\$2,598,500	\$3,848,900
Importance Code A		\$2,334,800	\$284,800
Importance Code B		\$220,100	\$3,564,100
Importance Code C		\$43,500	
Total		\$2,598,500	\$3,848,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$104,700			
Interior Architecture	\$148,700			\$9,500
Electrical	\$1,600	\$1,600	\$1,600	\$2,300
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$270,800	\$17,400	\$17,400	\$27,500
Importance Code A	\$104,700			
Importance Code B	\$156,400	\$17,400	\$17,400	\$27,500
Importance Code C	\$9,700			
Total	\$270,800	\$17,400	\$17,400	\$27,500



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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Asset # : 128

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$970,600	LIFE	* *	5	\$104,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : South Facade, North Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Building Is Currently Vacant.								
Masonry: Granite	3%			LIFE	* *	5	\$5,200	
Masonry: Limestone	2%	Now	\$26,000	LIFE	* *	5	\$1,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Stucco Cement	5%	Now	\$34,500	2031	* *	5	\$7,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Penthouse								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Penthouse								
Windows								
Aluminum	95%	Now	\$1,126,300	2051	* *	5	\$13,100	
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Steel	5%	Now	\$73,900	2051	* *	5	\$8,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Stairs								
Parapets								
Masonry: Brick	90%	Now	\$78,500	LIFE	* *	5	\$6,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal: Cage/Fence	10%	Now	\$15,000	2046	* *	5	\$2,400	1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Corrosion/Rusting, 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
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Asset # : 128

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	20%	Now	\$26,500	2036	* *			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Lower Roof							
	Vegetation Growth, Extent : Severe, Area Affected : 35%							
	Location : Lower Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Lower Roof							
IRMA/Protected Membrane	78%			2026	\$180,000	10	\$22,100	
Skylight, Metal/Glass	2%	Now	\$85,500	2056	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
	Location : Lower Roof							
	Deformed/Dented, Extent : Moderate, Area Affected : 50%							
	Location : Lower Roof							
Interior								
Floors								
Carpet	10%	Now	\$99,000	2028	* *	3	\$11,400	
	Worn/Eroded, Extent : Moderate, Area Affected : 65%							
	Location : Penthouse							
	Wrinkling, Extent : Moderate, Area Affected : 15%							
	Location : Penthouse							
Terrazzo	30%			LIFE	* *	5	\$35,500	
Vinyl Tile	60%			2021	\$395,600	3	\$22,800	
Interior Walls								
Gypsum Board	10%			LIFE	* *	5-10	\$14,900	
Plaster	90%			LIFE	* *	5-10	\$67,200	
Ceilings								
AcousTileSusp.Lay-In	5%			2031	* *	5	\$3,800	
Exposed Concrete	20%			LIFE	* *	5-10	\$19,000	
Plaster	75%			LIFE	* *	5-10	\$97,800	

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								
Molded Case Bkrs	100%			2026	\$8,500	5	\$1,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Electrical Service - No Rating Available								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$99,900	5	\$1,400	
Raceway								
Conduit	90%			2026	\$47,300	1		
Conduit	10%			2036	* *	1		

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Asset # : 128

Electrical		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%			2025	\$68,800	5	\$1,400	
	Wiring								
	Braided Cloth	90%	2-4	\$70,900	2051	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Insulation Aged							
	Thermoplastic	10%			2036	* *	1		
	Motor Controllers								
	Locally Mounted	90%	2-4	\$42,800	2046	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : On Extended Life							
	Locally Mounted	10%			2024	\$4,800	5		
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2031	* *	1	\$15,800	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2021	\$2,766,500	10	\$44,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T12 Lamps							
	Incandescent	5%			2021	\$145,600	2	\$100	
	Egress Lighting								
	Exit, Service	100%			2026	\$17,300	1		
	Exterior Lighting								
	Not Accessible	100%							
Alarm									
	Security System								
	Not Accessible	100%							
	Fire/Smoke Detection								
	Not Accessible	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								
	Campus Steam	100%			2036	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Whole							
		Explanation : This Is Vacant Building							

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

Asset # : 128

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Not Accessible	100%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location :						
			Explanation : This Building Is Not Occupied						
	Distribution								
	Not Accessible	100%							
	Terminal Devices								
	Not Accessible	100%							
Air Conditioning									
	Energy Source								
	Not Accessible	100%							
	Conversion Equipment								
	Not Accessible	100%							
	Distribution								
	Not Accessible	100%							
	Terminal Devices								
	Not Accessible	100%							
	Heat Rejection								
	Not Accessible	100%							
	Dehumidifier								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Not Accessible	100%							
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Not Accessible	100%							
	Water Heater								
	Not Accessible	100%							
	HW Heat Exchanger								
	Not Accessible	100%							
	Sanitary Piping								
	Not Accessible	100%							
	Storm Drain Piping								
	Not Accessible	100%							
	Sump Pump(s)								
	Not Accessible	100%							
	Sewage Ejector(s)								
	Not Accessible	100%							
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Not Accessible	100%							

Vertical Transport

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

Asset # : 128

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
	Elevators								
	Not Accessible	100%							
	Escalators								
	Not Accessible	100%							
Fire Suppression									
	Standpipe								
	Not Accessible	100%							
	Sprinkler								
	Not Accessible	100%							
	Fire Pump								
	Not Accessible	100%							
	Chemical System								
	Not Accessible	100%							

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Address : 648 ALBANY AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.190 / 299 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 62,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,660,600	\$209,900
Interior Architecture		\$712,500	\$51,900
Electrical		\$286,600	\$1,739,300
Total		\$2,659,600	\$2,001,100
Importance Code A		\$1,660,600	\$209,900
Importance Code B		\$870,600	\$1,791,200
Importance Code C		\$128,400	
Total		\$2,659,600	\$2,001,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$21,500			
Interior Architecture	\$47,900		\$2,200	\$5,200
Electrical	\$21,600	\$5,500	\$6,800	\$5,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$94,900	\$9,400	\$13,000	\$15,100
Importance Code A	\$21,500			
Importance Code B	\$69,600	\$9,400	\$10,800	\$15,100
Importance Code C	\$3,800		\$2,200	
Total	\$94,900	\$9,400	\$13,000	\$15,100



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 Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Asset # : 299

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$576,400	LIFE	* *	5	\$62,300	1
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Upper Roof At Vertical Piers Of Terrace								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Upper Roof At Vertical Brick Piers At Terrace								
Rusting Masonry Supt, Extent : Severe, Area Affected : 20%								
Location : Upper Roof At Vertical Piers Of Terrace								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair Exit #5 In Basement								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Building Is Currently Vacant.								
Masonry: Limestone	5%	Now	\$73,200	LIFE	* *	5	\$2,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout Coping, Spandrels								
Windows								
Wood	100%	Now	\$634,400	2051	* *	5	\$110,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Insect/Bird Damage, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	Now	\$106,800	LIFE	* *	5	\$9,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$21,500	LIFE	* *	5	\$1,300	1
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%								
Location : Throughout Cornice And Coping								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Coping								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Asset # : 299

Architecture		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)	60%	Now	\$166,800	2036		* *		
	Debris Present, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Drains Clogged, Extent : Moderate, Area Affected : 20%							
	Location : Lower Roof, West Side							
	Ponding, Extent : Severe, Area Affected : 15%							
	Location : Lower Roof, West Side							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Copper/Terne	25%			2041		* *	10	\$37,100
Panel/Paver: Cer/Brk	15%	Now	\$102,900	2056		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
	Location : Upper Roof							
	Debris Present, Extent : Moderate, Area Affected : 15%							
	Location : Upper Roof							
	Vegetation Growth, Extent : Moderate, Area Affected : 25%							
	Location : Upper Roof							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Upper Roof							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE		* *	5	\$36,300
Terrazzo	40%			LIFE		* *	5	\$51,900
Vinyl Tile	50%	Now	\$361,100	2036		* *	3	\$15,600
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%			2029		* *	5	\$4,300
Plaster	90%	Now	\$128,400	LIFE		* *	5	\$23,500
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Basement, 4th Floor, Corridors							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Basement, 4th Floor, Corridors							
Plywood/Hardboard	5%	Now	\$3,800	LIFE		* *		
	Dry Rot/Decay, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Ceilings								
Plaster	100%	Now	\$223,000	LIFE		* *	5	\$51,900
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Asset # : 299

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$21,300	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 1200 Amps Main Disconnect Switch							
Switchgear / Switchboard								
Fused Knife Sw	90%	2-4	\$112,400	2056	* *	5	\$100	
	On Extended Life, Extent : Moderate, Area Affected : 90%							
	Location : Electrical Room							
Molded Case Bkrs	10%			2026	\$12,500	5	\$200	
Raceway								
Conduit	100%			2026	\$101,300	1		
Panelboards								
Fused Disc Sw	5%			2025	\$3,400	5	\$100	
Fused Knife Sw	5%	2-4	\$3,400	2051	* *	5		
	Pitted/Corroded Buswrk, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
Molded Case Bkrs	40%			2034	* *	5	\$700	
Molded Case Bkrs	50%			2025	\$34,400	5	\$800	
Wiring								
Braided Cloth	80%	2-4	\$125,800	2051	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	20%			2026	\$31,400	1		
Motor Controllers								
Locally Mounted	100%			2024	\$67,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,700	LIFE	* *	5	\$900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Water Main							
	Explanation : Corroded							
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$11,500	1	\$19,100	
Generators								
Diesel	100%			2022	\$90,200	1	\$24,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside The Building							
	Explanation : One 60 Kw							
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$2,300	
Fuel Storage								
Main Tank	100%			2029	* *	5	\$1,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room - Outside							
	Explanation : One 100 Gals							

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Asset # : 299

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

Lighting

Interior Lighting

Fluorescent

95%

2021

\$450,800

10

\$48,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T-12 Lamps*

Incandescent

5%

2021

\$24,000

2

\$100

Egress Lighting

Emergency, Service

40%

2021

\$11,200

1

Emergency, Battery

10%

2026

\$7,700

10

\$1,300

Exit, Service

50%

2021

\$9,500

1

Exterior Lighting

HID

100%

2021

\$240,200

10

\$200

Alarm

Security System

No Component

50%

Generic

50%

2026

\$96,200

1

\$11,600

Fire/Smoke Detection

Generic, Analog

100%

2021

\$658,800

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

Heating

Energy Source

Campus Steam

100%

2036

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Whole**Explanation : This Is Vacant Building. Steam Supplied From Power House*

Conversion Equipment

Not Accessible

100%

Distribution

Not Accessible

100%

Terminal Devices

Not Accessible

100%

Air Conditioning

Energy Source

Not Accessible

100%

Conversion Equipment

Not Accessible

100%

Terminal Devices

Not Accessible

100%

Heat Rejection

Not Accessible

100%

Dehumidifier

Not Accessible

100%

Ventilation

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Asset # : 299

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Address : 444 WINTHROP STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.090 / 108 **Yr Built/Renovated** : 1956 /
Area Sq Ft : 93,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$4,293,900	\$100,600
Interior Architecture		\$1,000,400	\$380,700
Electrical		\$222,500	\$7,227,200
Mechanical			\$1,729,100
Total		\$5,516,900	\$9,437,600
Importance Code A		\$4,293,900	\$159,600
Importance Code B		\$1,136,500	\$9,278,000
Importance Code C		\$86,500	
Total		\$5,516,900	\$9,437,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$51,300		\$9,800	
Interior Architecture	\$51,400			\$9,700
Electrical	\$20,800	\$7,500	\$9,300	\$13,000
Mechanical	\$45,700	\$26,500	\$19,900	\$26,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$179,200	\$43,800	\$48,900	\$58,900
Importance Code A	\$54,100		\$9,800	
Importance Code B	\$97,900	\$43,800	\$39,100	\$58,900
Importance Code C	\$27,200			
Total	\$179,200	\$43,800	\$48,900	\$58,900



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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG 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								
Exterior Walls								
Masonry: Brick	45%	Now	\$588,100	LIFE	* *	5	\$63,500	1
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : East Facade, Bulkheads, Corners								
Diagonal Cracks, Extent : Severe, Area Affected : 15%								
Location : Bulkheads, Penthouse								
Horizontal Cracks, Extent : Severe, Area Affected : 15%								
Location : Bulkheads, Penthouse								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Spalling, Extent : Severe, Area Affected : 45%								
Location : East Facade, Bulkheads, Corners, Areaway(s)								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : Bulkheads, Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : East Facade, Bulkheads, Corners, Areaway(s)								
Granite Panels	35%	Now	\$1,608,100	LIFE	* *	5	\$37,100	1
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : North Facade, South Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Panel/Paver: Limestone	10%	Now	\$473,200	LIFE	* *	5	\$10,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : West Facade								
Spalling, Extent : Severe, Area Affected : 10%								
Location : West Facade								
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : West Facade								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : West Facade								
Slate Panels	5%	Now	\$37,800	LIFE	* *	5	\$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Window Wall	5%			2036	* *	5	\$26,500	
Windows								
Aluminum	95%	Now	\$1,278,500	2051	* *	5	\$14,900	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2029	* *	10	\$9,800	

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

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

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%	Now	\$104,500	LIFE	* *	5	\$5,900	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
	Location : Interior Face							
	Spalling, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
Granite Panels	20%	Now	\$40,000	LIFE	* *	5	\$1,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 25%							
	Location : North Facade, South Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
	Location : North Facade, South Facade							
Panel/Paver: Limestone	10%	Now	\$28,900	LIFE	* *	5	\$900	
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 25%							
	Location : Coping At Bulkheads							
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Coping At Bulkheads							
	Explanation : Broken Missing Elements							
Roof								
Built-Up (BUR)	90%	Now	\$163,800	2036	* *			
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : 5th Floor Corridor Near Elevator							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Panel	5%			2031	* *	10	\$3,600	
Panel/Paver: Cer/Brk	5%	Now	\$22,500	2056	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Lower Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Lower Roof							
Interior								
Floors								
Quarry Tile	35%			2031	* *	5	\$74,100	
Terrazzo	10%			LIFE	* *	5	\$22,000	
Vinyl Tile	25%			2026	\$306,600	3	\$17,600	
Vinyl Tile 9" X 9"	30%	Now	\$476,700	2036	* *	3	\$15,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 50%							
	Location : Throughout							

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

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

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

HEALTH AND HOSPITALS CORP. - 819
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

Interior Walls

Concrete Masonry Unit	20%			LIFE	* *	5	\$39,600	
Masonry: Brick	10%			LIFE	* *	10	\$7,400	
SGFT/Glazed Masonry	70%			LIFE	* *	10	\$86,500	

Ceilings

AcousTileConcealSpLn	20%	0-2	\$233,400	2046	* *	5	\$17,600	
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Staining/Discoloring, Extent : Moderate, Area Affected : 5%

Location : 5th Floor Corridor Near Elevator

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

Location : 5th Floor Corridor Near Elevator

AcousTileSusp.Lay-In	45%	Now	\$157,500	2031	* *	5	\$31,700	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Basement Corridor Near Elevator, Lobby

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

Location : Throughout

Exposed Concrete	30%			LIFE	* *	5-10	\$52,900	
Metal Panel	5%			LIFE	* *	5	\$17,600	

Electrical	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%			2026	\$28,400	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 3- Main Service Disconnect Switches Rated @ 1600 Amperes

Fused Disc Sw	25%			2026	\$9,500	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 1200 Amperes

Switchgear / Switchboard

Air Circuit Breaker	90%			2026	\$112,400	5	\$400	
Fused Disc Sw	10%			2026	\$12,500	5		

Raceway

Conduit	100%			2026	\$101,300	1		
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Panelboards

Fused Disc Sw	5%			2025	\$4,600	5	\$100	
Molded Case Bkrs	95%			2025	\$87,100	5	\$2,300	

Wiring

Braided Cloth	90%	2-4	\$141,500	2051	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2026	\$15,700	1		
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Estimates are rounded to the nearest hundred dollars.*

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

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

HEALTH AND HOSPITALS CORP. - 819
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									
	Motor Controllers								
	Locally Mounted	20%			2024	\$38,300	5	\$100	
	Motor Control Center	80%			2024	\$108,700	5	\$2,000	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,700	LIFE	* *	5	\$1,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2024	\$11,500	1	\$28,600	
	Generators								
	Diesel	100%			2022	\$90,200	1	\$36,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated @ 150 Kw							
	Batteries								
	Lead/Acid	100%			2017	\$1,500	5	\$3,400	
	Fuel Storage								
	Day Tank	50%			2025	\$3,500	5	\$8,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	50%			2029	* *	5	\$1,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 30,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2021	\$5,077,800	10	\$81,000	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2026	\$267,300	10	\$4,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Egress Lighting								
	Emergency, Service	50%			2026	\$23,400	1		
	Exit, Service	50%			2026	\$15,800	1		
	Exterior Lighting								
	HID	100%			2021	\$359,200	10	\$300	
Alarm									

*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 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

Alarm

Security System

No Component

70%

Generic

30%

2031

* *

1

\$10,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2026

\$985,000

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

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

Heating

Energy Source

Campus Steam

100%

2036

* *

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%

2022

\$59,000

5

\$5,500

Distribution

Steam Piping/Pump

100%

2026

\$391,000

4

\$6,900

Terminal Devices

Air Handler

40%

2021

\$205,100

1

\$23,000

Convactor/Radiator

40%

2024

\$359,300

1

\$12,000

Fan Coil Unit/Heat

20%

2021

\$284,800

1

\$6,000

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

40%

2029

* *

1

\$40,300

*R-134a Refrigerant, Extent : Light, Area Affected : 40%**Location : Basement*

Window/Wall Unit

60%

2021

\$117,300

1

Distribution

Chilled Wtr Pipe/Pump

40%

2036

* *

4

\$1,800

No Component

60%

Terminal Devices

Air Handler/Cool/Ht

40%

2026

\$161,600

1

\$23,000

No Component

60%

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 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
Air Conditioning									
	Heat Rejection								
	Water Cool Tower	40%			2024	\$98,100	2	\$37,400	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$82,100	
	Exhaust Fans								
	Interior	30%			2026	\$25,500	2	\$900	
	Roof	70%			2026	\$52,900	2	\$2,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2036	* *	4	\$9,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2026	\$11,300	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2026	\$11,300	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$5,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outdoor Enclosure								
	Explanation : Located Outside Bldg.								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-5								
	Explanation : 2 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$46,900	

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

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

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Address : 410 WINTHROP STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.080 / 107 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 300,109 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 4829 **Lot** : 1 **BIN** : 3327718

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$964,900	\$1,087,900
Interior Architecture		\$1,047,200	\$600,800
Electrical			\$275,300
Mechanical		\$74,400	\$224,200
Total		\$2,086,400	\$2,188,200
Importance Code A		\$964,900	\$1,087,900
Importance Code B		\$529,200	\$822,300
Importance Code C		\$592,400	\$278,000
Total		\$2,086,400	\$2,188,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$62,400	\$44,300		
Interior Architecture	\$86,400		\$106,100	
Electrical	\$65,900	\$24,200	\$29,700	\$24,200
Mechanical	\$171,100	\$100,200	\$180,300	\$108,600
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
Total	\$441,000	\$224,000	\$371,300	\$188,100
Importance Code A	\$68,400	\$50,300	\$5,900	\$11,300
Importance Code B	\$321,400	\$173,700	\$332,300	\$176,800
Importance Code C	\$51,300		\$33,100	
Total	\$441,000	\$224,000	\$371,300	\$188,100



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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	\$64,900	
Pre-Cast Concrete	60%			LIFE	* *	5	\$1,350,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Elevations Below Roof Level								
Explanation : Uniform Finish Panel System								
Pre-Cast Concrete	20%			LIFE	* *	5	\$450,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Elevations Below Roof Level								
Explanation : Linear Ribbed Finish System								
Stucco Cement	15%			2043	* *	5	\$129,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Penthouse - Bulkhead Wall At Roof Levels								
Explanation : Referring To An Eifs Product								
Windows								
Aluminum	100%			2048	* *	5	\$28,000	
Parapets								
Concrete Masonry Unit	60%			LIFE	* *	5-10	\$37,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Exterior Finish Is An Eifs Product								
Metal Rail	35%			2043	* *	5-10	\$72,500	
Metal: Cage/Fence	5%			2043	* *	5-10	\$4,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 7th Floor								
Explanation : 7th Floor Walk Out Roof Area Parapets								
Roof								
IRMA/Protected Membrane	75%			2034	* *	10	\$78,900	
Plaza Roof: Stone Panels	20%			2052	* *			
Single Ply Membrane	5%			2034	* *	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								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$196,500	
Ceramic Tile	5%			2039	* *	5	\$22,500	
Terrazzo	3%			LIFE	* *	5	\$21,100	
Traffic Topping	7%			2034	* *	5	\$39,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bathrooms								
Explanation : Epoxy Flooring With Abrasive Topping								
Vinyl Tile	75%			2034	* *	3	\$126,300	

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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

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**	10	\$82,700	
Ceramic Tile	10%			2039	**	5	\$66,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$52,900	
Glass: Single Pane	5%			LIFE	**	5	\$49,600	
Gypsum Board	35%			LIFE	**	5-10	\$393,800	
Gypsum Board	35%			LIFE	**	5-10	\$393,800	

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

Location : All Floors With The Exception Of The Basement And Penthouse

*Explanation : 1/2 Of Almost Every Gypsum Board Wall Was Finished In Wall Covering
Below The Horizontal Impact Strip Protection*

Ceilings

AcousTileSusp.Lay-In	75%			2043	**	5	\$336,900	
Exposed Concrete	5%			LIFE	**	5-10	\$28,100	

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

Location : Basement

Explanation : Basement Ceiling

Exposed Struc: Steel	10%			LIFE	**	10	\$89,800	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Penthouse Ceiling

Explanation : Corrugated Decking Over Steel Framing

Gypsum Board	10%			LIFE	**	5-10	\$154,400	
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2046	**	5	\$1,300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Switches Rated @ 4000 Amperes Each

Transformers

Dry Type	100%			2039	**	5	\$1,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- 500 Kva, 2- 225 Kva, 480/208/120 Volts

Switchgear / Switchboard

Fused Disc Sw	50%			2046	**	5	\$600	
Molded Case Bkrs	50%			2046	**	5	\$4,000	

Raceway

Conduit	100%			2046	**	1		
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Panelboards

Fused Disc Sw	30%			2042	**	5	\$2,100	
Molded Case Bkrs	70%			2042	**	5	\$5,500	

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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
Under 600 Volts									
Wiring									
	Thermoplastic	100%			2046	**	1		
Motor Controllers									
	Locally Mounted	50%			2039	**	5	\$1,000	
	Variable Frequency Drive	50%			2039	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$8,800	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2039	**	1	\$92,300	
Generators									
	Diesel	100%			2035	**	1	\$116,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside								
	Explanation : Emergency Generator Rated @ 1750 Kw								
Batteries									
	Nickel Cadmium	100%			2021	\$1,500	5	\$66,900	
Fuel Storage									
	Main Tank	100%			2054	**	5	\$8,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside								
	Explanation : 10,000 Gallons Rated Capacity								
Lighting									
Interior Lighting									
	Fluorescent	80%			2031	**	10	\$220,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	20%			2031	**	10	\$55,100	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
Egress Lighting									
	Emergency, Service	45%			2031	**	1		
	Emergency, Battery	5%			2031	**	10	\$3,600	
	Exit, Service	50%			2031	**	1		
Exterior Lighting									
	Fluorescent	100%			2031	**	10	\$27,500	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
Alarm									

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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	

Alarm

Security System

No Component

70%

Generic

30%

2031

* *

1

\$33,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Rooms**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2031

* *

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

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

Heating

Energy Source

Campus Steam

100%

2036

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : High Press Steam From Hospital Power Plant.*

Conversion Equipment

Heat Exchanger

40%

2035

* *

1

\$59,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : (2) Steam To Hot Water Heat Exchangers For Reheat Coils And Terminal Units*Pres. Reducing Valve/LP
Steam

60%

2035

* *

5

\$10,700

*Other Observation, Extent : Light, Area Affected : 60%**Location : Basement And Ph Mechanical Rooms**Explanation : 2 Stations*

Distribution

Hot Wtr Piping/Pump

40%

2042

* *

4

\$8,900

Steam Piping/Pump

60%

2046

* *

4

\$13,300

Terminal Devices

Air Handler

60%

2031

* *

1

\$111,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Various Throughout The Buidling**Explanation : Reheat Coils Serving All Constant Volume System; 18 Units.*

Convactor/Radiator

20%

2039

* *

1

\$19,400

Unit Heater-Stm/HW

20%

2031

* *

4

\$5,500

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Mechanical		Current Repair		Future Replacement		Maintenance		
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	95%			2035	* *	1	\$308,500	
	Other Observation, Extent : Light, Area Affected : 95%							
	Location : Basement Mechanical Room							
	Explanation : (3) Chillers, 500 Tons Each; R134a							
Int Pkg Unit - Cooling	5%			2030	* *	2	\$900	
	R-134a Refrigerant, Extent : Light, Area Affected : 5%							
	Location : Various							
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : 7 Floors/2 Closets/Floor							
	Explanation : Data Comm Closets Dx System 100% Back-up; (1) for Emerg Gen room							
Distribution								
Chilled Wtr Pipe/Pump	95%			2052	* *	4	\$14,100	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2031	* *	1	\$176,300	
	Other Observation, Extent : Light, Area Affected : 95%							
	Location : Basement/Penthouse Mechanical Rooms							
	Explanation : Constant Volume With Reheat; 18 Units							
No Component	5%							
Heat Rejection								
Evap Condenser	5%			2031	* *	2	\$10,500	
Water Cool Tower	95%			2027	* *	2	\$286,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$265,000	
Exhaust Fans								
Interior	60%			2031	* *	2	\$5,500	
Roof	40%			2031	* *	2	\$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Duplex Booster Pumps With Clayton Valves							
Water Heater								
Gas Fired	100%			2024	\$71,400	2	\$4,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	50%			2031	* *	4	\$800	
Submersible	50%			2020	\$3,400	4	\$1,200	
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : Basement Mechanical Room							
	Explanation : (1) For Basement Sanitary & Floor Drain							

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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									
	Sewage Ejector(s) Electric	100%			2031	* *	4	\$1,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Mechanical Room						
			Explanation : Dual Unit, Lead/lag						
	Backflow Preventer Generic	100%			2034	* *	1	\$18,400	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : (7) 1-7; (1) B-roof						
			Explanation : 8 Units						
Fire Suppression									
	Standpipe Generic	100%			2046	* *	1-5	\$151,300	
	Sprinkler Generic	100%			2046	* *	1-2	\$84,100	
	Fire Pump Generic	100%			2035	* *	1	\$56,000	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : **KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**
Address : **689 NEW YORK AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.070 / 106** **Yr Built/Renovated** : **1936 /**
Area Sq Ft : **218,900** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **19-Feb-2015** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,5,7,11,ph**
Block : **4829** **Lot** : **1** **BIN** : **3327711**

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,642,700	\$309,500
Interior Architecture	\$316,200	\$2,089,100
Electrical	\$434,800	\$11,901,700
Mechanical	\$44,600	\$4,386,600
Total	\$2,438,300	\$18,686,800
Importance Code A	\$1,642,700	\$423,600
Importance Code B	\$795,600	\$18,263,200
Total	\$2,438,300	\$18,686,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$81,100		\$3,100	
Interior Architecture	\$101,800		\$17,000	\$21,900
Electrical	\$34,200	\$18,100	\$19,900	\$21,800
Mechanical	\$54,500	\$27,200	\$27,700	\$16,400
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Total	\$315,000	\$88,700	\$111,000	\$103,500
Importance Code A	\$89,300		\$3,100	
Importance Code B	\$181,100	\$88,700	\$106,700	\$103,500
Importance Code C	\$44,500		\$1,200	
Total	\$315,000	\$88,700	\$111,000	\$103,500



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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	80%			LIFE	**	5	\$200,000	
Masonry: Brick	13%	Now	\$150,400	LIFE	**	5	\$16,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Masonry: Granite	2%	Now	\$60,500	LIFE	**	5	\$1,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : East Facade At Retaining Wall								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : East Facade At Retaining Wall								
Metal Panel	5%	Now	\$15,500	2036	**	5	\$11,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Lead Panels								
Windows								
Aluminum	10%			2042	**	5	\$3,300	
Bronze/Brass	3%			2034	**	5	\$6,100	
Steel	5%	Now	\$87,400	2051	**	5	\$10,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Penthouse, Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Penthouse, Stairs								
Wood	82%	Now	\$770,500	2051	**	5	\$134,200	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	60%	Now	\$94,700	LIFE	* *	5	\$8,000	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$28,600	LIFE	* *	5	\$1,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Metal Rail	30%	Now	\$32,800	2031	* *	5	\$28,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : 9th Floor Terraces								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : 9th Floor Terraces								
Roof								
Clay Tile	48%	Now	\$177,800	2036	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Penthouse								
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%								
Location : Penthouse								
Copper/Terne	2%	Now	\$2,500	2041	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Steeple								
IRMA/Protected Membrane	10%			2026	\$59,000	10	\$7,200	
Paver: Asphalt	10%	Now	\$66,300	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Lower Roof								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Lower Roof								
Traffic Topping	30%	Now	\$135,000	2036	* *			
Blisters, Extent : Moderate, Area Affected : 50%								
Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : 9th Floor Terraces								
Loose/Delam Surface, Extent : Moderate, Area Affected : 45%								
Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings								

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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	\$14,300	LIFE	**	5	\$29,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Entrance</i>								
Ceramic Tile	3%			2029	**	5	\$8,100	
Quarry Tile	2%			2031	**	5	\$8,100	
Terrazzo	10%			LIFE	**	5	\$42,100	
Vinyl Tile	15%			2031	**	3	\$15,100	
Vinyl Tile 9" X 9"	65%			2021	\$1,971,600	3	\$87,500	
Interior Walls								
Ceramic Tile	5%			2029	**	5	\$2,500	
Gypsum Board	5%			LIFE	**	5-10	\$4,200	
Metal Panel	5%			LIFE	**	10	\$1,100	
Plaster	50%			LIFE	**	5-10	\$21,100	
Plaster	10%	Now	\$12,200	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair To Upper Roof, 9th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair To Upper Roof, 9th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
SGFT/Glazed Masonry	20%			LIFE	**	10	\$5,000	
Wood	5%			LIFE	**	5	\$19,800	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$66,600	2031	**	5	\$13,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2039	**	5	\$13,400	
Exposed Concrete	15%			LIFE	**	5-10	\$50,300	
Plaster	70%			LIFE	**	5-10	\$323,000	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	**	5	\$5,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 2000 Amperes</i>								
Transformers								
Dry Type	100%			2043	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kva, 480/208/120 Volts</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
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								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	\$900	
Raceway								
Conduit	90%			2026	\$359,100	1		
Conduit	10%			2052	* *	1		
Panelboards								
Molded Case Bkrs	90%			2025	\$330,200	5	\$5,200	
Molded Case Bkrs	10%			2034	* *	5	\$600	
Wiring								
Braided Cloth	60%	2-4	\$368,800	2051	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	30%			2036	* *	1		
Thermoplastic	10%			2052	* *	1		
Motor Controllers								
Locally Mounted	80%			2024	\$101,500	5	\$1,200	
Locally Mounted	20%			2031	* *	5	\$300	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$67,400	
Generators								
Diesel	100%			2035	* *	1	\$84,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Emergency Generator Rated @ 150 Kw							
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$8,100	
Fuel Storage								
Day Tank	50%			2042	* *	5	\$16,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 150 Gallons Rated Capacity							
Main Tank	50%			2054	* *	5	\$2,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 30,000 Gallons Capacity							

Lighting

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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
Lighting								
Interior Lighting								
Fluorescent	40%			2021	\$4,136,200	10	\$66,000	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2026	\$310,200	10	\$5,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	55%			2026	\$5,687,200	10	\$90,800	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2021	\$29,400	10	\$100	
Egress Lighting								
Emergency, Service	40%			2026	\$36,200	1		
Emergency, Battery	10%			2026	\$24,800	10	\$4,300	
Exit, Service	50%			2026	\$30,700	1		
Exterior Lighting								
HID	100%			2021	\$845,400	10	\$700	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$24,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Power Plant</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$114,100	5	\$10,700	
Distribution								
Steam Piping/Pump	100%			2026	\$1,284,600	4	\$13,300	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER 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
Heating								
Terminal Devices								
Air Handler	20%			2021	\$198,400	1	\$22,300	
Convactor/Radiator	80%			2024	\$1,390,200	1	\$46,500	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2031	* *	2	\$1,100	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Refrigerant: R-407</i>					
Ext Pkg Unit - Heating/Cooling	10%			2021	\$121,300	2	\$1,100	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
Window/Wall Unit	60%			2021	\$226,900	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$158,800	
Exhaust Fans								
Interior	90%	Now	\$18,300	2021	\$183,000	2	\$4,000	
			<i>Not in Service, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Various</i>					
Roof	10%			2021	\$14,600	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	* *	1		
Galv Iron/Steel	20%			2024	\$109,900	1		
HW Heat Exchanger								
Low Temp	100%			2026	\$57,100	4	\$26,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2021	\$11,300	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2026	\$11,300	4	\$2,500	
Backflow Preventer								
Generic	100%			2031	* *	1	\$11,000	
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
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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : (2) B-11, (2) B-10									
Explanation : 4 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2026	\$656,500	1-5	\$94,100	
Sprinkler									
	No Component	75%							
	Generic	25%			2036	* *	1-2	\$12,600	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 19-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$568,200	\$234,200
Interior Architecture	\$442,000	\$232,200
Electrical		\$3,228,200
Mechanical		\$432,500
Total	\$1,010,200	\$4,127,100
Importance Code A	\$568,200	\$234,200
Importance Code B	\$442,000	\$3,892,900
Total	\$1,010,200	\$4,127,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$48,500		\$800	
Interior Architecture	\$85,100			\$700
Electrical	\$10,300	\$5,800	\$9,900	\$10,200
Mechanical	\$8,200	\$11,200	\$8,200	\$14,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$156,000	\$20,900	\$22,800	\$29,300
Importance Code A	\$56,300	\$7,800	\$8,600	\$7,800
Importance Code B	\$47,700	\$13,100	\$14,200	\$21,500
Importance Code C	\$52,100			
Total	\$156,000	\$20,900	\$22,800	\$29,300



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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER 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								
Concrete Masonry Unit	15%			LIFE	**	5	\$17,300	
Masonry: Brick	10%	Now	\$57,000	LIFE	**	5	\$9,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Base Of Chimney								
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Chimney								
Masonry: Brick	70%			LIFE	**	5	\$129,300	
Metal Coiling Doors	5%			2031	**	5	\$14,400	
Windows								
Aluminum	5%			2042	**	5	\$100	
Metal Louvers	5%			2029	**	10	\$800	
Steel	90%	Now	\$129,500	2051	**	5	\$15,200	
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								
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5-10	\$29,400	
Masonry: Brick	75%	Now	\$317,000	LIFE	**	5	\$26,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	3%	Now	\$11,500	LIFE	**	5	\$1,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Metal Panel	2%			2046	**	5	\$2,800	
Metal Rail	5%	Now	\$4,900	2031	**	5	\$12,700	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Metal Panel	5%			2043	**	10	\$15,500	
Single Ply Membrane	95%			2034	**	10	\$160,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								

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
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**Floors**

Cast in Place Concrete 90% Now \$225,800 LIFE * * 5 \$232,200

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

Location : Throughout

Terrazzo 5% LIFE * * 5 \$9,200

Vinyl Tile 5% 0-2 \$51,300 2036 * * 3 \$2,200

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Office Area

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

Location : Office Area

Interior Walls

Concrete Masonry Unit 5% LIFE * * 5 \$5,100

Gypsum Board 10% LIFE * * 5-10 \$21,600

Masonry: Brick 75% LIFE * * 10 \$28,600

Plaster 10% LIFE * * 5-10 \$10,800

Ceilings

AcousTileSusp.Lay-In 5% Now \$4,900 2031 * * 5 \$2,900

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Office

Exposed Concrete 85% Now \$164,900 LIFE * * 5 \$15,700

Broken/Missing Elements, Extent : Severe, Area Affected : 10%

Location : First Floor

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

Location : First Floor

Exposed Struc: Steel 10% LIFE * * 10 \$23,600

Electrical		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% 2026 \$5,000 5 \$300

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

Location : Electrical Room

Explanation : Main Service Switch Rated @ 2000 Amperes

Switchgear / Switchboard

Molded Case Bkrs 100% 2026 \$625,200 5 \$1,900

Raceway

Conduit 100% 2026 \$684,200 1

Panelboards

Fused Disc Sw 10% 2025 \$8,500 5 \$200

Molded Case Bkrs 70% 2025 \$59,500 5 \$1,300

Molded Case Bkrs 20% 2034 * * 5 \$400

Wiring

Thermoplastic 80% 2026 \$126,200 1

Thermoplastic 20% 2036 * * 1

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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								
Motor Controllers								
Locally Mounted	20%			2024	\$15,400	5	\$100	
Motor Control Center	80%			2024	\$196,800	5	\$1,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$9,100	1	\$22,200	
Generators								
Diesel	100%			2022	\$74,800	1	\$28,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 3 Emergency Generators Rated 2@- 570 Kw And 1@-500 Kw								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$2,700	
Fuel Storage								
Day Tank	50%			2025	\$2,900	5	\$7,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 2- 75 Gallons Capacity And 1- 50 Gallons Capacity								
Main Tank	50%			2029	* *	5	\$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 10,000 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	15%			2026	\$155,200	10	\$10,800	
T-12 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Corridors								
Fluorescent	10%			2026	\$103,500	10	\$7,200	
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Office								
HID	70%			2021		10	\$1,800	
Incandescent	5%			2021	\$51,700	2	\$100	
Egress Lighting								
Emergency, Service	50%			2021	\$39,000	1		
Exit, Service	50%			2021	\$4,500	1		
Exterior Lighting								
HID	100%			2021	\$279,200	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	* *	5	\$1,800	
Alarm								

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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	

Alarm

Security System

No Component

70%

Generic

30%

2026

\$67,100

1

\$8,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2026

\$765,700

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

Interruptible Gas/Dual Fuel

100%

2036

* *

1

Conversion Equipment

Steam Boiler

100%

2031

* *

1

\$78,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Ground Floor**Explanation : 5 High Pressure Steam Boilers*

Distribution

Steam Piping/Pump

100%

2036

* *

4

\$3,900

Terminal Devices

Unit Heater-Stm/HW

50%

2026

\$260,200

4

\$5,400

No Component

50%

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Int Pkg Unit - Cooling

5%

2024

\$51,900

2

\$200

*R-22 Refrigerant, Extent : Light, Area Affected : 5%**Location : 2nd Fl.*

Split Unit

5%

2026

\$18,600

No Component

90%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Ac Room**Explanation : 3 Elec. Centrifugal Chillers In Place, They Are For Adjacent Buildings.*

Terminal Devices

Fan Coil - Cooling

5%

2026

\$3,100

1

\$1,300

No Component

95%

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Evap Condenser	5%			2026	\$300	2	\$2,700	
No Component	95%							
Ventilation								
Exhaust Fans								
Roof	50%			2021	\$32,000	2	\$1,200	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2036	* *	1		
Galv Iron/Steel	50%			2024	\$120,300	1		
HW Heat Exchanger								
Low Temp	100%			2036	* *	4	\$7,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$11,300	4	\$2,500	
Fixtures								
Generic	100%							

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : **KINGS COUNTY HOSPITAL CENTER BUILDING S**
Address : **489 CLARKSON AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.300 / 13893** **Yr Built/Renovated** : **2006 /**
Area Sq Ft : **267,394** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **18-Feb-2015** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,5**
Block : **4829** **Lot** : **1** **BIN** : **3327713**

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$780,100	\$755,900
Interior Architecture	\$561,200	\$467,700
Electrical		\$245,200
Mechanical	\$101,200	\$101,200
Total	\$1,442,500	\$1,570,000
Importance Code A	\$780,100	\$755,900
Importance Code B	\$288,800	\$610,400
Importance Code C	\$373,600	\$203,800
Total	\$1,442,500	\$1,570,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$12,400	\$5,500	\$20,500	
Interior Architecture	\$44,900		\$45,000	\$20,000
Electrical	\$46,400	\$21,600	\$30,900	\$23,100
Mechanical	\$134,300	\$89,500	\$140,900	\$67,100
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$272,400	\$151,100	\$271,900	\$144,700
Importance Code A	\$19,000	\$12,100	\$27,100	\$10,600
Importance Code B	\$230,500	\$139,000	\$244,700	\$124,200
Importance Code C	\$23,000			\$10,000
Total	\$272,400	\$151,100	\$271,900	\$144,700



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Sect. OHD	2%			2039	**	5	\$13,700	
Pre-Cast Concrete	85%			LIFE	**	5	\$1,208,400	
Stucco Cement	5%			2039	**	5	\$27,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Penthouse - Bulkhead Walls At Roof Level								
Explanation : Referring To An Eifs System								
Window Wall	8%			2046	**	5	\$65,600	
Windows								
Aluminum	97%			2042	**	5		
Metal Louvers	3%			2035	**	10		
Parapets								
Metal Panel	3%			2046	**	5	\$3,300	
Metal Rail	22%			2039	**	5-10	\$113,000	
Pre-Cast Concrete	60%			LIFE	**	5	\$214,500	
Stucco Cement	15%			2043	**	5	\$11,000	
Roof								
Built-Up (BUR)	85%	Now	\$12,400	2031	**			
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : 4th Floor Roof								
Panel/Paver: Cer/Brk	15%			2046	**	10	\$31,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Perimeter Pavers								
Explanation : Pre-cast Concrete								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$87,500	
Ceramic Tile	5%			2035	**	5	\$20,000	
Vinyl Tile	90%			2031	**	3	\$135,100	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$20,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$16,000	
Glass: Single Pane	5%			LIFE	**	5	\$30,000	
Gypsum Board	85%			LIFE	**	5-10	\$577,400	
Ceilings								
AcousTileSusp.Lay-In	85%	Now	\$56,300	2039	**	5	\$170,100	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Exposed Concrete	5%			LIFE	**	5-10	\$25,000	
Gypsum Board	10%			LIFE	**	5-10	\$137,600	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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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									
	Service Equipment								
	Fused Disc Sw	100%			2046	* *	5	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Main Service Switches Rated @ 4000 Amperes Each							
	Transformers								
	Dry Type	100%			2039	* *	5	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- 300 Kva, 480/208/120 Volts							
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2046	* *	5	\$600	
	Molded Case Bkrs	50%			2046	* *	5	\$3,500	
	Raceway								
	Conduit	100%			2046	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2042	* *	5	\$300	
	Molded Case Bkrs	95%			2042	* *	5	\$6,700	
	Wiring								
	Thermoplastic	100%			2046	* *	1		
	Motor Controllers								
	Motor Control Center	80%			2039	* *	5	\$5,800	
	Variable Frequency Drive	20%			2039	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$7,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$82,300	
	Generators								
	Diesel	100%			2035	* *	1	\$103,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 2- Generators Rated @ 2000 Kw Each							
	Batteries								
	Lead/Acid	100%			2020	\$1,500	5	\$9,900	
	Fuel Storage								
	Day Tank	50%			2042	* *	5	\$24,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 1- 450 Gallons And 1- 3,000 Gallons Capacity							
	Main Tank	50%			2054	* *	5	\$3,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 3,000 Gallons Rated Capacity							

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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								
Interior Lighting								
Fluorescent	90%			2031	* *	10	\$220,700	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	10%			2031	* *	10	\$24,500	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Egress Lighting								
Emergency, Service	50%			2031	* *	1		
Exit, LED	50%			2054	* *	1		
Exterior Lighting								
HID	100%			2031	* *	10	\$800	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2054	* *	5	\$7,900	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$30,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2031	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells 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								
	Campus Steam	100%			2046	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam From Power Plant							
Conversion Equipment									
	Heat Exchanger	50%			2035	* *	1	\$66,100	
	Pres. Reducing Valve/LP	50%			2035	* *	5	\$7,900	
	Steam								
Distribution									
	Hot Wtr Piping/Pump	50%			2042	* *	4	\$9,900	
	Steam Piping/Pump	50%			2046	* *	4	\$9,900	

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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								
Terminal Devices								
Air Handler	50%			2031	**	1	\$82,700	
Fan Coil Unit/Heat	50%			2031	**	1	\$43,200	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2035	**	1	\$289,400	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 3 Units. Basement								
Distribution								
Chilled Wtr Pipe/Pump	100%			2046	**	4	\$19,800	
Heat Rejection								
Water Cool Tower	100%			2027	**	2	\$269,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : D Building Roof								
Explanation : Located On " D " Building								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$236,100	
Exhaust Fans								
Interior	70%			2031	**	2	\$5,700	
Roof	30%			2031	**	2	\$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
HW Heat Exchanger								
Low Temp	100%			2046	**	4	\$39,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2031	**	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2031	**	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-5								
Explanation : 7 Units								
Fire Suppression								
Standpipe								
Generic	100%			2052	**	1-5	\$134,800	

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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
Fire Suppression									
Sprinkler									
	Generic	100%			2052	* *	1-2	\$74,900	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : **KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**
Address : **599 KINGSTON AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.270 / 4124** **Yr Built/Renovated** : **1992 /**
Area Sq Ft : **43,819** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **27-Feb-2015** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **4829** **Lot** : **1** **BIN** : **3327711**

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$226,900	\$44,100
Interior Architecture		\$132,600	\$92,500
Electrical			\$3,300,400
Mechanical			\$310,100
Total		\$359,400	\$3,747,100
Importance Code A		\$226,900	\$44,100
Importance Code B		\$41,900	\$3,653,500
Importance Code C		\$90,700	\$49,500
Total		\$359,400	\$3,747,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$200			
Interior Architecture	\$183,600		\$17,300	\$3,400
Electrical	\$5,800	\$4,400	\$8,500	\$4,400
Mechanical	\$27,300	\$10,300	\$11,200	\$14,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$224,800	\$22,600	\$45,000	\$30,400
Importance Code A	\$1,000	\$900	\$1,600	\$900
Importance Code B	\$181,100	\$21,700	\$43,300	\$29,500
Importance Code C	\$42,700			
Total	\$224,800	\$22,600	\$45,000	\$30,400



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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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%			LIFE	* *	5	\$88,300	
Windows								
Aluminum	90%			2042	* *	5	\$400	
Metal Louvers	10%			2035	* *	10	\$200	
Roof								
Single Ply Membrane	100%	Now	\$182,700	2036	* *			
Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Rooms Fs-123 And Fs-124 And Various Others								
Interior								
Floors								
Carpet	10%			2025	\$85,600	3	\$9,800	
Cast in Place Concrete	30%	Now	\$41,900	LIFE	* *	5	\$43,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Ceramic Tile	3%			2035	* *	5	\$2,000	
Quarry Tile	22%			2039	* *	5	\$21,600	
Traffic Topping	5%			2031	* *	5	\$4,100	
Vinyl Tile	30%	Now	\$34,200	2031	* *	3	\$7,400	
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Interior Walls								
Ceramic Tile	10%	Now	\$33,200	2029	* *	5	\$5,900	
Adhesion Failure, Extent : Moderate, Area Affected : 15%								
Location : Kitchen Equipment Wash Down Area								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Kitchen Equipment Wash Down Area								
Concrete Masonry Unit	20%			LIFE	* *	5	\$18,800	
Gypsum Board	70%			LIFE	* *	5-10	\$140,200	

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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	
Interior									
Ceilings									
AcousTileConcealSpLn	25%	Now	\$26,800	2031	* *	5	\$10,100		
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
	Location : Throughout								
AcousTileSusp.Lay-In	10%			2039	* *	5	\$6,500		
Exposed Struc: Steel	20%			LIFE	* *	10	\$25,900		
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Room Fs-124								
Gypsum Board	3%	Now	\$20,100	LIFE	* *	5	\$2,400		
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Room Fs-123								
	Water Penetration, Extent : Severe, Area Affected : 30%								
	Location : Room Fs-123								
Metal Panel	42%			LIFE	* *	5	\$68,000		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 4000 Amperes								
Transformers								
Dry Type	100%			2031	**	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 750 Kva, 208/480 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$200	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$1,200	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	20%			2031	**	5	\$100	
Motor Control Center	80%			2031	**	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$13,500	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	50%			2029	* *	1	\$8,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 200 Kw</i>								
Diesel	50%			2039	* *	1	\$8,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated @ 1000 Kw</i>								
Batteries								
Lead/Acid	100%			2019		5	\$1,600	
Fuel Storage								
Day Tank	50%			2034	* *	5	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 75 Gallons Capacity</i>								
Main Tank	50%			2041	* *	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 30,000 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	1%			2026	\$25,200	10	\$400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	99%			2026	\$2,493,300	10	\$39,800	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2026	\$11,000	1		
Exit, Service	50%			2026	\$7,500	1		
Exterior Lighting								
HID	100%			2026	\$169,200	10	\$100	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	* *	5	\$1,300	
Alarm								
Security System								
No Component	20%							
Generic	80%			2026	\$108,500	1	\$13,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen, Storage, Hallways, Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								

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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	

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2026 \$464,100

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

Location : Throughout The Building

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

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

Heating

Energy Source
Campus Steam

60% 2036 * * 1

Other Observation, Extent : Light, Area Affected : 60%

Location : Basement Steam Room

Explanation : Steam Supplied From Power House

Natural Gas 40% 2046 * * 1

Conversion Equipment

Furnace 40% 2031 * * 1 \$8,700

Other Observation, Extent : Light, Area Affected : 40%

Location : Roof

Explanation : 2 Gas Fired Roof Top Units

Pres. Reducing Valve/LP Steam 60% 2029 * * 5 \$1,600

Distribution

Hot Wtr Piping/Pump 50% 2042 * * 4 \$1,600

Steam Piping/Pump 10% Now \$1,600 2036 * * 4 \$200

Insul. Deteriorating, Extent : Moderate, Area Affected : 50%

Location : Basement Steam Room

No Component 40%

Terminal Devices

Air Handler 30% 2026 \$72,500 1 \$8,100

Convactor/Radiator 10% 2031 * * 1 \$1,400

Fan Coil Unit/Heat 20% 2026 \$134,200 1 \$2,800

Other Observation, Extent : Light, Area Affected : 20%

Location : Loading Area

Explanation : 4 Air Curtains

No Component 40%

Air Conditioning**Energy Source**

Electricity 100% 2042 * * 1

Conversion Equipment

Ext Pkg Unit - Cooling 50% 2026 \$103,400 2 \$1,300

R-22 Refrigerant, Extent : Light, Area Affected : 50%

Location : Roof

No Component 50%

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$38,700	
Exhaust Fans								
Interior	30%			2026	\$14,900	2	\$400	
Roof	50%			2031	* *	2	\$700	
Wall Unit	20%			2026	\$13,600	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger								
Low Temp	100%			2036	* *	4	\$4,300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$11,300	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2026	\$11,300	4	\$2,500	
Backflow Preventer								
Generic	100%			2026	\$4,300	1	\$2,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : B, Br, 1.								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2036	* *	1-2	\$12,300	
Chemical System								
Generic	100%			2021	\$26,700	1-3	\$55,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 2 Sets								

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

Maintenance \$ are aggregated over a 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 : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : **KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**
Address : **471 CLARKSON AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.290 / 13439** **Yr Built/Renovated** : **2001 /**
Area Sq Ft : **245,228** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **18-Feb-2015** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,5,7**
Block : **4829** **Lot** : **1** **BIN** : **3327715**

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$854,700	\$943,700
Interior Architecture	\$672,200	\$456,100
Electrical		\$222,700
Mechanical	\$96,800	\$124,900
Total	\$1,623,600	\$1,747,400
Importance Code A	\$854,700	\$943,700
Importance Code B	\$450,000	\$629,700
Importance Code C	\$318,900	\$173,900
Total	\$1,623,600	\$1,747,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$20,200		\$6,100	
Interior Architecture	\$27,500		\$39,000	\$14,600
Electrical	\$36,800	\$25,500	\$28,300	\$20,600
Mechanical	\$78,400	\$86,700	\$134,000	\$66,100
Elevators/Escalators	\$48,400	\$48,400	\$48,400	\$48,400
Total	\$211,200	\$160,500	\$255,800	\$149,600
Importance Code A	\$26,300	\$6,100	\$12,200	\$9,700
Importance Code B	\$163,200	\$154,400	\$243,600	\$130,800
Importance Code C	\$21,700			\$9,100
Total	\$211,200	\$160,500	\$255,800	\$149,600



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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER 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 Panel	5%			2046	**	5-10	\$97,200	
Pre-Cast Concrete	72%			LIFE	**	5	\$1,323,900	
Stucco Cement	10%			2039	**	5	\$70,700	
Stucco Cement	8%			2039	**	5	\$56,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse - Bulkhead Wall At Roof Levels</i>								
<i>Explanation : Referring To Eifs Product</i>								
Window Wall	5%			2046	**	5	\$53,000	
Windows								
Aluminum	97%			2042	**	5	\$40,400	
Metal Louvers	3%			2035	**	10	\$7,800	
Parapets								
Metal Panel	5%			2046	**	5	\$4,600	
Metal Rail	15%			2039	**	5-10	\$64,600	
Pre-Cast Concrete	60%			LIFE	**	5	\$179,800	
Stucco Cement	20%			2039	**	5	\$12,300	
Roof								
IRMA/Protected Membrane	20%			2031	**	10	\$16,400	
IRMA/Protected Membrane	10%			2031	**	10	\$8,200	
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Over 7th Floor</i>								
Single Ply Membrane	70%			2031	**	10	\$57,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$160,600	
Ceramic Tile	3%			2035	**	5	\$11,000	
Terrazzo	2%			LIFE	**	5	\$11,500	
Vinyl Tile	85%			2031	**	3	\$117,000	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$18,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$29,000	
Gypsum Board	80%			LIFE	**	5-10	\$492,800	
Granite Panels	5%			LIFE	**	10	\$7,200	
Ceilings								
AcousTileSusp.Lay-In	85%			2039	**	5	\$312,000	
Exposed Struc: Steel	5%			LIFE	**	10	\$36,700	
Gypsum Board	10%			LIFE	**	5-10	\$126,200	
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								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Electrical		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%			2046	**	5	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switches Rated @ 3000 Amperes And 1600 Amperes							
	Transformers								
	Dry Type	100%			2039	**	5	\$900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 3- 500 Kva, 2- 75 Kva, 480/208/120 Volts							
	Switchgear / Switchboard								
	Fused Disc Sw	80%			2046	**	5	\$800	
	Molded Case Bkrs	20%			2046	**	5	\$1,300	
	Raceway								
	Conduit	100%			2046	**	1		
	Panelboards								
	Fused Disc Sw	5%			2042	**	5	\$300	
	Molded Case Bkrs	95%			2042	**	5	\$6,100	
	Wiring								
	Thermoplastic	100%			2046	**	1		
	Motor Controllers								
	Motor Control Center	80%			2039	**	5	\$5,300	
	Variable Frequency Drive	20%			2039	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$7,200	
Stand-by Power									
	Transfer Switches								
	Automatic	50%			2039	**	1	\$37,700	
	Automatic	50%			2043	**	1	\$37,700	
	Generators								
	Diesel	50%			2035	**	1	\$47,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated @ 1250 Kw							
	Diesel	50%			2039	**	1	\$47,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : Emergency Generator Rated @ 2000 Kw							
	Batteries								
	Lead/Acid	50%			2020	\$800	5	\$4,500	
	Lead/Acid	50%			2021	\$800	5	\$4,500	

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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
Stand-by Power								
Fuel Storage								
Day Tank	25%			2042	* *	5	\$11,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : 300 Gallons Rated Capacity							
Day Tank	25%			2048	* *	5	\$11,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 300 Gallons Rated Capacity							
Main Tank	50%			2054	* *	5	\$3,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 10,000 Gallons Rated Capacity							
Lighting								
Interior Lighting								
Fluorescent	94%			2031	* *	10	\$211,400	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	5%			2031	* *	10	\$11,200	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
HID	1%			2031	* *	10	\$100	
Egress Lighting								
Emergency, Service	45%			2031	* *	1		
Emergency, Battery	5%			2031	* *	10	\$3,000	
Exit, LED	50%			2054	* *	1		
Exterior Lighting								
HID	100%			2031	* *	10	\$800	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2054	* *	5	\$7,200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$27,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2031	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells & Horns							

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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									
	Energy Source								
	Campus Steam	100%			2036	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam From Power Plant							
Conversion Equipment									
	Heat Exchanger	50%			2035	**	1	\$60,600	
	Pres. Reducing Valve/LP Steam	50%			2035	**	5	\$7,300	
Distribution									
	Hot Wtr Piping/Pump	50%			2042	**	4	\$9,100	
	Steam Piping/Pump	50%			2046	**	4	\$9,100	
Terminal Devices									
	Air Handler	50%			2031	**	1	\$75,800	
	Fan Coil Unit/Heat	50%			2031	**	1	\$39,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	100%			2031	**	1	\$113,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Bldg Z							
		Explanation : Located In Power Plant							
Distribution									
	Chilled Wtr Pipe/Pump	100%			2046	**	4	\$18,100	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	**	1	\$151,600	
Heat Rejection									
	Water Cool Tower	100%	0-2	\$36,000	2027	**	2	\$197,400	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$216,500	
Exhaust Fans									
	Interior	50%			2031	**	2	\$3,800	
	Roof	50%			2031	**	2	\$3,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
HW Heat Exchanger									
	Low Temp	100%			2046	**	4	\$36,400	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		

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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
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2031	* *	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2031	* *	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (6) B - 7, (1)b - Penthouse							
		Explanation : 7 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$123,600	
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$68,700	
	Fire Pump								
	Generic	100%			2035	* *	1	\$45,800	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : **KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**
Address : **547 WINTHROP STREET**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.250 / 277** **Yr Built/Renovated** : **1959 /**
Area Sq Ft : **139,970** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **20-Feb-2015** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **4829** **Lot** : **1** **BIN** : **3327711**

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$3,201,000	\$497,600
Interior Architecture	\$714,100	\$965,700
Electrical	\$328,200	\$10,758,800
Total	\$4,243,300	\$12,222,100
Importance Code A	\$3,201,000	\$537,700
Importance Code B	\$929,500	\$11,684,300
Importance Code C	\$112,800	
Total	\$4,243,300	\$12,222,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$7,600			
Interior Architecture	\$15,200			\$3,700
Electrical	\$28,900	\$500	\$2,200	\$2,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$59,600	\$8,400	\$10,100	\$13,900
Importance Code A	\$7,600			
Importance Code B	\$46,900	\$8,400	\$10,100	\$13,900
Importance Code C	\$5,000			
Total	\$59,600	\$8,400	\$10,100	\$13,900



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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	\$58,600	LIFE	* *	5	\$50,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Masonry: Brick Cavity	70%			LIFE	* *	5	\$284,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Currently Vacant.</i>								
Masonry: Granite	5%			LIFE	* *	5	\$15,200	
Metal Coiling Doors	5%	Now	\$59,000	2031	* *	5	\$15,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$217,500	LIFE	* *	5	\$3,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Window Wall	13%			2046	* *	5	\$99,100	
Windows								
Aluminum	97%	0-2	\$1,879,500	2051	* *	5	\$21,900	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%	Now	\$41,400	2041	* *			
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Fire Damage</i>								
Parapets								
Metal Rail	100%			2039	* *	5-10	\$522,600	

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Estimates are rounded to the nearest hundred dollars.*

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

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									
Roof									
	Single Ply Membrane	100%	Now	\$485,400	2036		* *		
	Debris Present, Extent : Moderate, Area Affected : 25%								
	Location : Bird Droppings Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
	Location : Lower Roof								
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Bird Droppings Throughout Lower Roof								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Lower Roof								
Interior									
Floors									
	Cast in Place Concrete	25%			LIFE		* *	5	\$246,000
	Ceramic Tile	2%			2035		* *	5	\$4,500
	Panel/Paver: Cer/Brk	35%			2042		* *	5	\$177,200
	Terrazzo	5%			LIFE		* *	5	\$17,600
	Traffic Topping	23%	0-2	\$131,300	2026	\$656,300		5	\$32,300
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Vinyl Tile	5%			2026	\$97,800		3	\$5,600
	Wood	5%			2041		* *	5	\$21,100
Interior Walls									
	Concrete Masonry Unit	25%	Now	\$69,800	LIFE		* *	5	\$12,300
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Plaster	5%	Now	\$5,000	LIFE		* *	5	\$1,800
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	SGFT/Glazed Masonry	70%			LIFE		* *	10	\$43,000
Ceilings									
	AcousTile,Adhered	5%			2031		* *	5	\$11,200
	Exposed Concrete	5%	Now	\$37,000	LIFE		* *	5	\$1,800
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor At Concrete Beam								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor At Concrete Beam								
	Exposed Concrete	90%			LIFE		* *	5-10	\$253,100

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

Under 600 Volts

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2026	\$40,200	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Six 1600 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Air Circuit Breaker	30%			2026	\$45,000	5	\$200	
Molded Case Bkrs	70%			2026	\$104,900	5	\$2,600	
Raceway								
Conduit	100%			2026	\$155,400	1		
Panelboards								
Fused Disc Sw	5%			2025	\$6,100	5	\$200	
Molded Case Bkrs	95%			2025	\$116,200	5	\$3,500	
Wiring								
Braided Cloth	80%	2-4	\$195,900	2051	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2026	\$49,000	1		
Motor Controllers								
Locally Mounted	20%			2024	\$30,900	5	\$200	
Motor Control Center	80%			2024	\$181,100	5	\$3,100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,700	LIFE	* *	5	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2021	\$8,292,800	10	\$132,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	4%			2021	\$345,500	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2021	\$103,700	10	\$18,100	
Exit, Service	50%			2021	\$25,600	1		
Exterior Lighting								
HID	100%			2021	\$540,600	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2026	\$43,300	1	\$5,200	
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2026	\$741,200			

*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
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
Heating									
	Energy Source								
	Campus Steam	100%			2036	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Whole							
		Explanation : This Is Vacant Building. Steam Supplied From Power House							
	Conversion Equipment								
	Not Accessible	100%							
	Distribution								
	Not Accessible	100%							
	Terminal Devices								
	Not Accessible	100%							
Air Conditioning									
	Energy Source								
	Not Accessible	100%							
	Conversion Equipment								
	Not Accessible	100%							
	Distribution								
	Not Accessible	100%							
	Terminal Devices								
	Not Accessible	100%							
	Heat Rejection								
	Not Accessible	100%							
	Dehumidifier								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Not Accessible	100%							
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Not Accessible	100%							
	Water Heater								
	Not Accessible	100%							
	HW Heat Exchanger								
	Not Accessible	100%							
	Sanitary Piping								
	Not Accessible	100%							
	Storm Drain Piping								
	Not Accessible	100%							
	Sump Pump(s)								
	Not Accessible	100%							
	Pool Filter/Treatment								
	Not Accessible	100%							
	Sewage Ejector(s)								
	Not Accessible	100%							

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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									
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Not Accessible	100%							
Vertical Transport									
	Elevators								
	Not Accessible	100%							
	Escalators								
	Not Accessible	100%							
Fire Suppression									
	Standpipe								
	Not Accessible	100%							
	Sprinkler								
	Not Accessible	5%							
	Not Accessible	95%							
	Fire Pump								
	Not Accessible	100%							
	Chemical System								
	Not Accessible	100%							

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 18-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,6,7,10, Pen
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$2,909,200	\$1,638,000
Interior Architecture	\$2,127,500	\$1,953,600
Electrical	\$879,400	\$20,815,200
Mechanical	\$1,060,000	\$9,104,700
Total	\$6,976,100	\$33,511,500
Importance Code A	\$2,909,200	\$1,758,500
Importance Code B	\$3,390,500	\$31,411,100
Importance Code C	\$676,400	\$341,900
Total	\$6,976,100	\$33,511,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$91,000			
Interior Architecture	\$10,400		\$59,400	\$20,800
Electrical	\$93,300	\$48,300	\$54,900	\$56,900
Mechanical	\$108,500	\$71,000	\$92,200	\$46,400
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Total	\$401,900	\$218,000	\$305,100	\$222,800
Importance Code A	\$91,000		\$13,800	
Importance Code B	\$310,900	\$218,000	\$262,400	\$222,800
Importance Code C			\$29,000	
Total	\$401,900	\$218,000	\$305,100	\$222,800



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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER 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	\$171,500	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	3%			LIFE	* *	5	\$32,200	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	75%	Now	\$396,900	LIFE	* *	5	\$643,100	
	<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	* *	5	\$64,300	
Metal Panel	10%	0-2	\$21,300	2036	* *	5	\$160,800	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : These Are Actually Lead Panels</i>							
Stucco Cement	3%			2031	* *	5	\$64,300	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Window Wall	2%			2046	* *	5	\$64,300	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	50%			2034	* *	5	\$70,200	
Steel	5%	Now	\$375,200	2051	* *	5	\$43,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : East And West Facades Of Wing B								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : East And West Facades Of Wing B								
Wood	45%	Now	\$1,814,600	2051	* *	5	\$316,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 55%								
Location : North Facade, South Facade, Crossovers								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : North Facade, South Facade, Crossovers								
Insect/Bird Damage, Extent : Moderate, Area Affected : 30%								
Location : North Facade, South Facade, Crossovers								
Split/Cracked, Extent : Moderate, Area Affected : 55%								
Location : North Facade, South Facade, Crossovers								
Parapets								
Copper/Terne	2%			2046	* *	5	\$1,500	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Brick	55%			LIFE	* *	5-10	\$56,700	
Recent Repair Evident, Extent : Light, Area Affected : 75%								
Location : Throughout								
Recent Replace Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	13%			LIFE	* *	5-10	\$23,900	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Rail	15%			2031	* *	5-10	\$40,900	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal: Cage/Fence	15%			2031	* *	5-10	\$17,500	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	67%			2034	* *	10	\$154,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Clay Tile	20%			2052	* *	10	\$46,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Copper/Terne	3%			2041	* *	10	\$17,200	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Panel/Paver: Cer/Brk	5%			2052	* *	10	\$15,300	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Sloped Glazing	5%			LIFE	* *	5	\$306,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$303,800	
Ceramic Tile	3%			2035	* *	5	\$20,800	
Panel/Paver: Cer/Brk	5%			2034	* *	5	\$78,100	
Terrazzo	35%			LIFE	* *	5	\$379,800	
Vinyl Tile	5%			2034	* *	3	\$13,000	
Vinyl Tile	30%			2031	* *	3	\$78,100	
Vinyl Tile 9" X 9"	12%			2021	\$938,700	3	\$41,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : 3rd Floor Bridge To Bldg P							
Interior Walls								
Ceramic Tile	5%			2029	* *	5	\$58,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$92,700	
Gypsum Board	20%			LIFE	* *	5-10	\$394,100	
	Repairs in Progress, Extent : Light, Area Affected : 15%							
	Location : Floors 2,6,7							
Gypsum Board	5%			LIFE	* *	5-10	\$98,500	
Plaster	35%	Now	\$166,400	LIFE	* *	5	\$121,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Floors, 2,8,10 - B Bldg							
SGFT/Glazed Masonry	25%			LIFE	* *	10	\$144,900	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

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

Interior

Ceilings

AcousTileConcealSpLn 25% 2-4 \$54,900 2031 * * 5 \$83,000

Broken/Missing Elements, Extent : Light, Area Affected : 10%

Location : Throughout

AcousTileSusp.Lay-In 25% 2-4 \$54,900 2039 * * 5 \$66,400

Broken/Missing Elements, Extent : Light, Area Affected : 10%

Location : Throughout

Exposed Concrete 7% LIFE * * 5-10 \$46,500

Plaster 43% Now \$919,700 LIFE * * 5 \$142,800

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

Location : 3rd Floor Connecting Tunnels, Floors 2,6,7 - A Bldg / Floors, 2,8,10 - B Bldg

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

Under 600 Volts

Service Equipment

Air Circuit Breaker 70% 2026 \$84,400 5 \$2,200

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

Location : Electrical Room

Explanation : 2- Main Service Disconnect Switch Rated @ 4000 Amperes Each

Fused Disc Sw 30% 2026 \$36,200 5 \$800

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

Location : Electrical Room

Explanation : Main Service Switch Rated @ 1200 Amperes

Transformers

Dry Type 50% 2024 \$8,100 5 \$1,100

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

Location : Electrical Room

Explanation : 2- 150 Kva, 480/277/120 Volts

Dry Type 50% 2031 * * 5 \$1,100

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

Location : Electrical Room

Explanation : 112.5 Kva, 480/277/208 Volts

Switchgear / Switchboard

Fused Disc Sw 30% 2026 \$149,900 5 \$800

Molded Case Bkrs 70% 2026 \$349,800 5 \$11,000

Raceway

Conduit 90% 2026 \$538,600 1

Conduit 10% 2046 * * 1

Panelboards

Fused Disc Sw 10% 2025 \$55,000 5 \$1,400

Molded Case Bkrs 80% 2025 \$440,200 5 \$12,600

Molded Case Bkrs 10% 2042 * * 5 \$1,600

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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								
Wiring								
Braided Cloth	70%	2-4	\$645,400	2051	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2036	* *	1		
Thermoplastic	10%			2046	* *	1		
Motor Controllers								
Locally Mounted	50%			2024	\$190,400	5	\$2,000	
Locally Mounted	30%			2031	* *	5	\$1,200	
Motor Control Center	20%			2024	\$487,900	5	\$3,300	
Ground								
Grounding Devices								
Generic	100%	Now	\$9,700	LIFE	* *	5	\$8,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	30%			2031	* *	1	\$55,300	
Automatic	70%			2039	* *	1	\$129,000	
Generators								
Diesel	100%			2035	* *	1	\$231,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 750 Kw</i>								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$22,200	
Fuel Storage								
Day Tank								
	50%			2042	* *	5	\$43,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Main Tank								
	50%			2029	* *	5	\$6,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30,000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	55%			2021	\$14,666,400	10	\$234,000	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2031	* *	10	\$170,200	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2026	\$1,333,300	10	\$21,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Electrical		Current Repair		Future Replacement		Maintenance		
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%			2031	* *	1		
Emergency, Battery	5%			2031	* *	10	\$5,600	
Exit, LED	40%			2054	* *	1		
Exit, Service	10%			2026	\$15,800	1		

Exterior Lighting

HID	100%			2021	\$2,312,900	10	\$1,800	
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Alarm

Security System

No Component	70%							
Generic	30%			2031	* *	1	\$67,100	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Outside**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital	100%			2031	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells And Manual Pull Stations</i>								

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

Heating

Energy Source

Campus Steam	100%			2026	\$156,300	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam Provided By Power House*

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2039	* *	5	\$27,600	
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*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Basement*

Distribution

Steam Piping/Pump	100%			2046	* *	4	\$34,300	
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Terminal Devices

Air Handler	20%			2021	\$511,600	1	\$57,400	
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*On Extended Life, Extent : Moderate, Area Affected : 20%**Location : Various*

Convactor/Radiator	80%			2024	\$3,585,100	1	\$119,900	
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Air Conditioning

Energy Source

Electricity	100%			2034	* *	1		
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	10%			2020	\$945,100	2	\$2,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Various							
	Reciprocating Compr/Chiller	10%			2021	\$161,000	1	\$21,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 10% Location : B Building Basement							
	Ext Pkg Unit - Heating/Cooling	20%			2031	* *	2	\$5,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : Roof							
	Window/Wall Unit	60%			2021	\$585,200	1		
Distribution									
	Chilled Wtr Pipe/Pump	10%			2036	* *	4	\$2,300	
	No Component	90%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2021	\$201,500	1	\$28,700	
	No Component	90%							
Heat Rejection									
	Remote Air Cond	10%			2021	\$283,400	2	\$32,300	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$409,600	
Exhaust Fans									
	Interior	40%	Now	\$21,000	2021	\$209,800	2	\$4,500	
		Unit Inoperable, Extent : Severe, Area Affected : 10% Location : Various Locations							
	Roof	60%			2026	\$226,300	2	\$8,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger									
	Low Temp	100%			2026	\$147,200	4	\$68,800	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2021	\$11,300	4	\$2,500	
Sewage Ejector(s)									
	Electric	100%			2021	\$11,300	4	\$2,500	
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.*

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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 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 & C Buildings 6 Units: B-roof; B 3 Units: B-10.									
Explanation : 9 Units (6 Passenger, 3 Freight)									
Fire Suppression									
Standpipe									
	Generic	100%			2026	\$1,693,100	1-5	\$242,600	
Sprinkler									
	No Component	80%							
	Generic	20%			2026	\$1,107,900	1-2	\$26,000	

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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 : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : **KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING**
Address : **591 CLARKSON AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.260 / 4123** **Yr Built/Renovated** : **1992 / 2010**
Area Sq Ft : **48,358** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **27-Feb-2015** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **4829** **Lot** : **1** **BIN** : **3327711**

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$173,600	\$115,100
Interior Architecture	\$140,500	\$76,600
Electrical		\$1,400,100
Mechanical		\$685,300
Total	\$314,100	\$2,277,100
Importance Code A	\$173,600	\$115,100
Importance Code B		\$2,085,400
Importance Code C	\$140,500	\$76,600
Total	\$314,100	\$2,277,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$2,200		\$7,900	
Interior Architecture	\$43,500		\$8,100	\$3,400
Electrical	\$4,800	\$3,900	\$8,300	\$3,900
Mechanical	\$19,600	\$8,200	\$9,900	\$4,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$74,000	\$16,000	\$38,200	\$15,900
Importance Code A	\$2,200		\$9,300	
Importance Code B	\$62,500	\$16,000	\$28,900	\$13,500
Importance Code C	\$9,300			\$2,300
Total	\$74,000	\$16,000	\$38,200	\$15,900



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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	100%	Now	\$173,600	LIFE	* *	5	\$45,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Fracade At Window Sills</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2042	* *	5	\$4,500	
Parapets								
Metal Rail	100%			2039	* *	5-10	\$12,900	
Roof								
Single Ply Membrane	100%			2034	* *	10	\$69,800	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	\$22,200	
Ceramic Tile	3%			2035	* *	5	\$2,200	
Vinyl Tile	90%			2031	* *	3	\$24,400	
Interior Walls								
Ceramic Tile	3%			2035	* *	5	\$4,700	
Concrete Masonry Unit	15%			LIFE	* *	5	\$18,700	
Gypsum Board	82%			LIFE	* *	5-10	\$217,100	
Ceilings								
AcousTileSusp.Lay-In	85%			2031	* *	5	\$61,500	
Exposed Struc: Steel	5%			LIFE	* *	10	\$7,200	
Gypsum Board	10%			LIFE	* *	5-10	\$24,900	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	* *	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 2500 Amperes</i>								
Transformers								
Dry Type	100%			2031	* *	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kva, 480/277 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	* *	5	\$200	
Raceway								
Conduit	100%			2036	* *	1		
Panelboards								
Molded Case Bkrs	100%			2034	* *	5	\$1,300	

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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
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
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2036	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2031	* *	5	\$300	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2031	* *	1	\$14,900	
	Generators								
	Diesel	100%			2029	* *	1	\$18,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : Emergency Generator Rated @ 53 Kw							
	Batteries								
	Lead/Acid	100%			2019	\$1,500	5	\$1,800	
	Fuel Storage								
	Day Tank	50%			2034	* *	5	\$4,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 100 Gallons Capacity							
	Main Tank	50%			2041	* *	5	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 30,000 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2026	\$612,900	10	\$43,500	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2026	\$12,500	2		
	Egress Lighting								
	Emergency, Service	50%			2026	\$12,200	1		
	Exit, Service	50%			2026	\$8,200	1		
	Exterior Lighting								
	HID	100%			2026	\$186,800	10	\$100	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2041	* *	5	\$1,400	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2026	\$44,900	1	\$5,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : C C T V Surveillance Cameras							

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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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2026

\$512,200

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

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

Heating

Energy Source

Campus Steam

100%

2036

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Steam Room**Explanation : Steam Supplied From Power House*

Conversion Equipment

Pres. Reducing Valve/LP

100%

2029

* *

5

\$2,900

Steam

Distribution

Steam Piping/Pump

100%

2046

* *

4

\$3,600

Terminal Devices

Air Handler

75%

2026

\$200,000

1

\$22,400

Fan Coil Unit/Heat

25%

2026

\$185,100

1

\$3,900

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Ext Pkg Unit -

80%

2026

\$260,900

2

\$2,400

Heating/Cooling

*R-22 Refrigerant, Extent : Light, Area Affected : 80%**Location : 2 On Roof, 1 On The Side Of Building**Other Observation, Extent : Light, Area Affected : 80%**Location : Roof**Explanation : 2 Roof Top Units*

No Component

20%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$42,700

Exhaust Fans

Roof

100%

2026

\$39,300

2

\$1,500

Plumbing

H/C Water Piping

Brass/Copper

100%

2036

* *

1

HW Heat Exchanger

Low Temp

100%

2046

* *

4

\$7,200

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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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2031	* *	1	\$3,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : New Enclosure Near Sidewalk							
	Explanation : R P Z Located Outside							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1-2							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	\$24,400	

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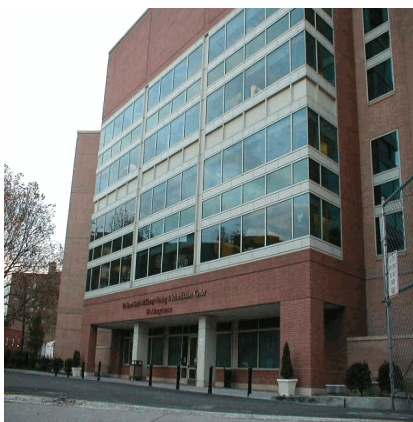
Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : **KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**
Address : **594 ALBANY AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.280 / 4433** **Yr Built/Renovated** : **1997 /**
Area Sq Ft : **174,800** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **20-Feb-2015** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,ph**
Block : **4829** **Lot** : **1** **BIN** : **3327678**

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$331,300	\$116,200
Interior Architecture	\$432,100	\$256,800
Electrical		\$12,930,600
Mechanical	\$43,300	\$43,300
Total	\$806,700	\$13,346,900
Importance Code A	\$331,300	\$116,200
Importance Code B	\$232,100	\$13,127,400
Importance Code C	\$243,300	\$103,300
Total	\$806,700	\$13,346,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$38,400			
Interior Architecture	\$83,100		\$37,800	
Electrical	\$19,900	\$14,100	\$26,000	\$14,100
Mechanical	\$152,700	\$67,200	\$108,700	\$52,100
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$313,800	\$101,000	\$192,300	\$85,900
Importance Code A	\$38,400		\$5,200	
Importance Code B	\$219,000	\$101,000	\$187,100	\$85,900
Importance Code C	\$56,400			
Total	\$313,800	\$101,000	\$192,300	\$85,900



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Architecture		Current Repair		Future Replacement		Maintenance		
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	\$232,500	
Metal Panel	5%			2046	**	5-10	\$44,400	
Pre-Cast Concrete	2%			LIFE	**	5	\$16,800	
Window Wall	3%			2046	**	5	\$14,500	
Windows								
Aluminum	100%			2042	**	5	\$54,100	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5-10	\$60,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,800	
Roof								
IRMA/Protected Membrane	100%	Now	\$163,600	2031	**			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Over 5th Floor								
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Over 5th Floor Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Near Nurse Station 5a, Corridor Near Room 6, Restroom In Room 6, Storage Room 5a06								
Interior								
Floors								
Carpet	10%			2025	\$343,300	3	\$39,400	
Cast in Place Concrete	10%			LIFE	**	5	\$115,100	
Terrazzo	5%			LIFE	**	5	\$20,500	
Vinyl Tile	75%			2031	**	3	\$74,000	
Interior Walls								
Ceramic Tile	5%	Now	\$54,000	2035	**	5	\$9,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Food Cart Wash Down Area In Basement Kitchen								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Food Cart Wash Down Area In Basement Kitchen								
Concrete Masonry Unit	15%			LIFE	**	5	\$45,900	
Fabric on Framing	35%			2027	**	5	\$66,900	
Gypsum Board	45%			LIFE	**	5-10	\$292,500	
Ceilings								
AcousTileSusp.Lay-In	65%			2039	**	5	\$97,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor Corridor Near Room 6, Room 5a06, Near Nurse Station 5a, Restroom In Room 6								
Exposed Concrete	10%			LIFE	**	5-10	\$18,800	
Gypsum Board	25%			LIFE	**	5-10	\$129,400	

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.

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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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	* *	5	\$800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Main Service Switches Rated 4000 Amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	* *	5	\$800	
Raceway								
Conduit	100%			2036	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	* *	5	\$400	
Molded Case Bkrs	90%			2034	* *	5	\$4,100	
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers								
Locally Mounted	5%			2031	* *	5	\$100	
Motor Control Center	95%			2031	* *	5	\$4,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$5,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$53,800	
Generators								
Diesel	100%			2029	* *	1	\$67,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated @ 750 Kw								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$6,500	
Fuel Storage								
Day Tank	50%			2034	* *	5	\$16,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 100 Gallons Capacity								
Main Tank	50%			2041	* *	5	\$2,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 2500 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	98%			2026	\$9,845,500	10	\$157,100	
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2026	\$200,900	10	\$3,200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Hallways								

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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								
Egress Lighting								
Emergency, Service	40%			2026	\$35,200	1		
Emergency, Battery	10%			2026	\$24,100	10	\$4,200	
Exit, LED	10%			2041	* *	1		
Exit, Service	40%			2026	\$23,800	1		
Exterior Lighting								
HID	100%			2026	\$675,100	10	\$500	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	* *	5	\$5,100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$162,200	1	\$19,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : C C T V Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$1,851,300			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, 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								
Campus Steam	100%			2036	* *	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%			2029	* *	5	\$10,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Steam Room								
Explanation : 3 Heat Exchangers For Radiators And Induct Coils								
Distribution								
Hot Wtr Piping/Pump	50%			2042	* *	4	\$6,500	
Steam Piping/Pump	50%	Now	\$31,200	2046	* *	4	\$4,300	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Steam Room								
Explanation : Condensate Return Pump Is Undersized								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Terminal Devices								
	Air Handler	50%			2031	**	1	\$54,100	
	Convactor/Radiator	40%			2039	**	1	\$22,600	
	Fan Coil Unit/Heat	10%			2031	**	1	\$5,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2035	**	1	\$189,200	
			R-134a Refrigerant, Extent : Light, Area Affected : 100%						
			Location : M E R, Basement						
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : M E R, Basement						
			Explanation : 2 Units						
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2046	**	4	\$12,900	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	**	1	\$108,100	
	Heat Rejection								
	Water Cool Tower	100%			2027	**	2	\$175,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$154,300	
	Exhaust Fans								
	Interior	50%			2031	**	2	\$2,700	
	Roof	50%			2031	**	2	\$2,700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	HW Heat Exchanger								
	Low Temp	100%			2046	**	4	\$25,900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Rigid Piping	100%			2031	**	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2031	**	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2031	**	1	\$10,700	
	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 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
Vertical Transport									
Elevators									
	Geared Traction	75%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : B-5							
		Explanation : 3 Units							
	Hydraulic	25%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : B-1							
		Explanation : 1 Unit							
Fire Suppression									
Standpipe									
	Generic	100%			2052		* *	1-5	\$88,100
Sprinkler									
	Generic	100%			2052		* *	1-2	\$49,000
Fire Pump									
	Generic	100%			2035		* *	1	\$32,600

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

Maintenance \$ are aggregated over a 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 : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : LINCOLN HOSPITAL GARAGE
Address : 234 EAST 149TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0010.030 / 280 **Yr Built/Renovated** : 1976 / 2008
Area Sq Ft : 303,425 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 12-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$629,400
Interior Architecture		\$929,400
Electrical		\$5,023,700
Mechanical	\$39,700	\$39,700
Total	\$39,700	\$6,622,100
Importance Code A		\$629,400
Importance Code B	\$39,700	\$5,992,700
Total	\$39,700	\$6,622,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$5,700		
Electrical	\$10,200	\$8,500	\$8,500	\$10,200
Mechanical	\$5,700	\$11,300	\$5,700	\$5,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$25,700	\$35,400	\$24,000	\$25,700
Importance Code A		\$5,700		
Importance Code B	\$25,700	\$29,700	\$24,000	\$25,700
Total	\$25,700	\$35,400	\$24,000	\$25,700



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

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

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL 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	\$220,100
Masonry: Brick	15%		LIFE	* *	5	\$7,800

Parapets

Cast in Place Concrete	90%		LIFE	* *	5	\$409,300
Masonry: Brick	10%		LIFE	* *	5	\$4,400

Roof

Cast in Place Concrete	95%		LIFE	* *		
Modified Bitumen	3%		2028	* *	10	\$3,400
Single Ply Membrane	2%		2028	* *	10	\$2,300

Interior

Floors

Cast in Place Concrete	100%		LIFE	* *	5	\$867,400
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Interior Walls

Cast in Place Concrete	95%		LIFE	* *		
Masonry: Brick	5%		LIFE	* *		

Ceilings

Exposed Concrete	100%		LIFE	* *	5	\$62,000
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	100%		2023	\$46,000	1	
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Panelboards

Molded Case Bkrs	100%		2031	* *	5	\$8,000
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Wiring

Thermoplastic	100%		2033	* *	1	
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Lighting

Interior Lighting

HID	100%		2023	\$2,476,500	10	\$9,800
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Egress Lighting

Exit, Service	100%		2023	\$83,700	1	
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Exterior Lighting

HID	100%		2023	\$1,171,800	10	\$900
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Alarm

Security System

No Component	70%					
Generic	30%		2023	\$281,600	1	\$34,000

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

Location : Hallways

Explanation : CCTV Surveillance System

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

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL GARAGE
Asset # : 280

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2023

\$964,100

1-3

\$57,800

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

Mechanical		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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1-5**Explanation : 2 Units*

Fire Suppression

Standpipe

Generic

100%

2033

* *

1-5

\$153,000

*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 : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : LINCOLN HOSPITAL MAIN HOSPITAL
Address : 234 EAST 149TH STREET @PARK-MORRIS AVES.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0010.010 / 278 **Yr Built/Renovated** : 1976 / 2008
Area Sq Ft : 1,034,360 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 12-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$3,486,800	\$1,336,800
Interior Architecture	\$1,734,600	\$45,122,900
Electrical	\$1,104,300	\$23,842,100
Mechanical	\$560,300	\$10,744,800
Total	\$6,886,000	\$81,046,600
Importance Code A	\$3,486,800	\$1,777,100
Importance Code B	\$3,195,500	\$35,891,700
Importance Code C	\$203,700	\$43,377,800
Total	\$6,886,000	\$81,046,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Interior Architecture	\$16,000		\$87,100	\$116,100
Electrical	\$166,900	\$165,300	\$142,600	\$160,700
Mechanical	\$279,000	\$193,300	\$319,100	\$193,300
Elevators/Escalators	\$180,400	\$180,400	\$180,400	\$180,400
Total	\$642,300	\$539,000	\$729,300	\$650,500
Importance Code A	\$51,100	\$53,800	\$51,100	\$51,100
Importance Code B	\$591,100	\$485,100	\$678,100	\$599,400
Total	\$642,300	\$539,000	\$729,300	\$650,500



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 Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	67%			LIFE	* *	5	\$553,500	
Masonry: Brick	25%	Now	\$318,600	LIFE	* *	5	\$206,500	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Facade Section A								
Window Wall	5%			2043	* *	5	\$154,900	
Window Wall	3%			2049	* *	5	\$92,900	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : New Annex								
Windows								
Aluminum	100%			2039	* *	5	\$154,600	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$52,800	
Metal Rail	10%			2036	* *	5-10	\$112,200	
Pre-Cast Concrete	5%			LIFE	* *	5	\$19,500	
Roof								
IRMA/Protected Membrane	80%	Now	\$2,874,000	2033	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Over 10th Floor Section A								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair 10a, Room 9d Various Locations On 10th Floor Section A								
Modified Bitumen	10%			2031	* *	10	\$44,100	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : New Annex								
Roll Roofing	5%	Now	\$93,000	2025	\$93,000	5	\$18,400	
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Over 10th Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Over 10th Floor								
Skylight, Metal/Glass	5%			2043	* *	10	\$73,400	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2022	\$2,020,800	3	\$232,200	
Cast in Place Concrete	10%			LIFE	* *	5	\$338,700	
Ceramic Tile	5%	Now	\$76,700	2032	* *	5	\$38,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Film Labs Developing Pit</i>								
Panel/Paver: Cer/Brk	10%			2039	* *	5	\$348,300	
Vinyl Tile	60%	Now	\$807,600	2028	* *	3	\$348,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2031	* *	3	\$29,000	
Interior Walls								
Ceramic Tile	10%			2032	* *	5	\$203,700	
Concrete Masonry Unit	10%			LIFE	* *	5	\$81,500	
Fabric on Framing	20%			2024	\$42,420,600	5	\$203,700	
Gypsum Board	50%			LIFE	* *	5	\$611,000	
Gypsum Board	5%			LIFE	* *	5	\$61,100	
Masonry: Brick	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	45%			2028	* *	5	\$867,700	
AcousTileSusp.Lay-In	28%			2036	* *	5	\$431,900	
AcousTileSusp.Lay-In	5%			2040	* *	5	\$77,100	
Exposed Struc: Steel	7%			LIFE	* *			
Gypsum Board	5%	Now	\$16,000	LIFE	* *	5	\$96,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor Section A, Stair A</i>								
Metal Panel	10%			LIFE	* *	5	\$192,800	

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	100%			2023	\$214,800	5	\$5,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 - Main Service Protectors Rated @ 5000 Amperes Each</i>								
Transformers								
Dry Type	100%			2021	\$16,200	5	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 - 1000 Kva, 460/208/120 Volts</i>								

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2023	\$474,800	5	\$2,200	
	Molded Case Bkrs	50%			2023	\$474,800	5	\$13,600	
Raceway									
	Conduit	90%			2023	\$1,077,200	1		
	Conduit	10%			2043	* *	1		
Panelboards									
	Fused Disc Sw	10%			2039	* *	5	\$2,400	
	Molded Case Bkrs	45%			2022	\$502,100	5	\$12,300	
	Molded Case Bkrs	45%			2031	* *	5	\$12,300	
Wiring									
	Thermoplastic	90%			2023	\$1,659,500	1		
	Thermoplastic	10%			2043	* *	1		
Motor Controllers									
	Locally Mounted	10%			2021		5	\$700	
	Motor Control Center	50%			2021	\$1,086,900	5	\$14,100	
	Motor Control Center	40%			2028	* *	5	\$11,300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$15,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Water Main								
	Explanation : Connected With Main Water Pipe								
Stand-by Power									
Transfer Switches									
	Automatic	90%			2021		1	\$286,400	
	Automatic	10%			2040	* *	1	\$31,800	
Generators									
	Diesel	70%			2019		1	\$280,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Two 1000 Kw Waukesha								
	Diesel	30%			2036	* *	1	\$120,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Caterpillar Genset Rated @ 2000 Kw								
Batteries									
	Lead/Acid	30%			2018	\$500	5	\$11,500	
	Nickel Cadmium	70%			2018	\$1,100	5	\$161,400	

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Electrical		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%			2031	* *	5	\$95,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Capacity							
	Underground Storage	50%			LIFE	* *	5	\$32,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : 10,000 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2028	* *	10	\$901,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	4%			2028	* *	10	\$37,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Corridors							
		Explanation : Compact Fluorescent Lighting Fixtures							
	HID	1%			2018	\$84,400	10	\$300	
	Egress Lighting								
	Emergency, Service	50%			2028	* *	1		
	Exit, Service	50%			2028	* *	1		
	Exterior Lighting								
	HID	100%			2023	\$3,994,600	10	\$3,200	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2026	\$2,265,800	5	\$30,400	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2023	\$960,000	1	\$115,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Outside Building							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	Generic	100%			2023	\$10,954,900	1-3	\$656,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors							

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

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
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									
	Energy Source								
	Campus Steam	100%			2033	**	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam Is Provided From Service Building							
	Conversion Equipment								
	Heat Exchanger	100%			2026	\$225,400	1	\$511,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room							
		Explanation : 14 Units							
	Distribution								
	Hot Wtr Piping/Pump	80%	2-4	\$425,100	2031	**	4	\$40,800	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
	Steam Piping/Pump	20%			2033	**	4	\$15,300	
	Terminal Devices								
	Air Handler	50%			2023	\$2,851,500	1	\$319,800	
	Convactor/Radiator	20%			2028	**	1	\$66,800	
	Induction Unit	30%			2026	\$1,212,400	1	\$100,200	
Air Conditioning									
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2033	**	4	\$76,500	
	Terminal Devices								
	Air Handler/Cool/Ht	70%			2023	\$3,144,900	1	\$447,700	
	Induction Unit	30%			2023	\$1,766,300	1	\$100,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$576,800	
	Exhaust Fans								
	Interior	95%			2023	\$1,110,700	2	\$30,100	
	Roof	5%			2023	\$42,000	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	**	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$29,500	LIFE	**	1		
		Corroded, Extent : Severe, Area Affected : 2%							
		Location : Staircase A - 10th Floor							
	Sump Pump(s)								
	Not Accessible	100%							
	Sewage Ejector(s)								
	Electric	100%			2023	\$11,300	4	\$1,600	
	Backflow Preventer								
	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
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
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (14) B-10 (2) B-11							
		Explanation : 16 Units							
	Escalators								
	Over 20' Rise	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor Up & Down							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2043		* *	1-5	\$521,500
	Sprinkler								
	Generic	100%			2033		* *	1-2	\$289,700

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 : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : LINCOLN HOSPITAL SERVICE BLDG
Address : 234 EAST 149TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0010.020 / 279 **Yr Built/Renovated** : 1976 /
Area Sq Ft : 80,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 12-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$785,000	\$79,000
Interior Architecture		\$156,000
Electrical	\$109,100	\$6,224,000
Mechanical	\$234,800	\$1,109,300
Total	\$1,129,000	\$7,568,300
Importance Code A	\$785,000	\$79,000
Importance Code B	\$343,900	\$7,489,300
Total	\$1,129,000	\$7,568,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$3,800	\$15,900	
Interior Architecture	\$500			\$500
Electrical	\$23,800	\$25,200	\$11,000	\$12,400
Mechanical	\$57,500	\$40,000	\$53,900	\$29,600
Total	\$81,800	\$69,000	\$80,800	\$42,500
Importance Code A	\$7,900	\$12,000	\$23,900	\$7,900
Importance Code B	\$73,900	\$57,000	\$57,000	\$34,600
Importance Code C				
Total	\$81,800	\$69,000	\$80,800	\$42,500



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
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	97%			LIFE	* *	5	\$79,000	
Metal Coiling Doors	3%			2028	* *	5	\$7,600	

Windows

Aluminum	50%			2039	* *	5	\$700	
Metal Louvers	50%			2032	* *	10	\$4,200	

Parapets

Masonry: Brick	85%	Now	\$307,000	LIFE	* *	5	\$26,000	
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Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%

Location : Throughout

Metal Rail	10%			2036	* *	5-10	\$55,300	
Pre-Cast Concrete	5%			LIFE	* *	5	\$9,600	

Roof

IRMA/Protected Membrane	95%	Now	\$478,000	2033	* *			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								

Roll Roofing	5%			2019	\$13,000	5	\$5,100	
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Interior

Floors

Cast in Place Concrete	95%			LIFE	* *	5	\$156,000	
Vinyl Tile	5%			2023	\$32,600	3	\$1,900	

Interior Walls

Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	95%			LIFE	* *	5	\$26,000	

Ceilings

Exposed Concrete	75%			LIFE	* *	5	\$8,800	
Exposed Struc: Steel	25%			LIFE	* *			

Electrical		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%			2023	\$21,300	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 4- Main Service Disconnect Switches Rated @ 5000 Amperes Each

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL 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%			2021	\$16,200	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 - 15 Kva , 480/208/120v</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2023	\$62,500	5	\$200	
Fused Disc Sw	20%			2033	* *	5	\$100	
Molded Case Bkrs	30%			2023	\$37,500	5	\$600	
Raceway								
Conduit	90%			2023	\$91,100	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2039	* *	5	\$200	
Molded Case Bkrs	90%			2022	\$61,900	5	\$1,900	
Wiring								
Thermoplastic	90%			2023	\$141,500	1		
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	5%			2021	\$7,700	5		
Locally Mounted	5%			2036	* *	5		
Motor Control Center	45%			2028	* *	5	\$1,000	
Motor Control Center	45%			2021	\$40,800	5	\$1,000	
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible; Covered With Insulation</i>								
Stand-by Power								
Transfer Switches								
Automatic	75%			2021	\$8,600	1	\$18,500	
Automatic	25%			2036	* *	1	\$6,200	
Generators								
Diesel	70%			2019	\$63,100	1	\$21,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two Waukesha 1000 Kw</i>								
Diesel	30%			2026	\$27,100	1	\$9,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Rated @ 1400kw</i>								
Batteries								
Nickel Cadmium	100%			2017	\$1,500	5	\$17,800	

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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								
Fuel Storage								
Day Tank	50%			2031	* *	5	\$7,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 100 Gallons Capacity							
Underground Storage	50%			LIFE	* *	5	\$2,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : 10,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	97%			2023	\$4,460,000	10	\$71,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
HID	2%			2018	\$13,100	10	\$100	
Incandescent	1%			2018	\$46,000	2		
Egress Lighting								
Emergency, Service	50%			2023	\$20,100	1		
Exit, Service	50%			2023	\$13,600	1		
Exterior Lighting								
HID	100%			2023	\$309,000	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$74,300	1	\$9,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : CCTV Surveillance System And Intrusion Alarm System							
Fire/Smoke Detection								
Generic	100%			2023	\$847,300	1-3	\$50,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	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
Heating								
Conversion Equipment								
Steam Boiler	100%			2036	* *	1	\$79,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units To Service The Entire Hospital Complex. 2 Heat Exchangers Convert Steam / Hot Water								
Distribution								
Hot Wtr Piping/Pump	20%			2039	* *	4	\$800	
Steam Piping/Pump	80%			2033	* *	4	\$4,700	
Terminal Devices								
Air Handler	60%	Now	\$26,500	2023	\$264,700	1	\$26,700	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : 2nd & 3rd Floor Mechanical Rooms								
Fan Coil Unit/Heat	20%			2023	\$245,000	1	\$5,200	
Unit Heater-Stm/HW	20%			2023	\$105,700	4	\$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2032	* *	1	\$86,600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Refrigeration Plant								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Refrigeration Plant								
Explanation : 4 Units Service The Entire Hospital Complex								
Distribution								
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$3,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$347,500	1	\$49,500	
Heat Rejection								
Water Cool Tower	100%	0-2	\$234,800	2028	* *	2	\$64,400	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Roof								
Damaged, Extent : Severe, Area Affected : 20%								
Location : Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,600	
Exhaust Fans								
Interior	95%			2023	\$85,900	2	\$2,300	
Roof	5%			2023	\$3,300	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2033	* *	1		
Galv Iron/Steel	30%			2028	* *	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
Plumbing									
	HW Heat Exchanger Low Temp	100%			2033	* *	4	\$11,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 3rd Floor Mechanical Room					
				Explanation : Provide Hot Water To Entire Hospital Complex					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Rigid Piping	100%			2028	* *	4	\$1,600	
	Sewage Ejector(s) Electric	100%			2028	* *	4	\$1,600	
	Fixtures Generic	100%							
Fire Suppression									
	Standpipe Generic	100%			2033	* *	1-5	\$40,300	
	Fire Pump Generic	100%			2026	\$60,600	1	\$14,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Services The Entire Hospital Complex					

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Address : 1901 FIRST AVENUE @E. 99 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0011.020 / 749 **Yr Built/Renovated** : 1963 / 2004
Area Sq Ft : 166,746 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 05-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$2,063,800	\$725,800
Interior Architecture	\$324,700	\$571,000
Mechanical	\$536,500	\$559,000
Total	\$2,925,000	\$1,855,800
Importance Code A	\$2,063,800	\$725,800
Importance Code B	\$805,300	\$1,048,300
Importance Code C	\$55,900	\$81,700
Total	\$2,925,000	\$1,855,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$13,300		\$18,500	
Interior Architecture	\$15,600	\$6,200	\$12,500	\$20,300
Mechanical	\$48,200	\$17,600	\$36,200	\$48,300
Elevators/Escalators	\$41,500	\$41,500	\$41,500	\$41,500
Total	\$118,600	\$65,300	\$108,700	\$110,000
Importance Code A	\$20,900	\$6,600	\$25,100	\$35,700
Importance Code B	\$97,700	\$58,700	\$83,500	\$74,400
Importance Code C				
Total	\$118,600	\$65,300	\$108,700	\$110,000



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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Asset # : 749

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$158,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : All Data Is From October 2008 Survey, Building Closed Due To Hurricane Sandy Flooding - Updated Survey Required								
Metal/Glass Curt Wall	15%			LIFE	* *	5	\$55,600	
Window Wall	5%			2044	* *	5	\$37,100	
Windows								
Aluminum	100%	4+	\$1,911,900	2049	* *	5	\$22,300	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Penthouse								
Weather Strip Missing, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	\$21,700	
Metal Rail	20%			2037	* *	5-10	\$98,100	
Roof								
IRMA/Protected Membrane	40%			2024	\$242,400	10	\$29,700	
Modified Bitumen	10%	2-4	\$13,300	2029	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 30%								
Location : Main Roof								
Traffic Topping	50%	Now	\$92,400	2024	\$231,000			
Water Penetration, Extent : Severe, Area Affected : 60%								
Location : Throughout Outdoor Tennis Courts								
Interior								
Floors								
Carpet	10%			2025	\$325,800	3	\$37,400	
Cast in Place Concrete	10%			LIFE	* *	5	\$54,600	
Ceramic Tile	5%			2033	* *	5	\$12,500	
Granite Panels	5%			LIFE	* *	5	\$9,400	
Vinyl Tile	50%			2029	* *	3	\$62,400	
Vinyl Tile	15%	Now	\$97,600	2024	\$325,500	3	\$14,000	
Loose/Delam Surface, Extent : Severe, Area Affected : 40%								
Location : 14th Floor								
Under Construction	5%							
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$20,400	
Plaster	70%			LIFE	* *	5	\$71,500	
Plaster	10%	Now	\$55,900	LIFE	* *	5	\$10,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : 14th Floor								
Under Construction	5%							

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Estimates are rounded to the nearest hundred dollars.

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Asset # : 749

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTileConcealSpLn	70%			2037	* *	5	\$218,400		
AcousTileSusp.Lay-In	15%	Now	\$61,900	2029	* *	5	\$18,700		
Water Penetration, Extent : Severe, Area Affected : 40%									
Location : Throughout From Tennis Court Roof									
Exposed Concrete	10%			LIFE	* *	5	\$3,900		
Under Construction	5%								

Electrical		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%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : This Building Was Flooded Due To Hurricane Sandy.							
Transformers									
	Not Accessible	100%							
Switchgear / Switchboard									
	Not Accessible	100%							
Raceway									
	Not Accessible	100%							
Panelboards									
	Not Accessible	100%							
Wiring									
	Not Accessible	100%							
Motor Controllers									
	Not Accessible	100%							
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Not Accessible	100%							
Generators									
	Not Accessible	100%							
Batteries									
	Not Accessible	100%							
Fuel Storage									
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Not Accessible	100%							
	Egress Lighting								
	Not Accessible	100%							

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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

METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY

Asset # : 749

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection									
	Arresters/Cabling								
	Not Accessible	100%							
Alarm									
	Security System								
	Not Accessible	100%							
	Fire/Smoke Detection								
	Not Accessible	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								
	Campus Steam	100%	Now	\$11,200	2034	* *	1		
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Steam Line In Tunnel From Main Building								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : First Avenue								
	Explanation : Temporary Boiler Set Up On Street Due To Hurricane Sandy Flood Damage								
Conversion Equipment									
	Heat Exchanger	80%			2020	\$29,100	1	\$66,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout Basement								
	Explanation : No Access For Survey Due To Hurricane Sandy Flooding								
	Pres. Reducing Valve/LP Steam	20%			2027	* *	5	\$2,000	
Distribution									
	Hot Wtr Piping/Pump	80%	Now	\$205,600	2032	* *	4	\$6,600	
	Corroded, Extent : Severe, Area Affected : 30%								
	Location : Basement Mechanical Room								
	Steam Piping/Pump	20%	Now	\$47,600	2034	* *	4	\$1,600	
	Corroded, Extent : Severe, Area Affected : 30%								
	Location : Basement Mechanical Room								
Terminal Devices									
	Air Handler	20%	Now	\$55,200	2024	\$183,900	1	\$18,600	
	Corroded, Extent : Moderate, Area Affected : 30%								
	Location : Basement								
	Convactor/Radiator	80%			2029	* *	1	\$43,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Asset # : 749

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2024	\$115,700	1	\$15,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : No Access For Survey							
Window/Wall Unit	50%			2019	\$175,300	1		
No Component	30%							
Distribution								
Chilled Wtr Pipe/Pump	20%			2024	\$116,700	4	\$1,600	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2024	\$101,400	1	\$20,600	
No Component	80%							
Heat Rejection								
Evap Condenser	20%	Now	\$19,400	2034	* *	2	\$18,600	
	Corroded, Extent : Severe, Area Affected : 10%							
	Location : Basement Mechanical Room							
	Obsolete Equipment, Extent : Severe, Area Affected : 10%							
	Location : Basement Mechanical Room							
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$93,000	
Exhaust Fans								
Roof	100%			2029	* *	2	\$5,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : No Access For Survey							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
HW Heat Exchanger								
Low Temp	100%	0-2	\$52,900	2054	* *	4	\$16,500	
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : 14th Floor							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Building							
	Explanation : 1 - 3,000 Gallon Tank Serving Upper Floors							
	1 - 500 Gallon Tand Serving Lower Floors							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : No Access For Survey							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY

Asset # : 749

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$11,300	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$10,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-16							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Not Accessible	100%							
	Sprinkler								
	Not Accessible	100%							
	Fire Pump								
	Not Accessible	100%							
	Chemical System								
	Not Accessible	100%							

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 05-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,11,15,16,18
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$4,725,600	\$1,392,000
Interior Architecture		\$2,492,400	\$8,047,300
Electrical		\$1,855,800	\$11,264,200
Mechanical		\$7,184,100	\$7,283,400
Total		\$16,257,900	\$27,986,900
Importance Code A		\$8,748,900	\$1,592,900
Importance Code B		\$7,457,700	\$25,859,300
Importance Code C		\$51,400	\$534,700
Total		\$16,257,900	\$27,986,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$9,300		\$39,900	
Interior Architecture	\$72,200	\$112,600	\$15,100	\$42,000
Electrical	\$108,100	\$129,700	\$111,200	\$97,100
Mechanical	\$367,500	\$351,600	\$461,800	\$327,500
Elevators/Escalators	\$213,200	\$213,200	\$213,200	\$213,200
Total	\$770,200	\$807,000	\$841,200	\$679,800
Importance Code A	\$13,700	\$84,500	\$126,700	\$84,500
Importance Code B	\$756,500	\$722,600	\$714,500	\$595,400
Total	\$770,200	\$807,000	\$841,200	\$679,800



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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								
Cast in Place Concrete	2%	Now	\$47,500	LIFE	**	5	\$82,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Canopies At Receiving Courtyard								
Masonry: Brick	88%			LIFE	**	5	\$724,900	
Masonry: Brick	2%	Now	\$50,800	LIFE	**	5	\$16,500	
Rusting Masonry Supt, Extent : Severe, Area Affected : 100%								
Location : At Walkway To Pediatric Entrance								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Walkway To Pediatric Entrance								
Explanation : Angles Supporting Concrete Walkway Are Severily Deteriorated. The Walkway Is Temporarily Supported By Wood Columns.								
Masonry: Granite	3%			LIFE	**	5	\$18,500	
Metal Panel	2%			2044	**	5-10	\$113,300	
Window Wall	3%			2044	**	5	\$92,700	
Windows								
Aluminum	70%			2040	**	5	\$243,100	
Aluminum	5%	Now	\$744,000	2049	**	5	\$8,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout Basement								
Aluminum	20%	Now	\$2,976,100	2049	**	5	\$34,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glass Block	3%			LIFE	**	5	\$6,500	
Metal Louvers	2%			2033	**	10	\$43,400	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$33,100	
Metal Rail	20%			2037	**	5-10	\$149,500	

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Macadam	10%	Now	\$47,100	2029	* *	5	\$9,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Parking Driveway Over Cenrtal Stores								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Parking Driveway Over Central Stores In Basement								
Built-Up (BUR)	10%			2024	\$126,100	10	\$26,900	
IRMA/Protected Membrane	5%	Now	\$137,200	2034	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Over New Born Pavillion On Fifth Floor								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over New Born Pavillion On Fifth Floor								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over New Born Pavillion								
Explanation : Traffic Surface								
IRMA/Protected Membrane	10%	Now	\$219,600	2034	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Auditorium And Emergency Room								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Over Auditorium And Emergency Room								
IRMA/Protected Membrane	5%	Now	\$109,800	2034	* *			
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Over Emergency Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Emergency Room								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Over Emergency Room								
Modified Bitumen	50%			2029	* *	10	\$134,700	
Single Ply Membrane	5%	Now	\$9,300	2024	\$46,300			
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : Over Third Floor Opd								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Third Floor Opd								
Skylight, Plastic	3%			2037	* *	1		
Traffic Topping	2%			2029	* *	10	\$9,000	
Interior								

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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								
Floors								
Carpet	5%			2023	\$877,200	3	\$134,400	
Cast in Place Concrete	5%			LIFE	**	5	\$147,000	
Ceramic Tile	3%			2033	**	5	\$40,300	
Quarry Tile	3%			2037	**	5	\$60,500	
Terrazzo	5%			LIFE	**	5	\$52,500	
Traffic Topping	10%			2032	**	5	\$168,000	
Vinyl Tile	55%			2024	\$6,427,600	3	\$277,200	
Vinyl Tile	9%			2019	\$1,051,800	3	\$45,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridors								
Explanation : 9 inch X 9 inch Tiles								
Vinyl Tile	5%			2032	**	3	\$33,600	
Interior Walls								
Ceramic Tile	5%			2027	**	5	\$102,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$82,300	
Fiberglass Panel	2%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$123,400	
Granite Panels	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	45%			LIFE	**	5	\$277,600	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	50%			2029	**	5	\$840,100	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : New Born Pavillion, Emergency Room								
AcousTileSusp.Lay-In	33%			2037	**	5	\$443,600	
Exposed Concrete	5%	Now	\$663,400	LIFE	**	5	\$10,500	
Exposed Reinforcement, Extent : Severe, Area Affected : 25%								
Location : Central Stores Room In Basement								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Central Stores Room In Basement								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Central Stores Room In Basement								
Explanation : Expansion Joint Failure								
Metal Panel	5%			LIFE	**	5	\$84,000	
Metal Panel	2%			LIFE	**	5	\$33,600	
Plaster	5%			LIFE	**	5	\$42,000	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Auditorium								

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
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									
Service Equipment									
	Air Circuit Breaker	50%			2024	\$100,400	5	\$2,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : 2- 3000 Amperes Main Service Protectors							
	Air Circuit Breaker	50%			2024	\$100,400	5	\$2,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : 2- 4000 Amperes Main Service Protectors							
Transformers									
	Dry Type	50%			2029	**	5	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : 112 Kva, 480/277/208 Volts							
	Dry Type	50%			2037	**	5	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : 150 Kva, 480/277/120 Volts							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2024	\$799,600	5	\$23,600	
Raceway									
	Busway	5%			2029	**	1		
	Conduit	85%			2024	\$847,800	1		
	Conduit	10%			2044	**	1		
Panelboards									
	Fused Disc Sw	5%			2032	**	5	\$1,000	
	Molded Case Bkrs	75%			2023	\$687,800	5	\$17,700	
	Molded Case Bkrs	10%			2032	**	5	\$2,400	
	Molded Case Bkrs	10%			2040	**	5	\$2,400	
Wiring									
	Braided Cloth	65%	2-4	\$998,800	2049	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Busway	5%			2022	\$76,800	1		
	Thermoplastic	20%			2034	**	1		
	Thermoplastic	10%			2044	**	1		
Motor Controllers									
	Locally Mounted	80%			2022		5	\$4,800	
	Locally Mounted	20%			2037	**	5	\$1,200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$13,200	
Stand-by Power									
Transfer Switches									
	Automatic	50%			2022		1	\$138,100	
	Automatic	50%			2029	**	1	\$138,100	

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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								
Generators								
Diesel	100%			2020		1	\$347,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2- Generators Rated @ 750 Kw And 600 Kw							
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$33,300	
Fuel Storage								
Day Tank	50%			2040	* *	5	\$83,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2- Day Tanks - 30 Gallons And 50 Gallons Capacity							
Main Tank	50%			2027	* *	5	\$13,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 2- Main Tanks - 6000 Gallons And 7500 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	15%			2029	* *	10	\$123,500	
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	5%			2029	* *	10	\$41,200	
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
Fluorescent	60%			2029	* *	10	\$494,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	19%			2029	* *	10	\$156,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Compact Fluorescent Lamps							
HID	1%			2029	* *	10	\$300	
Egress Lighting								
Emergency, Service	50%			2024	\$225,900	1		
Exit, LED	40%			2052	* *	1		
Exit, Service	10%			2024	\$30,600	1		
Exterior Lighting								
HID	100%			2024	\$3,468,100	10	\$2,700	
Alarm								
Security System								
No Component	60%							
Generic	40%			2024	\$1,111,300	1	\$134,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Inside And Outside The Building							
	Explanation : C C T V Surveillance Camera System, Intrusion Alarm System And Infant Protection System							

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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	

Alarm

Fire/Smoke Detection

No Component

60%

Generic

40%

2024

\$3,804,400

1-3

\$221,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Lobby, Restrooms, Mechanical Rooms**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells*

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

Heating

Energy Source

Fuel Oil No 6

100%

0-2

\$2,261,700

2054

* *

5

\$139,100

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Oil Tanks, East Side Underground**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Fuel Oil Tanks, East Side Underground**Other Observation, Extent : Light, Area Affected : 100%**Location : Underground Tanks**Explanation : 4 - 35,000 Gallon Tanks**2 - 50,000 Gallon Tanks***Conversion Equipment**

Heat Exchanger

10%

2027

* *

1

\$44,400

Steam Boiler

90%

0-2

\$4,023,300

2044

* *

1

\$720,400

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Basement**Obsolete Equipment, Extent : Severe, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 4 Units***Distribution**

Hot Wtr Piping/Pump

90%

2032

* *

4

\$39,800

Steam Piping/Pump

10%

Now

\$32,100

2034

* *

4

\$4,400

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Condensate Return Line Coming From 16th Floor***Terminal Devices**

Air Handler

30%

2024

\$1,485,400

1

\$166,600

Convactor/Radiator

70%

2037

* *

1

\$203,000

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

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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									
Conversion Equipment									
	Centrifugal, Elec Chiller	75%			2033	* *	1	\$728,900	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Main Chillers In The Basement And 5 Units On The Roof							
	Window/Wall Unit	25%			2019	\$471,900	1		
Distribution									
	Chilled Wtr Pipe/Pump	75%			2034	* *	4	\$49,800	
	No Component	25%							
Terminal Devices									
	Air Handler/Cool/Ht	75%			2024	\$2,925,400	1	\$416,500	
	No Component	25%							
Heat Rejection									
	Water Cool Tower	60%			2025	\$1,581,500	2	\$542,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Units							
	No Component	10%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Roof							
		Explanation : Part Of The 5 Chillers							
	No Component	30%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$500,800	
Exhaust Fans									
	Interior	80%			2024	\$812,100	2	\$22,000	
	Roof	20%	Now	\$146,000	2034	* *	2	\$4,400	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2034	* *	1		
HW Heat Exchanger									
	Low Temp	100%			2050	* *	4	\$133,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units - Instantainious Type							
Sanitary Piping									
	Cast Iron	100%	Now	\$99,700	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	100%	Now	\$64,100	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Side Yard							

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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									
	Sump Pump(s)								
	Rigid Piping	100%	Now	\$1,100	2024	\$11,300	4	\$1,600	
		Malfunctioning, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
	Sewage Ejector(s)								
	Electric	70%	0-2	\$7,900	2034	* *	4	\$1,100	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Electric	30%			2024	\$3,400	4	\$500	
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$55,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 7 Units Basement:15th , 2 Units 6-16; 3 Units In O. P. D B-7							
		Explanation : 12 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$469,600	
	Sprinkler								
	No Component	70%							
	Generic	30%			2044	* *	1-2	\$75,500	
	Fire Pump								
	Generic	100%			2033	* *	1	\$167,700	
	Chemical System								
	Wet	10%			2022	\$2,900	1-3	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Ansul 102							
	No Component	70%							
	Generic	20%			2022	\$5,300	1-3	\$10,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fire Extinguishers							

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 05-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,9,11,14,15,16
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,753,400	\$504,700
Interior Architecture		\$591,800	\$1,731,900
Electrical		\$1,632,000	\$3,753,200
Mechanical		\$433,300	\$263,200
Total		\$4,410,500	\$6,253,000
Importance Code A		\$1,753,400	\$585,000
Importance Code B		\$2,657,000	\$5,588,900
Importance Code C			\$79,100
Total		\$4,410,500	\$6,253,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$6,600		\$31,600	
Interior Architecture	\$59,100	\$7,800	\$15,600	\$17,500
Electrical	\$41,900	\$29,000	\$24,000	\$20,600
Mechanical	\$41,100	\$44,900	\$80,100	\$73,900
Elevators/Escalators	\$94,700	\$94,700	\$94,700	\$94,700
Total	\$243,500	\$176,400	\$246,000	\$206,700
Importance Code A	\$16,200	\$8,200	\$40,400	\$34,600
Importance Code B	\$216,800	\$168,200	\$205,600	\$172,100
Importance Code C	\$10,500			
Total	\$243,500	\$176,400	\$246,000	\$206,700



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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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$256,300	
Granite Panels	5%			LIFE	* *	5	\$10,700	
Marble Panels	5%			LIFE	* *	5	\$10,700	
Windows								
Aluminum	100%	Now	\$1,688,500	2049	* *	5	\$19,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	65%			LIFE	* *	5	\$15,400	
Masonry: Limestone	10%			LIFE	* *	5	\$3,000	
Metal Rail	25%			2037	* *	5-10	\$106,900	
Roof								
Asphalt Macadam	10%	Now	\$6,600	2024	\$22,100	5	\$2,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Driveway Over Storage Area In Basement								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Over Storage Area In Basement								
IRMA/Protected Membrane	40%			2024	\$206,400	10	\$25,300	
Modified Bitumen	50%			2029	* *	10	\$31,600	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$68,100	
Ceramic Tile	5%			2033	* *	5	\$15,600	
Quarry Tile	5%			2029	* *	5	\$23,400	
Sheet Vinyl/Rubber	15%			2024	\$1,417,400	5	\$70,100	
Terrazzo	10%			LIFE	* *	5	\$24,300	
Vinyl Tile	40%			2029	* *	3	\$62,300	
Vinyl Tile	5%			2032	* *	3	\$7,800	
Vinyl Tile	10%			2019	\$270,700	3	\$11,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : 9 inch X 9 inch Tiles								
Interior Walls								
Ceramic Tile	5%			2027	* *	5	\$20,900	
Concrete Masonry Unit	2%			LIFE	* *	5	\$3,300	
Gypsum Board	5%			LIFE	* *	5	\$12,600	
Plaster	63%			LIFE	* *	5	\$79,100	
SGFT/Glazed Masonry	25%			LIFE	* *			

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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								
Ceilings								
AcousTileConcealSpLn	68%			2037	* *	5	\$264,700	
AcousTileSusp.Lay-In	20%			2037	* *	5	\$62,300	
Exposed Concrete	5%	Now	\$153,700	LIFE	* *	5	\$2,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : General Storage Area In Basement								
Exposed Reinforcement, Extent : Severe, Area Affected : 25%								
Location : General Storage Area In Basement								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : General Storage Area In Basement								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : General Storage Area In Basement								
Explanation : Expansion Joint Failure								
Gypsum Board	5%			LIFE	* *	5	\$19,500	
Metal Panel	2%			LIFE	* *	5	\$7,800	

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	100%			2024	\$80,300	5	\$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- 4000 Amperes Main Service Protectors								
Transformers								
Dry Type	100%			2029	* *	5	\$800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 500 Kva And 300 Kva, 480/208 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$349,800	5	\$5,500	
Raceway								
Conduit	10%			2044	* *	1		
Conduit	20%			2034	* *	1		
Conduit	70%			2024	\$279,300	1		
Panelboards								
Molded Case Bkrs	80%			2023	\$293,500	5	\$4,400	
Molded Case Bkrs	10%			2032	* *	5	\$500	
Molded Case Bkrs	10%			2040	* *	5	\$500	
Wiring								
Braided Cloth	60%	2-4	\$368,800	2049	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2034	* *	1		
Thermoplastic	10%			2044	* *	1		

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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									
Motor Controllers									
	Locally Mounted	10%			2022	\$76,500	5	\$100	
	Locally Mounted	5%			2037	* *	5	\$100	
	Locally Mounted	15%			2022	\$114,800	5	\$200	
	Motor Control Center	70%			2022	\$507,200	5	\$4,000	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,100	
Stand-by Power									
Transfer Switches									
	Automatic	10%			2037	* *	1	\$6,400	
	Automatic	70%			2029	* *	1	\$44,800	
	Automatic	20%	2-4	\$9,200	2044	* *	1	\$11,500	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Generators									
	Diesel	100%			2020	\$357,400	1	\$80,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated @ 675 Kw									
Batteries									
	Lead/Acid	100%			2018	\$1,500	5	\$7,700	
Fuel Storage									
	Day Tank	50%			2032	* *	5	\$19,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : 56 Gallons Capacity									
	Main Tank	50%			2027	* *	5	\$3,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Underground									
Explanation : 5000 Gallons Capacity									
Lighting									

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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
Lighting								
Interior Lighting								
Fluorescent	5%			2019	\$597,900	10	\$9,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	80%			2029	* *	10	\$152,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	10%			2029	* *	10	\$19,100	
	<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
Fluorescent	3%			2024	\$358,700	10	\$5,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
HID	1%			2024	\$17,000	10	\$100	
Incandescent	1%			2019	\$119,600	2		
Egress Lighting								
Exit, LED	40%			2052	* *	1		
Exit, Service	50%			2024	\$35,400	1		
Exit, Service	10%			2019	\$7,100	1		
Exterior Lighting								
HID	100%			2024	\$803,500	10	\$600	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$193,100	1	\$23,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways, Lobby</i>							
	<i>Explanation : C C T V Surveillance Camera System</i>							
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$661,000	1-3	\$38,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways And Lobby</i>							
	<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors 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

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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								
Conversion Equipment								
Heat Exchanger	80%			2027	* *	1	\$82,300	
Pres. Reducing Valve/LP Steam	20%	Now	\$1,300	2020	\$26,400	5	\$1,200	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Prv And Shut Off Valves								
Distribution								
Hot Wtr Piping/Pump	80%			2032	* *	4	\$8,200	
Steam Piping/Pump	20%			2034	* *	4	\$3,100	
Terminal Devices								
Air Handler	10%			2019	\$114,700	1	\$12,900	
Convactor/Radiator	80%			2029	* *	1	\$53,800	
Fan Coil Unit/Heat	10%			2019	\$318,600	1	\$6,700	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Distribution								
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$15,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Provided From Adjacent Main Hospital Building								
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	* *	1	\$128,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$116,000	
Exhaust Fans								
Interior	90%			2024	\$211,700	2	\$5,700	
Roof	10%			2024	\$16,900	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$11,300	4	\$1,600	
Backflow Preventer								
Generic	100%			2029	* *	1	\$12,700	
Fixtures								
Generic	100%							
Vertical Transport								

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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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3 Units 1-14, 2 Units B- 13th Floor, 1 Unit B-12th Floor									
Explanation : 6 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2044		* *	1-5	\$108,800
Sprinkler									
	No Component	60%							
	Generic	40%			2044		* *	1-2	\$23,300
Chemical System									
	No Component	80%							
	Generic	20%			2022	\$5,300	1-3	\$10,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : MORRISANIA D & T CENTER ANNEX
Address : 1225 GERARD AVE. NEAR E. 167 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0018.020 / 1005 **Yr Built/Renovated** : 1973 / 1999
Area Sq Ft : 24,627 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 04-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2489 **Lot** : 60 **BIN** : 2003015

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$253,800	\$42,400
Interior Architecture		\$250,200
Electrical		\$1,417,300
Mechanical		\$98,200
Total	\$253,800	\$1,808,100
Importance Code A	\$253,800	\$42,400
Importance Code B		\$1,765,700
Total	\$253,800	\$1,808,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$22,700			
Interior Architecture	\$45,700			\$3,600
Electrical		\$300	\$900	
Mechanical	\$24,500	\$2,800	\$8,500	\$4,400
Total	\$93,000	\$3,200	\$9,400	\$8,000
Importance Code A	\$22,700			
Importance Code B	\$59,800	\$3,200	\$9,400	\$8,000
Importance Code C	\$10,500			
Total	\$93,000	\$3,200	\$9,400	\$8,000



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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER ANNEX
Asset # : 1005

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$65,400	LIFE	* *	5	\$42,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Exit To Parking Area								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/Delam Surface, Extent : Severe, Area Affected : 5%								
Location : Exit To Parking Area								
Windows								
Aluminum	100%	0-2	\$41,900	2032	* *	5	\$4,900	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick	75%	Now	\$18,600	LIFE	* *	5	\$3,100	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Cornice	15%	0-2	\$3,300	2052	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal: Cage/Fence	10%	2-4	\$900	2037	* *	5	\$1,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Modified Bitumen	100%	Now	\$146,500	2034	* *			
Blisters, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Third Floor Roof								
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$1,800	LIFE	* *	5	\$7,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	5%			2037	* *	5	\$2,500	
Vinyl Tile	85%	0-2	\$12,500	2024	\$250,200	3	\$10,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER ANNEX
Asset # : 1005

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

Interior

Interior Walls

Concrete Masonry Unit	10%	0-2	\$3,900	LIFE	* *	5	\$1,400
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Gypsum Board	90%	0-2	\$6,600	LIFE	* *	5	\$18,600
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Ceilings

AcousTileConcealSpLn	25%	0-2	\$7,000	2037	* *	5	\$5,300
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Cracking/Crumbling, Extent : Moderate, Area Affected : 30%
Location : Throughout

AcousTileSusp.Lay-In	75%			2037	* *	5	\$25,400
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	100%			2024	\$36,100	1	
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Panelboards

Molded Case Bkrs	100%			2023	\$30,600	5	\$600
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Wiring

Thermoplastic	100%			2024	\$52,600	1	
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Motor Controllers

Locally Mounted	50%			2029	* *	5	\$100
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Locally Mounted	50%			2022	\$28,700	5	\$100
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Lighting

Interior Lighting

Fluorescent	40%			2024	\$520,000	10	\$8,300
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout

Explanation : Mixture Of T-8, T-5 And Compact Fluorescent

Fluorescent	60%			2024	\$779,900	10	\$12,400
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout

Explanation : T-12 Lamps

Egress Lighting

Exit, Service	50%			2029	* *	1	
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Exit, Battery	50%			2029	* *	10	\$800
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Exterior Lighting

HID	100%			2029	* *	10	\$100
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Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

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

HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER 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								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Of Adjacent Building</i>								
<i>Explanation : H W Pumps Located In Adjacent Building Basement - Only Piping In This Building</i>								
Terminal Devices								
Convactor/Radiator	30%			2029	* *	1	\$2,200	
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Room, 3rd Floor</i>								
<i>Explanation : Air Handler Is Covered Under A C Section</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chw Pumps Are Located In Adjacent Building - Only Chw Piping Is In This Building</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$4,900	2024	\$98,200	1	\$12,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Air Handler Duct - 3rd Floor Mechanical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Filter Frame Needs Replacement</i>								
<i>Explanation : Mechanical Room, 3rd Floor</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$10,000	LIFE	* *	2-5	\$12,600	
<i>Leak Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room, 3rd Floor</i>								
Exhaust Fans								
Interior	100%			2029	* *	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2017	\$6,800	4	\$2,500	
Fixtures								
Generic	100%							
Fire Suppression								

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER ANNEX
Asset # : 1005

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	Generic	100%			2044	* *	1-5	\$11,800	
Sprinkler									
	No Component	95%							
	Generic	5%			2034	* *	1-2	\$300	
Chemical System									
	No Component	80%							
	Generic	20%			2022	\$5,300	1-3	\$10,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : MORRISANIA D & T CENTER MAIN BLDG.
Address : 1225 GERARD AVE. NEAR E. 167 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0018.010 / 1004 **Yr Built/Renovated** : 1973 / 1999
Area Sq Ft : 71,711 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 04-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2489 **Lot** : 60 **BIN** : 2003015

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,652,300	\$102,900
Interior Architecture		\$228,200	\$547,800
Electrical		\$367,100	\$3,934,100
Mechanical		\$45,600	\$354,300
Total		\$2,293,300	\$4,939,100
Importance Code A		\$1,652,300	\$102,900
Importance Code B		\$529,600	\$4,759,200
Importance Code C		\$111,300	\$77,000
Total		\$2,293,300	\$4,939,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture			\$10,300	
Interior Architecture	\$86,900	\$1,400		\$6,800
Electrical	\$19,700	\$12,500	\$17,700	\$6,100
Mechanical	\$68,400	\$26,900	\$62,100	\$28,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$182,900	\$48,700	\$98,000	\$48,800
Importance Code A	\$7,400	\$6,000	\$16,400	\$6,000
Importance Code B	\$163,000	\$42,700	\$81,500	\$42,800
Importance Code C	\$12,400			
Total	\$182,900	\$48,700	\$98,000	\$48,800



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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER MAIN BLDG.
Asset # : 1004

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$79,500	
Masonry: Brick	22%	Now	\$215,900	LIFE	**	5	\$23,300	
Expansion Jnt Failure, Extent : Severe, Area Affected : 30%								
Location : Between Annex And Main Building								
Misaligned/Bulging, Extent : Severe, Area Affected : 70%								
Location : Throughout Weephole / Relieving Angle Locations								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : At Perimeter Joint Between Building And Side Walks								
Window Wall	3%			2034	**	5	\$11,900	
Windows								
Aluminum	100%	2-4	\$990,000	2049	**	5	\$11,600	
Hardware Missing, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Weather Strip Missing, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	2-4	\$71,600	LIFE	**	5	\$12,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Cornice	10%			2039	**	10	\$4,300	
Roof								
Modified Bitumen	100%	0-2	\$374,700	2034	**			
Blisters, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$31,200	
Ceramic Tile	3%			2033	**	5	\$2,900	
Quarry Tile	25%	Now	\$69,800	2029	**	5	\$17,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Entrance								
Vinyl Tile	57%	0-2	\$47,100	2024	\$470,800	3	\$20,300	
Water Penetration, Extent : Light, Area Affected : 30%								
Location : At Expansion Joint Between Main Building And Annex								

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER MAIN BLDG.
Asset # : 1004

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$56,900	LIFE	* *			
<i>Paint Peeling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Sub Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Sub Basement</i>								
Ceramic Tile	5%	0-2	\$12,400	2033	* *	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	* *	5	\$7,000	
Gypsum Board	73%	0-2	\$54,400	LIFE	* *	5	\$77,000	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	2%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	30%	Now	\$23,600	2037	* *	5	\$17,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%	Now	\$19,600	2037	* *	5	\$23,700	
<i>Water Penetration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Radiology</i>								
Exposed Concrete	10%	Now	\$31,300	LIFE	* *	5	\$1,500	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mail Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Expansion Joint In Basement, Below Stair</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub Basement Below Entrance</i>								
<i>Explanation : Cracking Concrete Beam</i>								
Gypsum Board	5%			LIFE	* *	5	\$5,900	
Plaster	5%			LIFE	* *	5	\$3,000	

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER MAIN BLDG.
Asset # : 1004

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2024	\$10,600	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Rating Available							
	Fused Disc Sw	25%			2044	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement Service Room							
		Explanation : 1200 Amp Service Switch							
	Fused Disc Sw	25%			2044	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement Service Room							
		Explanation : 600 Amp Service Switch For Fire Pump							
Transformers									
	Dry Type	75%			2022	\$12,100	5	\$200	
	Dry Type	20%			2037	* *	5	\$100	
	Dry Type	5%	Now	\$800	2044	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Service Room							
		Explanation : Total Of 7 Transformers							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2044	* *	5	\$1,900	
Raceway									
	Conduit	90%			2034	* *	1		
	Conduit	10%			2044	* *	1		
Panelboards									
	Fused Disc Sw	10%			2023	\$6,900	5	\$200	
	Molded Case Bkrs	80%			2023	\$55,000	5	\$1,500	
	Molded Case Bkrs	10%			2040	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2024	\$141,500	1		
	Thermoplastic	10%			2044	* *	1		
Motor Controllers									
	Locally Mounted	45%			2022	\$68,900	5	\$200	
	Locally Mounted	40%			2029	* *	5	\$200	
	Locally Mounted	10%			2037	* *	5		
	Motor Control Center	5%			2029	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,700	LIFE	* *	5	\$1,100	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Covered With Paint And Connected With Main Water Main							
Stand-by Power									

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER MAIN BLDG.
Asset # : 1004

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2022	\$11,500	1	\$22,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Asco Type Transfer Switch							
Generators									
	Diesel	100%			2020	\$90,200	1	\$27,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Onan Generator							
Batteries									
	Lead/Acid	100%			2017	\$1,500	5	\$2,700	
Fuel Storage									
	Day Tank	100%			2023	\$4,700	5	\$11,800	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2024	\$2,188,500	10	\$34,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-12 Lamps							
	Fluorescent	38%			2024	\$1,386,100	10	\$22,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Mixture Of T-8, T-5 And Compact Fluorescent							
	HID	2%			2019	\$10,400	10		
Egress Lighting									
	Exit, Service	50%			2024	\$10,800	1		
	Exit, Battery	50%			2024	\$37,100	10	\$2,100	
Exterior Lighting									
	HID	100%			2019	\$276,900	10	\$200	
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic	20%			2029	* *	1-3	\$9,100	

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								
	Interruptible Gas/Dual Fuel	100%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Tanks Of 15,000 Gals Each							

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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER MAIN BLDG.**

Asset # : 1004

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger	10%			2033	* *	1	\$3,100	
	Steam Boiler	90%	Now	\$7,100	2037	* *	1	\$50,900	
		On Extended Life, Extent : Moderate, Area Affected : 5%							
		Location : Boilers Burners							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	95%			2040	* *	4	\$3,000	
	Steam Piping/Pump	5%			2044	* *	4	\$200	
Terminal Devices									
	Air Handler	70%	Now	\$12,200	2029	* *	1	\$24,700	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Convactor/Radiator	30%			2022	\$135,600	1	\$6,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%	Now	\$8,300	2033	* *	1	\$58,700	
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Control System							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : R-11 (2) Water Cooled Trane Chillers Also Feed Ahu On 3rd Floor							
	Int Pkg Unit - Cooling	5%			2022	\$41,800	2	\$200	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor							
		Explanation : Liebert A C unit In 1st Floor Server Room Undergoing Repair							
Distribution									
	Chilled Wtr Pipe/Pump	95%			2044	* *	4	\$3,000	
	No Component	5%							
Terminal Devices									
	Air Handler/Cool/Ht	95%			2029	* *	1	\$37,300	
	No Component	5%							
Heat Rejection									
	Water Cool Tower	95%	Now	\$8,800	2025	\$177,000	2	\$48,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : (2) Cooling Towers							
	No Component	5%							
Ventilation									

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER MAIN BLDG.
Asset # : 1004

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$45,600	LIFE	* *	2-5	\$35,400	
Leak Evident, Extent : Moderate, Area Affected : 5%									
Location : Basement, At The Air Handlers									
Exhaust Fans									
	Interior	80%			2029	* *	2	\$1,600	
	Roof	20%	Now	\$10,300	2034	* *	2	\$300	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger									
	Low Temp	100%			2034	* *	4	\$9,400	
Sanitary Piping									
	Cast Iron	100%	Now	\$7,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%									
Location : House Trap In Basement X Ray Section									
Storm Drain Piping									
	Cast Iron	100%	Now	\$4,500	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%									
Location : Roof Drain Over Union Office									
Sump Pump(s)									
	Rigid Piping	100%			2019	\$11,300	4	\$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement Mechanical Room									
Explanation : One Sump Pump									
Backflow Preventer									
	Generic	100%			2032	* *	1	\$3,900	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 50%									
Location : Basement To 3rd Floor									
Explanation : (2) Elevators. Both Are On Extended Life									
Fire Suppression									
Standpipe									
	Generic	100%			2044	* *	1-5	\$33,200	
Sprinkler									
	No Component	75%							
	Generic	25%			2044	* *	1-2	\$4,400	
Fire Pump									
	Generic	100%			2027	* *	1	\$11,900	

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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER MAIN BLDG.**

Asset # : 1004

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

Fire Suppression

Chemical System

No Component

Generic

80%

20%

2022

\$5,300

1-3

\$10,100

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

Location : Throughout

Explanation : Fire Extinguishers

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : NORTH CENTRAL BRONX HOSPITAL
Address : 3424 KOSSUTH AVE. & 210 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0013.000 / 732 **Yr Built/Renovated** : 1976 / 2002
Area Sq Ft : 655,542 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 07-May-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,7,9,11,13,17,ph
Block : 3327 **Lot** : 200 **BIN** : 2017787

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$5,031,000	\$732,300
Interior Architecture		\$266,300	\$2,424,600
Electrical		\$3,695,100	\$40,783,700
Mechanical		\$6,913,700	\$3,684,200
Total		\$15,906,100	\$47,624,800
Importance Code A		\$5,567,400	\$893,000
Importance Code B		\$10,338,700	\$46,675,700
Importance Code C			\$56,100
Total		\$15,906,100	\$47,624,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$20,500	\$29,300		\$21,400
Interior Architecture		\$70,600	\$44,000	
Electrical	\$52,900	\$81,600	\$84,300	\$81,700
Mechanical	\$278,000	\$219,000	\$394,600	\$248,800
Elevators/Escalators	\$201,300	\$201,300	\$201,300	\$201,300
Total	\$552,700	\$601,800	\$724,300	\$553,300
Importance Code A	\$60,500	\$79,900	\$50,700	\$73,800
Importance Code B	\$492,200	\$521,800	\$669,900	\$479,500
Importance Code C			\$3,700	
Total	\$552,700	\$601,800	\$724,300	\$553,300



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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	\$11,800	2035	**	5	\$15,000	
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%			2030	**	5	\$37,600	
Pre-Cast Concrete	5%	Now	\$84,700	LIFE	**	5	\$65,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Over Emergency Entrance								
Vertical Cracks, Extent : Light, Area Affected : 100%								
Location : Over Emergency Entrance								
Pre-Cast Concrete	30%			LIFE	**	5	\$390,700	
Window Wall	3%	Now	\$177,400	2045	**	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	\$4,111,700	2050	**	5	\$48,000	
Air Infiltration, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Metal Louvers	5%			2034	**	10	\$31,600	
Parapets								
Cast in Place Concrete	5%	Now	\$8,700	LIFE	**	5	\$13,800	
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Parapet Enclosing Cooling Tower								
Masonry: Brick Cavity	60%			LIFE	**	5	\$16,000	
Metal Panel	5%			2045	**	5	\$5,200	
Metal Rail	10%			2038	**	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		**		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Over 13th Floor							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Over 11th And 13th Floors							
Modified Bitumen	50%			2030		**		
Panel/Paver: Cer/Brk	35%	Now	\$585,000	2055		**	10	\$72,300
	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							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE		**	5	\$176,400
Ceramic Tile	5%			2034		**	5	\$40,300
Panel/Paver: Cer/Brk	15%			2041		**	5	\$272,200
Quarry Tile	5%			2038		**	5	\$60,500
Vinyl Tile	35%			2030		**	3	\$105,800
Vinyl Tile	5%			2033		**	3	\$15,100
Vinyl Tile	20%			2025	\$1,402,300		3	\$60,500
Under Construction	5%							
Interior Walls								
Cast in Place Concrete	5%			LIFE		**		
Ceramic Tile	5%			2034		**	5	\$7,400
Concrete Masonry Unit	10%			LIFE		**	5	\$5,900
Glass: Single Pane	2%			LIFE		**	5	\$2,200
Gypsum Board	63%			LIFE		**	5	\$56,100
Masonry: Brick	5%			LIFE		**		
Plaster	5%			LIFE		**	5	\$2,200
Under Construction	5%							
Ceilings								
AcousTileConcealSpLn	45%			2030		**	5	\$452,300
AcousTileSusp.Lay-In	10%			2038		**	5	\$80,400
Exposed Concrete	15%			LIFE		**	5	\$18,800
Metal Panel	25%			LIFE		**	5	\$251,300
Under Construction	5%							

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
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								
Service Equipment								
Air Circuit Breaker	100%			2025	\$160,700	5	\$3,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4- 4000 Amperes Service Protectors								
Transformers								
Dry Type	90%			2023	\$14,500	5	\$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3- 150 Kva, 2-75 Kva, 2-50 Kva, 2-45 Kva 460/208/120 Volts								
Dry Type	10%			2038	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : 1- 75 Kva, 2- 45 Kva								
Switchgear / Switchboard								
Fused Disc Sw	95%			2025	\$617,200	5	\$2,700	
Fused Disc Sw	5%			2045	* *	5	\$100	
Raceway								
Busway	20%			2023	\$159,600	1		
Conduit	70%			2025	\$558,600	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2024	\$36,700	5	\$800	
Molded Case Bkrs	15%			2033	* *	5	\$2,600	
Molded Case Bkrs	10%			2041	* *	5	\$1,700	
Molded Case Bkrs	70%			2024	\$513,600	5	\$12,100	
Wiring								
Busway	20%			2023	\$245,900	1		
Thermoplastic	70%			2025	\$860,500	1		
Thermoplastic	10%			2045	* *	1		
Motor Controllers								
Locally Mounted	10%			2023	\$55,500	5	\$400	
Motor Control Center	10%			2038	* *	5	\$1,800	
Motor Control Center	75%			2023	\$1,086,900	5	\$13,400	
Variable Frequency Drive	5%			2038	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$9,600	
Stand-by Power								

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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								
Transfer Switches								
Automatic	10%			2030	**	1	\$20,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Basement							
	Explanation : 400 Amps For Fire Pump							
Automatic	70%			2023		1	\$141,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 3- 1600 Amps And 1- 1200 Amps							
Automatic	10%			2023		1	\$20,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : First Basement							
	Explanation : 400 Amps For Sprinkler Pump							
Automatic	10%			2023		1	\$20,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Second Basement							
	Explanation : 400 Amps For Standpipe Pump							
Generators								
Diesel	100%			2021		1	\$253,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2- Emergency Generators Rated @ 750 Kw Each							
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$24,300	
Fuel Storage								
Day Tank	50%			2024	\$20,000	5	\$50,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2- 105 Gallons Rated Capacity							
Main Tank	50%			2028	**	5	\$7,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 3rd Basement							
	Explanation : 20,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	92%			2025	\$28,489,200	10	\$454,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	2%			2025	\$619,300	10	\$9,900	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : 12th Floor							
Fluorescent	5%			2030	**	10	\$24,700	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : 4,6,7 Th Floors							
Incandescent	1%			2020	\$309,700	2	\$100	

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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
Lighting								
Egress Lighting								
Emergency, Service	50%			2025	\$135,500	1		
Exit, LED	5%			2060	* *	1		
Exit, Service	20%			2020	\$36,700	1		
Exit, Service	25%			2025	\$45,900	1		
Exterior Lighting								
HID	50%			2020	\$1,265,800	10	\$1,000	
HID	50%			2025	\$1,265,800	10	\$1,000	
Lightning Protection								
Arresters/Cabbling								
Generic	100%			2028	* *	5	\$1,500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$608,400	1	\$73,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Mechanical Rooms, Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	30%			2020	\$2,082,900			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basements,</i>								
<i>Explanation : Manual Pull Station And Alarm Bells</i>								
Generic, Digital	70%			2025	\$4,860,000			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
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%			2035	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : 3 - 20,000 Gallon Tanks For #2 Fuel Oil</i>								

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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									
	Conversion Equipment								
	Heat Exchanger	10%			2028	* *	1	\$26,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : Heat Exchanger Serves Reheat System And Radiation							
	Steam Boiler	70%			2038	* *	1	\$373,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 4 Boilers Out Of 5 Are Newer Units							
	Steam Boiler	20%	2-4	\$536,400	2045	* *	1	\$96,000	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Boiler No-2 Is Beyond It's Useful Life Cycle And Defective - It Should Be Replaced							
Distribution									
	Hot Wtr Piping/Pump	30%			2033	* *	4	\$11,900	
	Steam Piping/Pump	70%			2035	* *	4	\$18,600	
Terminal Devices									
	Air Handler	50%	0-2	\$148,500	2020	\$1,485,300	1	\$149,900	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Air Handler Pans							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Level B-2, 5th & 18th Floors							
		Explanation : Air Handler Doors Leaking Air							
	Air Handler	10%			2033	* *	1	\$33,300	
	Convactor/Radiator	30%			2030	* *	1	\$52,200	
	Fan Coil Unit/Heat	10%			2025	\$825,000	1	\$17,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Reheat System							
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	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%			2034	* *	1	\$466,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 4 Of 5 Chillers Are Newer Units</i>								
Centrifugal, Elec Chiller	20%			2021	\$297,000	1	\$116,600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 1 Of 5 Chillers Is An Older Unit</i>								
Distribution								
Chilled Wtr Pipe/Pump	80%	Now	\$107,700	2025	\$2,154,200	4	\$21,200	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Connections To Air Handling Units</i>								
Chilled Wtr Pipe/Pump	20%			2045	* *	4	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : Pumps Replaced In 1999</i>								
Terminal Devices								
Air Handler/Cool/Ht	85%	0-2	\$397,800	2020	\$1,989,200	1	\$254,900	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Air Handler Pans</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Air Handler Doors Leaking Air - 23 Out Of 27 Air Handlers Are Beyond Their Useful Life Cycle Rating</i>								
Air Handler/Cool/Ht	15%			2030	* *	1	\$50,000	
Heat Rejection								
Water Cool Tower	100%			2019	\$1,581,500	2	\$542,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : The Water Cooling Tower Is Beyond It's Useful Life Cycle Rating</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$300,400	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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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
Ventilation								
Exhaust Fans								
Interior	98%			2020	\$596,800	2	\$16,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Mech. Room, 5th Floor, B3 And 18th Floor							
	Explanation : Ehaust Fans Are Beyond Their Useful Life Cycle Rating							
Roof	2%			2020	\$8,800	2	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Exhaust Fans Beyond Useful Life Cycle							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
	Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
	Location : Water Pump Room							
HW Heat Exchanger								
Low Temp	100%			2035	* *	4	\$53,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Equipment Room							
	Explanation : 2 Units With 5,000 Gallon Tanks							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2020	\$11,300	4	\$1,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub Basement							
	Explanation : 2 Duplex Units							
Sewage Ejector(s)								
Electric	100%			2020	\$11,300	4	\$1,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub Basement							
	Explanation : 2 Duplex Units							
Backflow Preventer								
Generic	100%			2030	* *	1	\$33,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Fire And Domestic / Repairs In Progress							
Fixtures								
Generic	100%							
Vertical Transport								

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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
Vertical Transport									
Elevators									
	Geared Traction	65%		LIFE		* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : (1) Sb2-2, (1) Sb1-2, (3) 1-4, (4) Sb1-17, (1) Sb2-17, (2) Sb1-16 Explanation : 12 Units							
	Geared Traction	25%		LIFE		* *			
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Level Explanation : 3 Patient Elevators Operating Unreliably According To Building Staff							
	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%		2035		* *	1-5	\$281,700	
Sprinkler									
	No Component	40%							
	Generic	60%		2035		* *	1-2	\$90,600	
Fire Pump									
	Generic	50%		2021	\$204,100		1	\$50,300	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : Fire Pumps Are Beyond Their Useful Life Cycle							
	Generic	50%		2034		* *	1	\$50,300	
Chemical System									
	Generic	33%		2018	\$8,800		1-3	\$16,700	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : Chemical System Is Beyond It's Useful Life Cycle							
	Generic	67%		2024	\$17,900		1-3	\$33,900	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof Explanation : No Access For Proper Inspection							

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

Maintenance \$ are aggregated over a 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 : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.330 / 13433 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 5,662 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$36,900		\$12,300	\$400
Interior Architecture	\$21,300	\$1,000		\$31,600
Electrical	\$800	\$2,400	\$5,600	\$700
Mechanical	\$600	\$600	\$1,100	\$700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$63,500	\$7,900	\$22,900	\$37,300
Importance Code A	\$37,200	\$300	\$12,600	\$600
Importance Code B	\$26,400	\$7,300	\$10,300	\$36,700
Importance Code C		\$400		
Total	\$63,500	\$7,900	\$22,900	\$37,300



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** 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	10%			LIFE	* *	5	\$9,300		
Masonry: Brick	45%			LIFE	* *	5	\$8,300		
Metal Panel	20%			2044	* *	5-10	\$25,500		
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Bulkhead									
Metal Sect. OHD	5%			2037	* *	5	\$2,900		
Weathering Steel	5%	4+	\$3,500	LIFE	* *	1			
Other Observation, Extent : Light, Area Affected : 10%									
Location : Canopy Columns									
Explanation : Corrosion - This Component Is Actually Ordinary Structural Steel									
Window Wall	15%			2044	* *	5	\$10,400		
Windows									
Aluminum	100%			2040	* *	5	\$700		
Parapets									
Metal Panel	25%			2044	* *	5	\$400		
Metal Rail	5%			2037	* *	5-10	\$300		
Pre-Cast Concrete	70%			LIFE	* *	5	\$1,600		
Roof									
Single Ply Membrane	100%	Now	\$31,800	2029	* *				
Blisters, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Drains Clogged, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Interior									
Floors									
Carpet	25%	4+	\$3,000	2020	\$30,200	3	\$3,200		
Worn/Eroded, Extent : Light, Area Affected : 15%									
Location : O C M E Lobby									
Cast in Place Concrete	25%	Now	\$4,900	LIFE	* *	5	\$4,600		
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Fire Department Shop Garage									
Ceramic Tile	15%			2033	* *	5	\$1,300		
Vinyl Tile	35%			2029	* *	3	\$1,500		
Interior Walls									
Ceramic Tile	10%			2033	* *	5	\$800		
Concrete Masonry Unit	20%			LIFE	* *	5	\$600		
Gypsum Board	65%			LIFE	* *	5	\$3,000		
Marble Panels	5%			LIFE	* *				

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** 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

Interior

Ceilings

AcousTileSusp.Lay-In 85% 4+ \$13,000 2037 * * 5 \$3,600

Broken/Missing Elements, Extent : Moderate, Area Affected : 15%

Location : Various Locations Throughout

Loose/Delam Surface, Extent : Moderate, Area Affected : 15%

Location : Various Locations Throughout

Staining/Discoloring, Extent : Moderate, Area Affected : 30%

Location : Various Locations Throughout

Exposed Struc: Steel 10% LIFE * *

Gypsum Board 5% LIFE * * 5 \$500

Electrical		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

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

Location : Electrical Room

Explanation : One 1200 Amps Main Disconnect Switch

Transformers

Liquid Filled 100% 2037 * * 5

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

Location : Outside

Explanation : One 13.8 Kva 480lv-208/120lv

Switchgear / Switchboard

Fused Disc Sw 100% 2044 * * 5

Raceway

Conduit 100% 2044 * * 1

Panelboards

Fused Disc Sw 5% 2040 * * 5

Molded Case Bkrs 95% 2040 * * 5 \$100

Wiring

Thermoplastic 100% 2044 * * 1

Motor Controllers

Locally Mounted 100% 2037 * * 5

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$100

Stand-by Power

Transfer Switches

Automatic 100% 2037 * * 1 \$1,700

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HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2033	* *	1	\$2,200	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Outside The Building						
			Explanation : 100 Kva						
Batteries									
	Lead/Acid	100%			2018	\$1,700	5	\$200	
Fuel Storage									
	Main Tank	100%			2052	* *	5	\$200	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Generator Room						
			Explanation : One 275 Gals						
Lighting									
	Interior Lighting								
	Fluorescent	95%			2029	* *	10	\$4,900	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : T-8 Lamps						
	HID	2%			2029	* *	10		
	Incandescent	3%			2029	* *	2		
Egress Lighting									
	Emergency, Service	60%			2029	* *	1		
	Exit, Service	40%			2029	* *	1		
Exterior Lighting									
	HID	100%			2029	* *	10		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	* *	1	\$600	
Fire/Smoke Detection									
	No Component	50%							
	Generic	50%			2029	* *	1-3	\$1,800	

Mechanical		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%			2044	* *	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
Heating									
	Conversion Equipment								
	Furnace	50%			2029	* *	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof, E M S And Fire Department Garages							
		Explanation : 2 Packaged Rooftop Units With Gas Heat And 5 Gas Fired Space Heaters							
	Hot Water Boiler	50%			2037	* *	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : E M S And Fire Department Boiler Rooms							
		Explanation : 4 Gas Fired Hot Water Boilers							
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$300	
	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%			2029	* *	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Package Rooftop Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,200	
	Exhaust Fans								
	Roof	100%			2029	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	* *	1		
	Water Heater								
	Electric	20%			2023	\$200	4		
	Gas Fired	80%			2022	\$1,200	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : E M S Side Of The Facility Floors 1 To 2							
		Explanation : The Unit Is Functional But Not Used							

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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
Fire Suppression									
Sprinkler									
	No Component	75%							
	Generic	25%			2044	* *	1-2	\$400	

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : QUEENS HOSPITAL MAIN BLDG.
Address : 82-70 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.170 / 13440 **Yr Built/Renovated** : 2001 / 2012
Area Sq Ft : 342,964 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,ph
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$396,600	\$1,231,400
Interior Architecture			\$1,132,200
Electrical		\$298,800	
Mechanical		\$44,800	\$129,800
Total		\$740,200	\$2,493,500
Importance Code A		\$396,600	\$1,231,400
Importance Code B		\$343,700	\$712,100
Importance Code C			\$549,900
Total		\$740,200	\$2,493,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$16,000	\$17,700	
Interior Architecture	\$37,500	\$32,100	\$38,500	
Electrical	\$35,400	\$78,400	\$78,200	\$35,400
Mechanical	\$112,300	\$145,600	\$168,900	\$147,200
Elevators/Escalators	\$54,100	\$54,100	\$54,100	\$54,100
Total	\$239,200	\$326,100	\$357,400	\$236,600
Importance Code A	\$10,200	\$16,700	\$17,700	
Importance Code B	\$204,400	\$309,400	\$339,700	\$236,600
Importance Code C	\$24,700			
Total	\$239,200	\$326,100	\$357,400	\$236,600



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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								
Metal Panel	30%			2043	**	5-10	\$536,200	
Metal Coiling Doors	5%			2036	**	5	\$40,600	
Pre-Cast Concrete	30%			LIFE	**	5	\$253,500	
Window Wall	25%			2043	**	5	\$243,700	
Under Construction	10%							
Windows								
Aluminum	80%			2039	**	5	\$35,400	
Aluminum	15%			2048	**	5	\$6,600	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Fourth Floor								
Metal Louvers	5%			2032	**	10	\$13,800	
Parapets								
Metal Panel	35%			2043	**	5	\$25,300	
Metal Rail	30%			2040	**	5-10	\$101,300	
Pre-Cast Concrete	35%			LIFE	**	5	\$41,200	
Roof								
Cast in Place Concrete	15%			LIFE	**			
IRMA/Protected Membrane	40%			2028	**	10	\$67,000	
Modified Bitumen	30%			2031	**	10	\$50,200	
Sloped Glazing	15%			LIFE	**	5	\$335,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$112,300	
Ceramic Tile	5%			2032	**	5	\$25,700	
Quarry Tile	5%			2036	**	5	\$38,500	
Terrazzo	10%			LIFE	**	5	\$40,100	
Vinyl Tile	60%			2028	**	3	\$115,500	
Vinyl Tile	10%			2033	**	3	\$19,300	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Fourth Floor								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$49,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$39,500	
Glass: Single Pane	5%			LIFE	**	5	\$37,000	
Gypsum Board	70%			LIFE	**	5	\$414,300	
Gypsum Board	10%			LIFE	**	5	\$59,200	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Fourth Floor								
Ceilings								
AcousTileSusp.Lay-In	65%			2036	**	5	\$333,700	
AcousTileSusp.Lay-In	10%			2043	**	5	\$51,300	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Fourth Floor								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$96,200	

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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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2043	* *	5	\$1,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 4000 Amps And One 3000 Amps Main Disconnect Switch							
Fused Disc Sw	25%			2043	* *	5	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 4000 Amps Main Disconnect Switch For Emergency							
Transformers								
Dry Type	100%			2036	* *	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Three 300 Kva 480hv-208/120lv, One 225 Kva 480-hv/208/120lv And One 150 Kva 480hv-208/120lv							
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	\$1,500	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2039	* *	5	\$800	
Molded Case Bkrs	90%			2039	* *	5	\$8,100	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	15%			2036	* *	5	\$300	
Motor Control Center	85%			2036	* *	5	\$7,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$5,000	
Stand-by Power								
Transfer Switches								
Automatic	50%			2036	* *	1	\$52,800	
Automatic	50%			2043	* *	1	\$52,800	
Generators								
Diesel	50%			2032	* *	1	\$66,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 1500 Kw Onan Genset							
Diesel	50%			2038	* *	1	\$66,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 1500 Kw							
Batteries								
Nickel Cadmium	50%			2018	\$800	5	\$38,200	
Nickel Cadmium	50%			2019	\$800	5	\$38,200	

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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
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									
	Fuel Storage								
	Day Tank	50%			2039	* *	5	\$31,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 300 Gallons							
	Day Tank	50%			2048	* *	5	\$31,800	
Lighting									
	Interior Lighting								
	Fluorescent	85%			2028	* *	10	\$267,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-8 Lamps							
	Fluorescent	10%			2028	* *	10	\$31,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-5 Lamps							
	HID	5%			2028	* *	10	\$600	
Egress Lighting									
	Emergency, Service	45%			2028	* *	1		
	Emergency, Battery	5%			2028	* *	10	\$4,100	
	Exit, LED	40%			2051	* *	1		
	Exit, Service	10%			2028	* *	1		
Exterior Lighting									
	HID	100%			2028	* *	10	\$1,100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2028	* *	1	\$38,400	
Fire/Smoke Detection									
	No Component	60%							
	Generic	40%			2028	* *	1-3	\$84,500	

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								
	Campus Steam	100%			2043	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided From Adjacent Building E							

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2032	* *	5	\$20,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided From Adjacent Building E							
Distribution									
	Hot Wtr Piping/Pump	60%			2039	* *	4	\$10,100	
	Steam Piping/Pump	40%			2043	* *	4	\$6,800	
Terminal Devices									
	Air Handler	70%			2028	* *	1	\$148,500	
	Convactor/Radiator	30%			2036	* *	1	\$33,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	90%			2032	* *	1	\$334,000	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Basement							
		Explanation : R123 Refrigerant							
	Reciprocating Compr/Chiller	10%			2028	* *	1	\$15,900	
		R-134a Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Roof							
Distribution									
	Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$16,900	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2028	* *	1	\$212,100	
Heat Rejection									
	Remote Air Cond	100%			2028	* *	2	\$238,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$191,200	
Exhaust Fans									
	Interior	80%			2028	* *	2	\$8,400	
	Roof	20%			2028	* *	2	\$2,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2043	* *	4	\$33,900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2028	* *	4	\$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
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
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2028	* *	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$21,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (7) B-5, (1) B Penthouse							
		Explanation : 8 Units							
	Escalators								
	Over 20' Rise	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Levels							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$172,900	
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$96,100	
	Fire Pump								
	Generic	100%			2032	* *	1	\$64,000	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : QUEENS HOSPITAL MAINTENANCE - F
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.110 / 996 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 12,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$316,200	
Interior Architecture	\$81,000	
Electrical	\$57,600	\$49,400
Mechanical		\$313,600
Total	\$454,800	\$363,100
Importance Code A	\$316,200	
Importance Code B	\$138,600	\$363,100
Total	\$454,800	\$363,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$102,100	\$10,800		
Interior Architecture	\$13,800	\$5,800		\$1,200
Electrical	\$16,500	\$8,600	\$1,200	\$1,100
Mechanical	\$600	\$8,000	\$2,300	\$600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$137,000	\$37,100	\$7,500	\$6,800
Importance Code A	\$102,100	\$10,800		
Importance Code B	\$33,700	\$26,400	\$7,500	\$6,800
Importance Code C	\$1,200			
Total	\$137,000	\$37,100	\$7,500	\$6,800



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
QUEENS HOSPITAL MAINTENANCE - F
Asset # : 996

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$14,300	LIFE	**	5	\$4,100	1
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Loading Dock								
Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
Location : Loading Dock								
Copper/Terne	2%			2043	**	10	\$1,300	
Masonry: Brick	85%	Now	\$144,700	LIFE	**	5	\$23,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	5%	Now	\$16,700	LIFE	**	5	\$1,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Building Base								
Masonry: Limestone	3%	Now	\$9,200	LIFE	**	5	\$600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Slate Panels	2%	Now	\$29,500	LIFE	**	5	\$400	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Window Sills								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Window Sills								
Windows								
Aluminum	5%			2039	**	5		
Steel	90%	Now	\$28,900	2048	**	5	\$3,400	
Bent/Warped Elements, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	5%	Now	\$900	2048	**	5	\$200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : At Clearstory								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : At Clearstory								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : At Clearstory								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE - F
Asset # : 996

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	95%	Now	\$53,600	LIFE	* *	5	\$4,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : At Corners								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : North Facade, South Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : North Facade, South Facade								
Masonry: Limestone	5%	Now	\$2,600	LIFE	* *	5	\$300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Built-Up (BUR)	70%	Now	\$117,900	2033	* *			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Above Mechanical Rooms								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Modified Bitumen	30%			2028	* *	10	\$10,800	
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	* *	5	\$34,900	
Ceramic Tile	5%			2026	\$26,400	5	\$1,300	
Vinyl Tile	35%	Now	\$81,000	2033	* *	3	\$3,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Storage Space								
Explanation : 9x9 Tiles								
Interior Walls								
Ceramic Tile	5%			2026	\$5,100	5	\$200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$100	
Masonry: Brick	50%			LIFE	* *			
Plaster	40%	Now	\$1,200	LIFE	* *	5	\$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Storage Area On Second Floor								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Storage Area On Second Floor								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE - F
Asset # : 996

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

Interior

Ceilings

AcousTileSusp.Lay-In	30%			2028	* *	5	\$11,500	
Exposed Concrete	60%			LIFE	* *	5	\$3,600	
Exposed Concrete	10%	Now	\$12,600	LIFE	* *	5	\$600	

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Second Floor

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

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw	50%			2043	* *	5		
Molded Case Bkrs	50%			2033	* *	5	\$200	

Raceway

Conduit	80%			2023	\$11,400	1		
Conduit	20%			2043	* *	1		

Panelboards

Molded Case Bkrs	60%			2022	\$18,300	5	\$200	
Molded Case Bkrs	40%			2039	* *	5	\$100	

Wiring

Braided Cloth	60%	2-4	\$10,700	2048	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	20%			2033	* *	1		
Thermoplastic	20%			2043	* *	1		

Motor Controllers

Locally Mounted	20%			2021	\$7,700	5		
Motor Control Center	70%			2028	* *	5	\$200	
Motor Control Center	10%			2036	* *	5		

Ground

Grounding Devices

Generic	50%			LIFE	* *	5	\$100	
Generic	50%			LIFE	* *	5	\$100	

Stand-by Power

Transfer Switches

Automatic	100%			2021	\$5,500	1	\$3,900	
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Generators

Diesel	100%			2019	\$57,600	1	\$5,000	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : One 375 Kva To Supply The Main Building

Batteries

Nickel Cadmium	100%			2017	\$1,500	5	\$2,900	
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE - F
Asset # : 996

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	100%			2022	\$1,300	5	\$3,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 335 Gallon Tank							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2031	* *	10	\$15,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	HID	5%			2018	\$7,300	10		
Egress Lighting									
	Emergency, Service	48%			2031	* *	1		
	Emergency, Battery	2%			2023	\$500	10	\$100	
	Exit, Service	50%			2028	* *	1		
Exterior Lighting									
	HID	100%			2023	\$49,400	10		
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic	30%			2031	* *	1-3	\$2,400	
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								
	Campus Steam	100%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building E							
		Explanation : Steam Provided From Adjacent Building E							
Distribution									
	Steam Piping/Pump	100%			2023	\$126,900	4	\$900	
Terminal Devices									
	Convactor/Radiator	85%			2021	\$145,900	1	\$4,900	
	Fan Coil Unit/Heat	15%			2023	\$40,800	1	\$900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		
Conversion Equipment									
	Window/Wall Unit	20%			2018	\$7,500	1		
	No Component	80%							
Ventilation									

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE - F
Asset # : 996

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$3,000	
	No Component	70%							
Exhaust Fans									
	Roof	30%			2023	\$4,300	2	\$200	
	Wall Unit	30%			2023	\$8,200	2	\$200	
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$11,300	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : C, B, 1, 2								
	Explanation : 1 Unit								

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : QUEENS HOSPITAL NURSES SCHOOL - N
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.060 / 991 **Yr Built/Renovated** : 1956 / 2003
Area Sq Ft : 137,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,11
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$2,032,600	\$644,300
Interior Architecture		\$56,300	\$1,226,700
Electrical		\$291,900	\$1,216,500
Mechanical		\$253,500	\$573,300
Total		\$2,634,300	\$3,660,700
Importance Code A		\$2,032,600	\$753,600
Importance Code B		\$601,600	\$2,344,100
Importance Code C			\$563,100
Total		\$2,634,300	\$3,660,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$17,200	\$10,200	
Interior Architecture	\$18,200	\$6,400	\$362,300	\$39,300
Electrical	\$34,300	\$16,400	\$14,800	\$13,800
Mechanical	\$36,500	\$45,700	\$36,400	\$20,000
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Total	\$110,600	\$107,500	\$445,400	\$94,800
Importance Code A		\$17,600	\$10,200	
Importance Code B	\$107,000	\$89,900	\$435,300	\$94,800
Importance Code C	\$3,700			
Total	\$110,600	\$107,500	\$445,400	\$94,800



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

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

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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	82%			LIFE	* *	5	\$150,900	
	Masonry: Limestone	10%			LIFE	* *	5	\$13,800	
	Slate Panels	3%			LIFE	* *	5	\$4,100	
	Window Wall	5%			2033	* *	5	\$34,500	
Windows									
	Aluminum	70%	Now	\$2,032,600	2048	* *	5	\$23,700	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
	Location : Lower Floors								
	Aluminum	30%			2039	* *	5	\$20,300	
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$7,700	
	Masonry: Limestone	10%			LIFE	* *	5	\$1,100	
Roof									
	Modified Bitumen	100%			2023	\$422,500	10	\$70,900	
Interior									
Floors									
	Carpet	10%			2019	\$336,500	3	\$38,700	
	Carpet	5%			2024	\$168,300	3	\$19,300	
	Ceramic Tile	5%			2032	* *	5	\$12,900	
	Terrazzo	15%			LIFE	* *	5	\$30,200	
	Vinyl Tile	25%			2023	\$560,400	3	\$32,200	
	Vinyl Tile	35%			2028	* *	3	\$33,800	
	Vinyl Tile	5%			2031	* *	3	\$4,800	
Interior Walls									
	Ceramic Tile	5%			2026	\$412,500	5	\$14,600	
	Fabric on Framing	5%			2027	* *	5	\$7,300	
	Gypsum Board	25%			LIFE	* *	5	\$43,900	
	Gypsum Board	5%			LIFE	* *	5	\$8,800	
	Marble Panels	5%			LIFE	* *			
	Plaster	45%			LIFE	* *	5	\$39,500	
	SGFT/Glazed Masonry	5%			LIFE	* *			
	Wood	5%			LIFE	* *	5	\$58,500	
Ceilings									
	AcousTileConcealSpLn	20%			2040	* *	5	\$62,500	
	AcousTileSusp.Lay-In	45%			2028	* *	5	\$112,500	
	Exposed Concrete	5%			LIFE	* *	5	\$2,000	
	Plaster	30%			LIFE	* *	5	\$46,900	

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

Under 600 Volts

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

Electrical		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%			2023	\$17,200	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 1600 Amps Main Disconnect Switch							
	Air Circuit Breaker	20%			2023	\$8,600	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2000 Amps Main Disconnect Switch							
	Fused Disc Sw	20%			2033	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1600 Amps Main Disconnect Switch							
	Fused Disc Sw	20%			2033	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Amps Main Disconnect Switch For Emergency							
Transformers									
	Dry Type	100%			2021	\$16,200	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 300 Kva 480hv-208/120lv							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2023	\$224,900	5	\$3,600	
Raceway									
	Conduit	70%			2023	\$177,100	1		
	Conduit	20%			2033	* *	1		
	Conduit	10%			2043	* *	1		
Panelboards									
	Fused Disc Sw	60%			2031	* *	5	\$1,900	
	Fused Disc Sw	10%			2039	* *	5	\$300	
	Fused Disc Sw	5%			2031	* *	5	\$200	
	Molded Case Bkrs	25%			2022	\$57,300	5	\$900	
Wiring									
	Braided Cloth	30%	2-4	\$106,600	2048	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	40%			2033	* *	1		
	Thermoplastic	10%			2043	* *	1		
	Thermoplastic	20%			2023	\$71,000	1		
Motor Controllers									
	Locally Mounted	80%			2021	\$94,200	5	\$700	
	Locally Mounted	20%			2028	* *	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,000	

Stand-by Power

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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
Stand-by Power									
Transfer Switches									
	Automatic	40%			2028	* *	1	\$16,900	
	Automatic	60%			2028	* *	1	\$25,300	
Generators									
	Diesel	50%			2019	\$62,100	1	\$26,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 188 Kva Kohler							
	Diesel	50%			2026	\$62,100	1	\$26,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : One 313 Kva Kohler							
Batteries									
	Lead/Acid	50%			2017	\$800	5	\$2,500	
	Lead/Acid	50%			2017	\$800	5	\$2,500	
Fuel Storage									
	Day Tank	100%			2022	\$12,800	5	\$32,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 330 Gallon Tanks							
Lighting									
	Interior Lighting								
	Fluorescent	78%			2028	* *	10	\$123,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2031	* *	10	\$31,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	HID	2%			2023	\$28,100	10	\$100	
Egress Lighting									
	Emergency, Service	50%			2028	* *	1		
	Exit, Service	30%			2028	* *	1		
	Exit, Service	20%			2023	\$9,500	1		
Exterior Lighting									
	HID	100%			2023	\$529,900	10	\$400	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2038	* *	5	\$700	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2028	* *	1	\$15,400	
Fire/Smoke Detection									
	No Component	65%							
	Generic	35%			2028	* *	1-3	\$29,600	

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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
Heating									
	Energy Source								
	Campus Steam	100%			2033	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Steam Provided From Adjacent Building E						
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2026	\$109,300	5	\$10,200	
Distribution									
	Steam Piping/Pump	100%			2033	* *	4	\$12,700	
Terminal Devices									
	Air Handler	15%			2023	\$142,500	1	\$16,000	
	Convector/Radiator	85%			2028	* *	1	\$47,300	
Air Conditioning									
	Energy Source								
	District C.W.	15%			2049	* *	1		
			Other Observation, Extent : Light, Area Affected : 15%						
			Location : Basement						
			Explanation : Chilled Water Provided From Adjacent Building E						
	Electricity	85%			2031	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	5%			2023	\$29,900	1	\$4,000	
			R-134a Refrigerant, Extent : Light, Area Affected : 5%						
			Location : Roof						
	Window/Wall Unit	70%			2018	\$253,500	1		
	No Component	25%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location :						
			Explanation : Chilled Water Provided From Adjacent Building E						
Distribution									
	Chilled Wtr Pipe/Pump	15%			2033	* *	4	\$1,900	
	No Component	85%							
Terminal Devices									
	Direct Expansion	5%			2028	* *	1		
	Air Handler/Cool/Ht	15%			2023	\$84,200	1	\$16,000	
	No Component	80%							
Heat Rejection									
	Remote Air Cond	5%			2028	* *	2	\$6,000	
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$96,100	
Exhaust Fans									
	Interior	100%			2023	\$194,700	2	\$5,300	

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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
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2043	* *	1		
	Galv Iron/Steel	50%			2028	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2033	* *	4	\$25,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$8,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-8							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$86,900	
	Sprinkler								
	Generic	100%			2033	* *	1-2	\$48,300	
	Fire Pump								
	Generic	100%			2032	* *	1	\$32,200	

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : QUEENS HOSPITAL PAVILION
Address : 82-50 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.180 / 14112 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 140,038 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,ph
Block : 6858 **Lot** : 1 **BIN** : 4859742

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$162,300	\$469,500
Interior Architecture		\$68,100	\$261,100
Electrical			\$115,600
Mechanical			\$106,100
Total		\$230,400	\$952,300
Importance Code A		\$162,300	\$469,500
Importance Code B		\$68,100	\$394,600
Importance Code C			\$88,200
Total		\$230,400	\$952,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$28,100	\$5,800	\$11,000
Interior Architecture			\$13,100	
Electrical	\$9,000	\$9,000	\$10,700	\$11,600
Mechanical	\$45,000	\$23,500	\$60,400	\$23,500
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$83,600	\$90,200	\$119,600	\$75,700
Importance Code A	\$4,200	\$28,100	\$6,100	\$11,000
Importance Code B	\$79,500	\$62,100	\$113,500	\$64,700
Importance Code C				
Total	\$83,600	\$90,200	\$119,600	\$75,700



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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	5%			2049	**	5-10	\$57,500	
Granite Panels	5%			LIFE	**	5	\$6,300	
Pre-Cast Concrete	65%			LIFE	**	5	\$353,200	
Window Wall	25%			2049	**	5	\$156,800	
Windows								
Aluminum	100%			2045	**	5		
Parapets								
Metal Panel	30%			2049	**	5	\$11,700	
Metal Rail	10%			2040	**	5-10	\$18,200	
Pre-Cast Concrete	60%			LIFE	**	5	\$38,000	
Roof								
IRMA/Protected Membrane	60%			2028	**	10	\$42,100	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Main Roof							
Modified Bitumen	35%			2028	**	10	\$24,600	
Single Ply Membrane	5%			2028	**	10	\$3,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$22,900	
Ceramic Tile	5%			2036	**	5	\$10,500	
Terrazzo	40%			LIFE	**	5	\$65,500	
Vinyl Tile	50%			2031	**	3	\$39,300	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$11,300	
Concrete Masonry Unit	15%			LIFE	**	5	\$13,600	
Glass: Single Pane	2%			LIFE	**	5	\$3,400	
Gypsum Board	65%			LIFE	**	5	\$88,200	
Metal Panel	5%			LIFE	**			
Granite Panels	5%			LIFE	**			
Wood	3%			LIFE	**	5	\$27,100	
Ceilings								
AcousTileSusp.Lay-In	65%			2040	**	5	\$136,200	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$39,300	
Metal Panel	5%			LIFE	**	5	\$13,100	

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

Under 600 Volts

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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								
Service Equipment								
Fused Disc Sw	100%			2049	* *	5	\$600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 4000 Amps Main Disconnect Switch</i>							
Transformers								
Dry Type	100%			2040	* *	5	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 500 Kva 480hv-208/120lv And One 75 Kva 480hv-208/120lv</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	* *	5	\$600	
Raceway								
Conduit	100%			2049	* *	1		
Panelboards								
Fused Disc Sw	10%			2045	* *	5	\$300	
Molded Case Bkrs	90%			2045	* *	5	\$3,300	
Wiring								
Thermoplastic	100%			2049	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$43,100	
Lighting								
Interior Lighting								
Fluorescent	80%			2031	* *	10	\$102,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Using T-8 Lamps</i>							
Fluorescent	10%			2031	* *	10	\$12,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-5 Lamps</i>							
HID	5%			2031	* *	10	\$200	
Incandescent	5%			2031	* *	2	\$200	
Egress Lighting								
Emergency, Service	40%			2031	* *	1		
Emergency, Battery	10%			2031	* *	10	\$3,400	
Exit, LED	45%			2058	* *	1		
Exit, Service	5%			2031	* *	1		
Exterior Lighting								
HID	100%			2031	* *	10	\$400	

Alarm

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

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

Alarm

Security System

No Component

70%

Generic

30%

2031

* *

1

\$15,700

Fire/Smoke Detection

No Component

60%

Generic

40%

2031

* *

1-3

\$34,500

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

Campus Steam

100%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam Provided From Adjacent Building E*

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2032

* *

5

\$8,300

*Other Observation, Extent : Light, Area Affected : 60%**Location : Basement**Explanation : 2 Heat Exchangers Converting To Hot Water For The Heating Devices*

Distribution

Hot Wtr Piping/Pump

60%

2045

* *

4

\$6,200

Steam Piping/Pump

40%

2049

* *

4

\$4,100

Terminal Devices

Air Handler

60%

2031

* *

1

\$52,000

Convactor/Radiator

40%

2040

* *

1

\$18,100

Air Conditioning

Energy Source

District C.W.

100%

2049

* *

1

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

Distribution

Chilled Wtr Pipe/Pump

100%

2049

* *

4

\$10,400

Terminal Devices

Air Handler/Cool/Ht

100%

2028

* *

1

\$86,600

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$78,100

Exhaust Fans

Interior

95%

2031

* *

2

\$4,100

Roof

5%

2031

* *

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2049

* *

1

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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
Plumbing									
	HW Heat Exchanger								
	Low Temp	100%			2049	* *	4	\$20,800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2031	* *	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2031	* *	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (3) B, G, 1-5, (2) B, G, 1-6							
		Explanation : 5 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$70,600	
	Sprinkler								
	Generic	100%			2049	* *	1-2	\$39,200	
	Fire Pump								
	Generic	100%			2026	\$106,100	1	\$26,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building E							
		Explanation : Fire Pump Is Located In Building E							

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : QUEENS HOSPITAL POWER PLANT - E
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.100 / 995 **Yr Built/Renovated** : 1935 / 2003
Area Sq Ft : 19,700 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$592,700	\$38,600
Electrical			\$503,600
Mechanical			\$96,500
Total		\$592,700	\$638,700
Importance Code A		\$592,700	\$38,600
Importance Code B			\$600,100
Total		\$592,700	\$638,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$31,100	\$23,200	\$600	
Interior Architecture		\$8,900	\$18,100	\$1,500
Electrical	\$32,300	\$1,800	\$3,600	\$1,800
Mechanical	\$7,600	\$17,800	\$4,700	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$75,000	\$55,600	\$31,000	\$10,700
Importance Code A	\$35,500	\$25,000	\$2,400	\$1,700
Importance Code B	\$39,500	\$30,600	\$28,700	\$9,000
Importance Code C				
Total	\$75,000	\$55,600	\$31,000	\$10,700



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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								
Masonry: Brick	90%	Now	\$238,200	LIFE	**	5	\$38,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Diagonal Cracks, Extent : Light, Area Affected : 10%							
	Location : Corners							
Masonry: Granite	3%	Now	\$31,100	LIFE	**	5	\$1,000	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Building Base							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : Building Base							
Masonry: Limestone	5%	Now	\$47,900	LIFE	**	5	\$1,600	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : North Facade							
	Staining/Discoloring, Extent : Severe, Area Affected : 100%							
	Location : North Facade							
	Vegetation Growth, Extent : Moderate, Area Affected : 10%							
	Location : North Facade							
Slate Panels	2%	Now	\$45,900	LIFE	**	5	\$600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Window Sills							
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
	Location : Window Sills							
Windows								
Aluminum	20%			2039	**	5	\$1,200	
Steel	80%	Now	\$260,600	2048	**	5	\$30,500	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 45%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$1,300	
Masonry: Limestone	5%			LIFE	**	5	\$100	
Metal Rail	10%			2036	**	5-10	\$2,700	
Roof								
Modified Bitumen	100%			2028	**	10	\$23,200	
Interior								
Floors								
Carpet	5%			2019	\$17,100	3	\$2,000	
Cast in Place Concrete	40%			LIFE	**	5	\$23,000	
Quarry Tile	45%			2028	**	5	\$17,700	
Vinyl Tile	10%			2031	**	3	\$1,000	

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

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

Interior

Interior Walls

Gypsum Board	15%			LIFE	**	5	\$1,300	
Masonry: Brick	75%			LIFE	**			
Plaster	10%			LIFE	**	5	\$400	

Ceilings

AcousTileSusp.Lay-In	15%			2040	**	5	\$3,100	
Exposed Concrete	65%			LIFE	**	5	\$2,100	
Exposed Struc: Steel	10%			LIFE	**			
Plaster	10%			LIFE	**	5	\$1,300	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2049	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Mechanical Chiller Room 1st Floor

Explanation : Two 2000 Amps Main Disconnect Switch

Fused Disc Sw	30%			2043	**	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Boiler Room Basement

Explanation : One 4000 Amps Main Disconnect Switch

Transformers

Dry Type	100%			2036	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 500 Kva 480hv-208/120lv

Switchgear / Switchboard

Fused Disc Sw	30%			2043	**	5		
Fused Disc Sw	50%			2049	**	5		
Molded Case Bkrs	20%			2043	**	5	\$100	

Raceway

Conduit	60%			2023	\$410,500	1		
Conduit	30%			2043	**	1		
Conduit	10%			2049	**	1		

Panelboards

Fused Disc Sw	5%			2045	**	5		
Fused Disc Sw	10%			2039	**	5		
Molded Case Bkrs	20%			2022	\$17,000	5	\$100	
Molded Case Bkrs	50%			2039	**	5	\$300	
Molded Case Bkrs	15%			2045	**	5	\$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
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$28,700	2048	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	30%			2043	* *	1		
Thermoplastic	10%			2049	* *	1		
Motor Controllers								
Locally Mounted	20%			2021	\$4,600	5		
Motor Control Center	50%			2036	* *	5	\$300	
Motor Control Center	30%			2040	* *	5	\$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	* *	1	\$6,100	
Generators								
Diesel	100%			2032	* *	1	\$7,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 375 Kw Generators - One Generator Supplies The Pavillion Building</i>								
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$700	
Fuel Storage								
Day Tank	100%			2039	* *	5	\$3,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 335 Gallon Tanks</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2031	* *	10	\$15,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2028	* *	10		
Egress Lighting								
Emergency, Service	45%			2031	* *	1		
Emergency, Battery	5%			2023	\$1,200	10	\$200	
Exit, LED	30%			2058	* *	1		
Exit, Service	20%			2023	\$400	1		
Exterior Lighting								
HID	100%			2023	\$76,100	10	\$100	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2026	\$18,100	5	\$200	
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2031	* *	1-3	\$3,600	

*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 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								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$4,400	2028	* *	1	\$15,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Control System</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Power Plant</i>								
<i>Explanation : 3 Units Providing Steam To Adjacent Buildings</i>								
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$1,300	
Terminal Devices								
Convactor/Radiator	80%			2028	* *	1	\$4,500	
Fan Coil Unit/Heat	20%			2023	\$53,700	1	\$1,100	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	1%			2036	* *	1	\$200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor A C Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor A C Room</i>								
<i>Explanation : Providing Chilled Water To The Adjacent Buildings Only</i>								
Window/Wall Unit	10%			2018	\$3,700	1		
No Component	89%							
Heat Rejection								
Air Condenser Unit	1%			2031	* *	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Roof</i>								
<i>Explanation : Providing Chilled Water To The Adjacent Buildings Only</i>								
No Component	99%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,000	
No Component	80%							
Exhaust Fans								
Roof	30%			2028	* *	2	\$200	
Wall Unit	30%			2018	\$8,100	2	\$200	
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2033	* *	1		
Galv Iron/Steel	80%			2021	\$42,800	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
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 Low Temp	100%			2033	* *	4	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Of Power Plant</i>								
<i>Explanation : Provides Hot Water To Adjacent Buildings</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2023	\$11,300	4	\$1,600	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : C, B, 1, 2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2033	* *	1-5	\$8,800	
Sprinkler Generic	100%			2033	* *	1-2	\$4,900	
Fire Pump Generic	100%			2026	\$13,300	1	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Also Services The Adjacent Buildings</i>								

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

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : QUEENS HOSPITAL STORES - S
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.130 / 998 **Yr Built/Renovated** : 1959 /
Area Sq Ft : 49,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,037,400	\$92,600
Interior Architecture		\$137,100
Electrical	\$269,100	\$1,435,800
Mechanical	\$63,600	
Total	\$1,370,100	\$1,665,400
Importance Code A	\$1,037,400	\$92,600
Importance Code B	\$332,600	\$1,572,800
Total	\$1,370,100	\$1,665,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture			\$9,000	
Interior Architecture	\$52,400	\$1,700	\$47,600	
Electrical	\$24,800	\$3,000	\$1,800	\$1,600
Mechanical	\$5,300	\$25,300	\$4,900	\$3,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$86,400	\$34,000	\$67,200	\$8,800
Importance Code A		\$600	\$9,000	
Importance Code B	\$68,000	\$33,400	\$58,300	\$8,800
Importance Code C	\$18,400			
Total	\$86,400	\$34,000	\$67,200	\$8,800



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 Estimates are rounded to the nearest hundred dollars.

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$36,400	LIFE	* *	5	\$15,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Canopy At South Entrance								
Masonry: Brick	90%	Now	\$350,400	LIFE	* *	5	\$56,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Misaligned/Bulging, Extent : Light, Area Affected : 15%								
Location : Throughout								
Masonry: Limestone	2%			LIFE	* *	5	\$900	
Metal Coiling Doors	3%			2036	* *	5	\$5,900	
Windows								
Steel	80%	Now	\$306,000	2048	* *	5	\$35,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Steel	20%			2039	* *	5	\$17,900	
Parapets								
Masonry: Brick	95%	Now	\$84,100	LIFE	* *	5	\$7,100	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	\$500	
Roof								
Built-Up (BUR)	100%	Now	\$260,500	2033	* *			
Blisters, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

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

Interior

Floors

Carpet	5%			2019	\$45,400	3	\$5,200	
Cast in Place Concrete	75%			LIFE	**	5	\$114,200	
Cast in Place Concrete	15%	Now	\$11,100	LIFE	**	5	\$22,800	

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : First And Third Floors

Vinyl Tile	5%			2028	**	3	\$1,300	
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Interior Walls

Concrete Masonry Unit	30%			LIFE	**	5	\$11,100	
Gypsum Board	5%			LIFE	**	5	\$2,800	
Gypsum Board	15%			LIFE	**	5	\$8,400	
Plaster	10%			LIFE	**	5	\$2,800	
SGFT/Glazed Masonry	35%			LIFE	**			
SGFT/Glazed Masonry	5%	Now	\$18,400	LIFE	**			

Diagonal Cracks, Extent : Moderate, Area Affected : 10%

Location : Exit V / C

Ceilings

AcousTileSusp.Lay-In	5%			2028	**	5	\$3,500	
AcousTileSusp.Lay-In	5%			2036	**	5	\$3,500	
Exposed Concrete	5%	Now	\$22,900	LIFE	**	5	\$500	

Cracking/Crumbling, Extent : Severe, Area Affected : 35%

Location : Basement Underneath Loading Dock

Exposed Reinforcement, Extent : Moderate, Area Affected : 25%

Location : Under Loading Dock

Exposed Concrete	80%			LIFE	**	5	\$8,700	
Plaster	5%			LIFE	**	5	\$2,200	

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

Molded Case Bkrs	100%			2023	\$5,000	5	\$1,300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amps Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$33,000	5	\$1,300	
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Raceway

Conduit	80%			2023	\$25,600	1		
Conduit	20%			2033	**	1		

Panelboards

Fused Disc Sw	10%			2022	\$3,100	5	\$100	
Molded Case Bkrs	70%			2022	\$21,400	5	\$900	
Molded Case Bkrs	20%			2031	**	5	\$300	

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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									
Wiring									
	Braided Cloth	80%	2-4	\$22,700	2048	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	20%			2033	* *	1		
Motor Controllers									
	Locally Mounted	10%			2021	\$7,700	5		
	Motor Control Center	90%			2021	\$17,100	5	\$1,200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$700	
Lighting									
Interior Lighting									
	Fluorescent	85%			2023	\$1,337,500	10	\$36,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	HID	10%			2023	\$62,000	10	\$200	
	Incandescent	5%			2018	\$78,700	2	\$100	
Egress Lighting									
	Emergency, Service	45%			2023	\$10,500	1		
	Emergency, Battery	5%			2023	\$3,200	10	\$600	
	Exit, Service	50%			2023	\$3,400	1		
Exterior Lighting									
	HID	100%			2018	\$190,400	10	\$200	
Alarm									
Security System									
	No Component	60%							
	Generic	40%			2028	* *	1	\$7,400	
Fire/Smoke Detection									
	No Component	70%							
	Generic	30%			2031	* *	1-3	\$9,100	

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								
	Campus Steam	100%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided From Adjacent Building E							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2026	\$29,500	5	\$2,800	

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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
Heating								
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$3,400	
Terminal Devices								
Convactor/Radiator	30%			2028	* *	1	\$4,500	
Fan Coil Unit/Heat	70%			2028	* *	1	\$10,500	
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2023	\$22,000	2	\$300	
	R-22 Refrigerant, Extent : Light, Area Affected : 10%							
	Location : Roof							
Window/Wall Unit	65%			2018	\$63,600	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$5,200	
No Component	80%							
Exhaust Fans								
Roof	20%			2018	\$7,600	2	\$300	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2033	* *	1		
Galv Iron/Steel	80%			2028	* *	1		
Water Heater								
Electric	100%			2018	\$7,400	4	\$400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : This Is A Solar System							
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 : B-3							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$23,500	
Sprinkler								
Generic	100%			2033	* *	1-2	\$13,000	

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

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

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

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

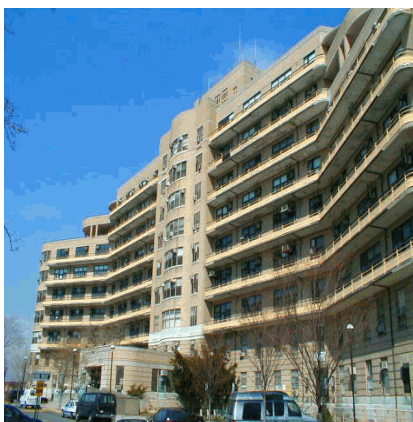
Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : QUEENS HOSPITAL TRIBORO - T
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.030 / 735 **Yr Built/Renovated** : 1938 / 1999
Area Sq Ft : 244,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,5,8,10,ph
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$5,433,300	\$737,500
Interior Architecture		\$735,400	\$2,788,400
Electrical		\$2,853,600	\$3,389,500
Mechanical		\$721,600	\$4,566,800
Total		\$9,743,900	\$11,482,200
Importance Code A		\$5,433,300	\$817,900
Importance Code B		\$3,999,100	\$10,005,600
Importance Code C		\$311,500	\$658,800
Total		\$9,743,900	\$11,482,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$63,900	\$8,400		
Interior Architecture	\$46,100	\$13,500		\$24,800
Electrical	\$45,400	\$32,400	\$25,200	\$27,100
Mechanical	\$13,600	\$28,700	\$33,500	\$14,400
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
Total	\$216,400	\$130,500	\$106,000	\$113,700
Importance Code A	\$63,900	\$11,600		
Importance Code B	\$126,700	\$118,800	\$106,000	\$113,700
Importance Code C	\$25,800			
Total	\$216,400	\$130,500	\$106,000	\$113,700



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.

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$297,900	LIFE	* *	5	\$86,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Canopy At North Entrance								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Exposed Rebar At Undersides Of All West Elevation Balconies From The Third Floor To The Ninth Floor.								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Underneath East Elevation Entrance Canopy								
Copper/Terne	3%			2043	* *	10	\$12,100	
Masonry: Brick	77%			LIFE	* *	5	\$132,600	
Masonry: Limestone	5%	Now	\$96,200	LIFE	* *	5	\$6,500	
Staining/Discoloring, Extent : Severe, Area Affected : 75%								
Location : West Elevation Base And All Window Sills Throughout.								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%	Now	\$12,700	2033	* *	5	\$16,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : At Balconies								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : At Balconies								
Windows								
Aluminum	10%			2031	* *	5	\$9,200	
Steel	90%	Now	\$4,435,200	2048	* *	5	\$518,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	80%	Now	\$94,200	LIFE	* *	5	\$16,000	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : 10th Floor West Wall								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : 10th Floor								
Masonry: Limestone	10%	Now	\$21,300	LIFE	* *	5	\$2,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Wood Rail	10%	Now	\$29,900	2028	* *	5	\$14,100	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Missing Section 9th Floor On The South Side								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	97%	Now	\$509,900	2033		* *		
Blisters, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Stair C, Room 10 B-3, Kitchen								
Worn/Eroded, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Copper/Terne	3%			2038		* *	10	\$8,400
Interior								
Floors								
Cast in Place Concrete	10%			LIFE		* *	5	\$78,900
Ceramic Tile	5%			2026	\$357,400		5	\$18,000
Quarry Tile	5%			2028		* *	5	\$27,000
Terrazzo	25%			LIFE		* *	5	\$70,400
Vinyl Tile	45%			2023	\$1,411,100		3	\$81,100
Vinyl Tile	5%	Now	\$7,800	2018	\$156,800		3	\$6,800
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Sixth Floor								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Room B C-10 A								
Explanation : 9x9s Evident								
Vinyl Tile	5%	Now	\$156,800	2033		* *	3	\$6,800
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Lobby								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Lobby								
Interior Walls								
Ceramic Tile	5%			2026	\$555,000		5	\$19,700
Concrete Masonry Unit	2%			LIFE		* *	5	\$3,100
Gypsum Board	20%			LIFE		* *	5	\$47,200
Marble Panels	5%			LIFE		* *		
Plaster	8%	Now	\$25,800	LIFE		* *	5	\$9,400
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 10th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 10th Floor								
Plaster	40%			LIFE		* *	5	\$47,200
SGFT/Glazed Masonry	20%	Now	\$311,500	LIFE		* *		
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Abandoned Kitchen In The Basement.								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

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

Interior

Ceilings

AcousTileSusp.Lay-In	30%			2028	* *	5	\$108,200	
Plaster	60%			LIFE	* *	5	\$135,200	
Plaster	10%	Now	\$48,400	LIFE	* *	5	\$22,500	

Broken/Missing Elements, Extent : Light, Area Affected : 2%

Location : Room 6 B-18 A, Kitchen

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

Location : Stair C, Room 10 B-3, Kitchen

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

Location : Stair C, Room 10 B-c, Kitchen

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	40%			2023	\$32,100	5	\$2,600	
Molded Case Bkrs	20%			2023	\$16,100	5	\$1,300	
Molded Case Bkrs	20%			2023	\$16,100	5	\$1,300	
Molded Case Bkrs	20%			2023	\$16,100	5	\$1,300	

Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$349,800	5	\$6,400	
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Raceway

Conduit	90%			2023	\$359,100	1		
Conduit	10%			2033	* *	1		

Panelboards

Fused Disc Sw	10%			2022	\$36,700	5	\$600	
Molded Case Bkrs	70%			2022	\$256,800	5	\$4,500	
Molded Case Bkrs	20%			2031	* *	5	\$1,300	

Wiring

Braided Cloth	70%	2-4	\$430,200	2048	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	10%			2033	* *	1		
Thermoplastic	20%			2023	\$122,900	1		

Motor Controllers

Locally Mounted	100%			2021	\$765,000	5	\$1,600	
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Ground

Grounding Devices

Generic	100%	0-2	\$9,700	LIFE	* *	5	\$3,600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

Stand-by Power

Transfer Switches

Automatic	100%			2021	\$69,000	1	\$75,200	
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2019	\$536,000	1	\$94,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Sub Basement							
		Explanation : One 350 Kw							
Batteries									
	Lead/Acid	100%			2017	\$1,500	5	\$9,100	
Fuel Storage									
	Main Tank	100%			2026	\$29,800	5	\$7,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub Basement							
		Explanation : 500 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2028	* *	10	\$209,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Incandescent	5%			2018	\$692,400	2	\$300	
Egress Lighting									
	Emergency, Service	50%			2028	* *	1		
	Exit, Service	50%			2018	\$41,100	1		
Exterior Lighting									
	HID	100%			2018	\$943,800	10	\$700	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2026	\$87,600	5	\$1,200	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2023	\$226,800	1	\$27,400	
Fire/Smoke Detection									
	No Component	60%							
	Generic	40%			2023	\$1,035,400	1-3	\$62,100	

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								
	Campus Steam	100%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided From Adjacent Building E							
Distribution									
	Steam Piping/Pump	100%			2023	\$1,720,400	4	\$11,900	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	95%			2021	\$2,211,000	1	\$73,900	
	Induction Unit	5%			2026	\$47,100	1	\$3,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		
	Conversion Equipment								
	Window/Wall Unit	75%			2017	\$379,900	1		
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	70%			LIFE	* *	2-5	\$94,100	
	No Component	30%							
	Exhaust Fans								
	Interior	95%			2018	\$258,700	2	\$7,000	
	Roof	5%			2018	\$9,800	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2033	* *	1		
	Galv Iron/Steel	70%	Now	\$51,500	2021	\$515,100	1		
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Water Main, Basement							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$11,300	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (2) B-10, (2) B-9							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$121,500	
	Sprinkler								
	No Component	85%							
	Generic	15%			2033	* *	1-2	\$10,100	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.250 / 1001 **Yr Built/Renovated** : 1973 / 2000
Area Sq Ft : 163,840 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3,5,PH
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$141,600	\$982,400
Interior Architecture		\$303,300	\$286,800
Electrical		\$389,700	\$7,617,700
Mechanical			\$2,652,100
Total		\$834,600	\$11,539,000
Importance Code A		\$141,600	\$1,029,300
Importance Code B		\$506,600	\$10,406,800
Importance Code C		\$186,400	\$102,800
Total		\$834,600	\$11,539,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$2,100		\$13,800	\$26,500
Interior Architecture	\$38,300	\$14,500		\$46,000
Electrical	\$25,800	\$27,300	\$29,300	\$22,000
Mechanical	\$50,300	\$42,500	\$107,000	\$41,900
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$141,200	\$108,900	\$174,800	\$161,100
Importance Code A	\$2,100	\$3,400	\$15,900	\$26,500
Importance Code B	\$139,100	\$97,200	\$158,900	\$134,600
Importance Code C		\$8,400		
Total	\$141,200	\$108,900	\$174,800	\$161,100



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Architecture		Current Repair		Future Replacement		Maintenance		
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	\$66,000	
Masonry: Brick	85%			LIFE	**	5	\$112,300	
Window Wall	5%			2044	**	5	\$24,800	
Windows								
Aluminum	100%			2040	**	5	\$53,000	
Parapets								
Cast in Place Concrete	65%			LIFE	**	5	\$96,000	
Masonry: Brick	30%			LIFE	**	5	\$4,300	
Metal Panel	5%			2044	**	5	\$2,800	
Roof								
Built-Up (BUR)	5%	0-2	\$2,100	2029	**			
	Vegetation Growth, Extent : Light, Area Affected : 10%							
	Location : Various Locations Throughout							
IRMA/Protected Membrane	95%	0-2	\$141,600	2024	\$708,100			
	Ponding, Extent : Light, Area Affected : 15%							
	Location : Throughout							
Interior								
Floors								
Carpet	10%			2023	\$349,000	3	\$49,000	
Cast in Place Concrete	10%			LIFE	**	5	\$53,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Basement Corridor							
Ceramic Tile	5%			2033	**	5	\$12,300	
Panel/Paver: Cer/Brk	5%			2040	**	5	\$27,600	
Quarry Tile	5%	Now	\$78,600	2037	**	5	\$9,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Kitchen And Receiving Area							
Vinyl Tile	65%			2029	**	3	\$79,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : 9x9 Units							
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$16,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$13,400	
Masonry: Brick	10%			LIFE	**			
Plaster	62%	4+	\$186,400	LIFE	**	5	\$62,500	
	Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : Various Locations Throughout							
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	3%			LIFE	**	5	\$40,300	
Ceilings								
AcousTileConcealSpLn	25%			2029	**	5	\$76,600	
AcousTileSusp.Lay-In	5%			2037	**	5	\$12,300	
Exposed Concrete	10%			LIFE	**	5	\$3,800	
Plaster	60%			LIFE	**	5	\$92,000	

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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									
Service Equipment									
	Molded Case Bkrs	50%			2024	\$23,400	5	\$2,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2000 Amps Main Disconnect Switch							
	Molded Case Bkrs	50%			2024	\$23,400	5	\$2,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1000 Amps Main Disconnect Switch For Emergency							
Transformers									
	Liquid Filled	100%			2022	\$17,600	5	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : One 13.8 Kva 480hv-208/120lv							
Switchgear / Switchboard									
	Molded Case Bkrs	70%			2024	\$133,500	5	\$3,000	
	Molded Case Bkrs	30%			2034	* *	5	\$1,300	
Raceway									
	Conduit	90%			2024	\$195,800	1		
	Conduit	10%			2044	* *	1		
Panelboards									
	Fused Disc Sw	10%			2032	* *	5	\$400	
	Molded Case Bkrs	80%			2032	* *	5	\$3,500	
	Molded Case Bkrs	10%			2040	* *	5	\$400	
Wiring									
	Thermoplastic	90%			2034	* *	1		
	Thermoplastic	10%			2044	* *	1		
Motor Controllers									
	Locally Mounted	20%			2037	* *	5	\$200	
	Locally Mounted	50%			2022	\$177,300	5	\$600	
	Motor Control Center	30%			2029	* *	5	\$1,300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,400	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2022	\$50,200	1	\$50,400	
Generators									
	Diesel	100%			2020	\$389,700	1	\$63,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 250 Kw							
Batteries									
	Lead/Acid	100%			2019	\$1,700	5	\$6,100	

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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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2023	\$6,600	5	\$15,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room - Basement							
	Explanation : One 25 Gals							
Main Tank	50%			2027	* *	5	\$2,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : One 1080 Gals							
Lighting								
Interior Lighting								
Fluorescent	40%			2032	* *	10	\$60,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	57%			2024	\$5,852,500	10	\$85,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Incandescent	3%			2024	\$308,000	2	\$100	
Egress Lighting								
Emergency, Service	20%			2024	\$18,000	1		
Emergency, Service	30%			2032	* *	1		
Exit, LED	20%			2059	* *	1		
Exit, Service	30%			2024	\$18,300	1		
Exterior Lighting								
HID	100%			2024	\$689,900	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	* *	1	\$18,400	
Fire/Smoke Detection								
No Component	30%							
Generic	70%			2032	* *	1-3	\$72,800	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Bldg 15							
		Explanation : From New Power 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
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								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	* *	5	\$6,700	
Distribution								
Hot Wtr Piping/Pump	50%			2032	* *	4	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Throughout						
		Explanation : Hot Water Pumps Serve The Dual Temperature Induction Units						
Steam Piping/Pump	50%			2034	* *	4	\$4,200	
Terminal Devices								
Air Handler	50%			2024	\$339,700	1	\$34,900	
Fan Coil Unit/Heat	50%			2024	\$943,400	1	\$18,300	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Throughout						
		Explanation : Dual Temperature Induction Units Observed						
Air Conditioning								
Energy Source								
Campus Steam	90%			2044	* *	1		
Electricity	10%			2040	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	90%			2033	* *	1	\$110,100	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement Pit						
		Explanation : 2 Steam Driven Absorption Chillers With Lithium Bromide Refrigerant						
Int Pkg Unit - Cooling	10%			2025	\$162,300	2	\$700	
Distribution								
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$8,400	
Terminal Devices								
Induction Unit	100%			2024	\$701,400	1	\$36,500	
Heat Rejection								
Remote Air Cond	10%			2024	\$75,300	2	\$7,900	
Water Cool Tower	90%			2025	\$325,500	2	\$102,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$63,000	
Exhaust Fans								
Interior	75%			2024	\$104,500	2	\$2,600	
Roof	25%			2024	\$25,000	2	\$900	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		
HW Heat Exchanger								
Low Temp	100%			2044	* *	4	\$11,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical		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									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$12,300	4	\$1,600	
	Sewage Ejector(s)								
	Compressed Air	100%			2034	* *	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-5							
		Explanation : 5 Units							
Fire Suppression									
	Standpipe								
	No Component	15%							
	Generic	85%			2034	* *	1-5	\$48,400	
	Sprinkler								
	Generic	100%			2034	* *	1-2	\$31,700	
		No Backflow Preventer, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fire Pump								
	Generic	100%			2027	* *	1	\$21,100	
	Chemical System								
	Generic	100%			2019	\$29,100	1-3	\$50,600	

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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.010 / 977 **Yr Built/Renovated** : 1912 /
Area Sq Ft : 36,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$433,100	
Interior Architecture		\$35,800
Electrical	\$642,600	\$142,500
Mechanical		\$153,900
Total	\$1,075,600	\$332,100
Importance Code A	\$433,100	
Importance Code B	\$642,600	\$332,100
Total	\$1,075,600	\$332,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$112,200			
Interior Architecture	\$42,200	\$500	\$1,900	\$46,300
Electrical	\$40,100	\$2,500	\$14,800	\$2,100
Mechanical	\$9,100	\$500	\$8,900	\$800
Total	\$203,600	\$3,400	\$25,600	\$49,200
Importance Code A	\$112,500		\$500	
Importance Code B	\$82,200	\$3,400	\$25,100	\$49,200
Importance Code C	\$8,900			
Total	\$203,600	\$3,400	\$25,600	\$49,200



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
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	3%	Now	\$22,000	LIFE	* *	5	\$5,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
	Location : Over Main Entrance							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Over Main Entrance							
Copper/Terne	5%	Now	\$37,100	2044	* *			
	Deformed/Dented, Extent : Moderate, Area Affected : 15%							
	Location : Courtyard							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Courtyard							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Courtyard							
Stucco Cement	92%	Now	\$138,100	2029	* *	5	\$26,700	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
	Location : Courtyard							
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Various Locations Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Courtyard							
	Water Penetration, Extent : Light, Area Affected : 15%							
	Location : Various Locations Throughout							
Windows								
Aluminum	10%			2032	* *	5	\$700	
Wood	90%	Now	\$199,000	2049	* *	5	\$31,800	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Copper/Terne	85%	Now	\$58,900	2044	* *	5	\$7,400	
	Deformed/Dented, Extent : Light, Area Affected : 10%							
	Location : Various Locations Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Various Locations Throughout							
Stucco Cement	15%	Now	\$4,700	2029	* *	5	\$700	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
	Location : Courtyard							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Courtyard							
	Water Penetration, Extent : Light, Area Affected : 15%							
	Location : Various Locations In Courtyard							

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$5,100	2034		* *		
	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/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area And Offices							
Clay Tile	55%	Now	\$30,800	2034		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Modified Bitumen	25%	Now	\$16,300	2034		* *		
	Alligatoring, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area							
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area							
Skylight, Metal/Glass	10%	Now	\$33,000	2034		* *		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : Over Storage Area							
Interior								
Floors								
Carpet	25%	4+	\$13,400	2020	\$44,700	3	\$4,700	
	Worn/Eroded, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations Throughout							
	Wrinkling, Extent : Light, Area Affected : 25%							
	Location : First Floor							
Ceramic Tile	5%			2027		* *	\$600	
Quarry Tile	10%			2029		* *	\$1,900	
Terrazzo	30%	0-2	\$19,600	LIFE		* *	\$2,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Basement							
Vinyl Tile	30%			2024	\$35,800	3	\$1,400	

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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								
Interior Walls								
Ceramic Tile	5%	Now	\$2,400	2027	* *	5	\$100	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Basement Corridor								
Plaster	70%	Now	\$6,500	LIFE	* *	5	\$1,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : South Corridor								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : South Corridor								
Wood	25%			LIFE	* *	5	\$5,200	
Ceilings								
AcousTileSusp.Lay-In	15%			2029	* *	5	\$1,900	
Plaster	85%			LIFE	* *	5	\$6,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Second Floor, Various Locations 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								
Molded Case Bkrs	100%			2044	* *	5	\$1,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 3000 Amps Main Disconnect Switch							
Transformers								
Liquid Filled	100%			2022	\$17,600	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : One 13.8 Kva 480hv-208/120lv							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	* *	5	\$1,000	
Raceway								
Conduit	20%			2044	* *	1		
Conduit	80%			2024	\$52,900	1		
Panelboards								
Fused Disc Sw	10%			2023	\$6,700	5	\$100	
Molded Case Bkrs	80%			2023	\$53,300	5	\$800	
Molded Case Bkrs	10%			2040	* *	5	\$100	
Wiring								
Braided Cloth	30%	2-4	\$27,200	2049	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	30%			2044	* *	1		
Thermoplastic	40%			2024	\$36,200	1		

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2022	\$26,300	5	\$200	
Locally Mounted	20%			2037	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,600	LIFE	* *	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	97%			2019	\$114,900	10	\$7,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Incandescent	3%			2019	\$3,600	2		
Egress Lighting								
Emergency, Battery	75%			2024	\$9,500	10	\$1,500	
Exit, Service	25%			2029	* *	1		
Exterior Lighting								
HID	70%			2019	\$107,300	10	\$100	
HID	30%			2029	* *	10		
Alarm								
Fire/Smoke Detection								
Generic	100%			2019	\$420,300	1-3	\$22,400	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bldg 15								
Explanation : From New Power Plant								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2027	* *	5	\$500	
Distribution								
Steam Piping/Pump	100%			2024	\$65,400	4	\$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit								
Terminal Devices								
Convactor/Radiator	100%			2022	\$88,500	1	\$2,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit								

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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 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
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Cooling	5%			2028	* *	2		
	Window/Wall Unit	35%			2019	\$6,700	1		
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,700	
	Exhaust Fans								
	Interior	80%			2024	\$8,300	2	\$200	
	Roof	20%			2024	\$1,500	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Sanitary Piping Is Beyond Useful Life Cycle Limit								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Storm Piping Is Beyond Useful Life Cycle Limit								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Perimeter Of The Building								
	Explanation : Leaders And Gutters Down To Cast Iron Pipping Below Grade								
	Sump Pump(s)								
	Submersible	100%			2017	\$7,500	4	\$2,500	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$4,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Next To Stairwells								

Note : 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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Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.120 / 979 **Yr Built/Renovated** : 1930 / 1999
Area Sq Ft : 4,561 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,ATC
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$48,300	
Electrical	\$63,000	
Total	\$111,300	
Importance Code A	\$48,300	
Importance Code B	\$63,000	
Total	\$111,300	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$49,000		\$5,800	\$100
Interior Architecture	\$11,500			\$300
Electrical	\$8,200		\$21,800	
Mechanical	\$600	\$700	\$4,200	\$600
Total	\$69,300	\$700	\$31,800	\$1,000
Importance Code A	\$49,400	\$400	\$6,300	\$500
Importance Code B	\$10,300	\$300	\$25,500	\$500
Importance Code C	\$9,600			
Total	\$69,300	\$700	\$31,800	\$1,000



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

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

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

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	\$2,700	
Copper/Terne	5%			2044	**	10	\$1,300	
Masonry: Brick	85%	Now	\$30,800	LIFE	**	5	\$9,100	
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : Southeast Corner							
Masonry: Limestone	5%	Now	\$6,600	LIFE	**	5	\$400	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : West Facade							
Windows								
Aluminum	10%			2040	**	5	\$200	
Glass Block	5%	Now	\$1,000	LIFE	**	5	\$100	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
	Location : East Facade							
Wood	85%	4+	\$48,300	2049	**	5	\$7,700	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$900	
Masonry: Limestone	50%	Now	\$10,600	LIFE	**	5	\$1,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Cornice							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Cornice							
Roof								
Built-Up (BUR)	35%			2024	\$6,900	10	\$1,400	
Copper/Terne	60%			2039	**	10	\$5,800	
Skylight, Metal/Glass	5%			2034	**	10	\$600	
Interior								
Floors								
Carpet	10%			2023	\$9,700	3	\$1,400	
Cast in Place Concrete	20%			LIFE	**	5	\$3,000	
Quarry Tile	20%			2037	**	5	\$2,000	
Terrazzo	50%			LIFE	**	5	\$2,700	
Interior Walls								
Plaster	80%	Now	\$9,600	LIFE	**	5	\$1,600	
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
	Location : Basement, Second Floor Office							
	Paint Peeling, Extent : Moderate, Area Affected : 15%							
	Location : Staircase							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Second Floor Office							
SGFT/Glazed Masonry	20%			LIFE	**			

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

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

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

HEALTH AND HOSPITALS CORP. - 819
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

Interior**Ceilings**

AcousTileSusp.Lay-In	5%	0-2	\$600	2029	* *	5	\$200
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Dance Studio*

Exposed Concrete	10%			LIFE	* *	5	\$100
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Plaster	85%			LIFE	* *	5	\$3,600
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts**Service Equipment**

Molded Case Bkrs	100%			2044	* *	5	\$100
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Transformers

Liquid Filled	100%			2022	\$17,600	5	
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Switchgear / Switchboard

Molded Case Bkrs	100%			2044	* *	5	\$100
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Raceway

Conduit	90%			2024	\$13,900	1	
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Conduit	10%			2044	* *	1	
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Panelboards

Fused Disc Sw	10%			2023	\$1,700	5	
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Molded Case Bkrs	20%			2040	* *	5	
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Molded Case Bkrs	70%			2023	\$11,700	5	\$100
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Wiring

Braided Cloth	40%	2-4	\$8,100	2049	* *	1	
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	50%			2024	\$10,200	1	
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Thermoplastic	10%			2044	* *	1	
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Motor Controllers

Locally Mounted	100%			2022	\$32,900	5	
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Ground**Grounding Devices**

Generic	100%			LIFE	* *	5	\$100
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Lighting**Interior Lighting**

Fluorescent	98%			2019	\$63,000	10	\$4,100
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Incandescent	2%			2019	\$1,300	2	
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Exterior Lighting

Incandescent	100%			2019	\$16,300	2	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		
Conversion Equipment								
Hot Water Boiler	10%			2041	* *	1	\$200	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : Basement Level						
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement Level						
		Explanation : Serves Ballet Studio						
Steam Boiler	90%			2029	* *	1	\$4,100	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Boiler Room						
		Explanation : 1 Gas Fired Steam Boiler						
Distribution								
Hot Wtr Piping/Pump	10%			2046	* *	4		
Steam Piping/Pump	90%			2034	* *	4	\$300	
Terminal Devices								
Convactor/Radiator	90%			2029	* *	1	\$1,300	
Fan Coil Unit/Heat	10%			2024	\$7,600	1	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2019	\$2,100	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,500	
Exhaust Fans								
Roof	10%			2024	\$400	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2019	\$1,200	2	\$100	
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 : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.140 / 980 **Yr Built/Renovated** : 1921 / 1997
Area Sq Ft : 13,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$333,200	\$74,300
Electrical	\$112,400	\$986,400
Mechanical		\$46,800
Total	\$445,600	\$1,107,500
Importance Code A	\$333,200	\$74,300
Importance Code B	\$112,400	\$1,033,200
Total	\$445,600	\$1,107,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$43,300			
Interior Architecture	\$83,800	\$900	\$2,600	\$200
Electrical	\$8,500	\$600	\$1,200	\$600
Mechanical	\$7,000	\$7,000	\$12,700	\$7,700
Total	\$142,600	\$8,400	\$16,500	\$8,600
Importance Code A	\$44,100	\$800	\$1,000	\$800
Importance Code B	\$65,600	\$7,400	\$15,500	\$7,800
Importance Code C	\$32,900	\$300		
Total	\$142,600	\$8,400	\$16,500	\$8,600



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 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	5%	Now	\$7,500	LIFE	* *	5	\$5,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : East Facade - Walkway Projecting From Facade							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : East Facade - Walkway Projecting From Facade							
Masonry: Brick	90%	Now	\$215,800	LIFE	* *	5	\$21,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : South Facade							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
	Location : South Facade							
	Vertical Cracks, Extent : Severe, Area Affected : 5%							
	Location : South Facade							
Masonry: Limestone	5%	Now	\$28,900	LIFE	* *	5	\$900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : South Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : South Facade, Throughout							
Windows								
Wood	100%	Now	\$68,600	2049	* *	5	\$11,000	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Cast Stone/Terra Cotta	90%			LIFE	* *	5	\$74,300	
Masonry: Brick	10%	Now	\$6,900	LIFE	* *	5	\$1,100	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations Throughout							
Roof								
Asphalt Shingle	75%	Now	\$48,800	2033	* *			
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Loose Units, Extent : Moderate, Area Affected : 15%							
	Location : Main Roof							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Restrooms							
Modified Bitumen	15%			2024	\$27,600	10	\$4,200	
Skylight, Metal/Glass	10%			2034	* *	10	\$9,400	

Interior

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

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

Interior**Floors**

Carpet	2%			2023	\$6,600	3	\$900	
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
Ceramic Tile	5%			2033	**	5	\$1,200	
Panel/Paver: Cer/Brk	3%			2032	**	5	\$1,600	
Quarry Tile	15%			2029	**	5	\$5,200	
Wood	70%			2052	**	5	\$30,600	

Interior Walls

Ceramic Tile	5%			2033	**	5	\$600	
Plaster	95%	Now	\$32,900	LIFE	**	5	\$3,300	

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

Location : Main Hall, Backstage Area Offices

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

Location : Main Hall, Backstage Area, Offices

Ceilings

AcousTileSusp.Lay-In	5%	Now	\$2,100	2037	**	5	\$600	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 15%

Location : Restrooms

Staining/Discoloring, Extent : Moderate, Area Affected : 15%

Location : Restrooms

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Restrooms

Plaster	95%	0-2	\$32,400	LIFE	**	5	\$13,900	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Main Hall Corridor

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

Location : Main Hall

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Main Hall

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

Under 600 Volts**Service Equipment**

Molded Case Bkrs	100%			2034	**	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 600 Amps Main Diasconnect Switch

Transformers

Liquid Filled	100%			2029	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : One 13.8 Kva 480hv-208/120lv

Switchgear / Switchboard

Molded Case Bkrs	100%			2034	**	5	\$400	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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%			2034	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	* *	5		
Molded Case Bkrs	90%			2032	* *	5	\$300	
Wiring								
Braided Cloth	40%	2-4	\$7,800	2049	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	60%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	5%			2034	* *	10	\$700	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
Fluorescent	40%			2024	\$390,700	10	\$5,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen & Office</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	55%			2024	\$537,200	2	\$200	
Egress Lighting								
Emergency, Battery	40%			2032	* *	10	\$1,500	
Exit, Service	60%			2032	* *	1		
Exterior Lighting								
HID	100%			2024	\$58,500	10		
Alarm								
Fire/Smoke Detection								
No Component	30%							
Generic	70%			2019	\$112,400	1-3	\$6,000	

Mechanical		Current Repair		Future 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%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$7,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room - First Floor</i>								
<i>Explanation : 1 Gas Fired Hot Water Boiler</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$800	
	Terminal Devices								
	Air Handler	50%			2024	\$46,800	1	\$4,800	
	Convactor/Radiator	45%			2029	* *	1	\$2,300	
	Fan Coil Unit/Heat	5%			2024	\$13,000	1	\$300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2029	* *	1	\$7,200	
	Other Observation, Extent : Light, Area Affected : 100% Location : Ground Level Explanation : Unit Mounted On Exterior Slab								
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$800	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	* *	1	\$9,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,700	
	Exhaust Fans								
	Interior	100%			2029	* *	2	\$500	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2037	* *	1		
	Recent Replace Evident, Extent : Light, Area Affected : 20% Location : Throughout								
	Water Heater								
	Electric	50%			2022	\$1,300	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100% Location : Second Floor Mechanical Room Explanation : Unit Serves Rest Rooms								
	Gas Fired	50%			2022	\$2,000	2	\$100	
	Other Observation, Extent : Light, Area Affected : 50% Location : Kitchen Explanation : Unit Serves Kitchen								
	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
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
Plumbing									
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2029	* *	1	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Unit Serves Boiler Only							
Fixtures									
	Generic	100%							
Fire Suppression									
	Chemical System								
	Generic	100%			2022	\$29,100	1-3	\$50,600	

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.150 / 989 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 3,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$61,200
Total		\$61,200
Importance Code B		\$61,200
Total		\$61,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$67,600			
Interior Architecture	\$13,100	\$100		\$300
Electrical	\$300	\$200	\$500	\$300
Mechanical	\$100	\$200	\$100	\$200
Total	\$81,100	\$500	\$600	\$800
Importance Code A	\$67,600	\$100		\$100
Importance Code B	\$12,900	\$400	\$600	\$700
Importance Code C	\$600			
Total	\$81,100	\$500	\$600	\$800



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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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								
Stucco Cement	100%	4+	\$17,700	2029	* *	5	\$3,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Windows								
Steel	50%	Now	\$8,800	2040	* *	5	\$1,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Stained Glass								
Steel	50%	Now	\$15,500	2049	* *	5	\$1,700	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$1,000	LIFE	* *	5	\$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Coping								
Explanation : Component Is Actually Clay Tile								
Metal Rail	25%	Now	\$5,300	2044	* *	5	\$1,300	1
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Balconies								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Balconies								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Balconies								
Stucco Cement	70%	Now	\$1,400	2029	* *	5	\$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Clay Tile	85%	Now	\$14,100	2034	* *			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Valley Between Roof Pitch Change							
Copper/Terne	5%	Now	\$2,200	2064	* *			1
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Over Circular Stair							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Over Circular Stair							
Roll Roofing	10%	Now	\$1,400	2026	\$1,400	5	\$200	
	Seams Open/Split, Extent : Moderate, Area Affected : 25%							
	Location : Over Second Floor							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Over Office Area							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Over Second Floor							
Interior								
Floors								
Carpet	20%	Now	\$9,400	2026	\$9,400	3	\$1,000	
	Poor Subfloor Evident, Extent : Severe, Area Affected : 10%							
	Location : Second Floor							
	Uneven Substrate, Extent : Moderate, Area Affected : 15%							
	Location : Second Floor							
	Wrinkling, Extent : Moderate, Area Affected : 25%							
	Location : Second Floor							
Ceramic Tile	5%			2033	* *	5	\$200	
Terrazzo	45%			LIFE	* *	5	\$1,200	
Wood	30%			2052	* *	5	\$1,900	
	Recent Replace Evident, Extent : Light, Area Affected : 75%							
	Location : First Floor Offices, 2012							
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	\$200	
Plaster	5%	Now	\$600	LIFE	* *	5		
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Spiral Stair							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : Spiral Stair							
Plaster	85%			LIFE	* *	5	\$700	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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

Interior

Ceilings

AcousTileSusp.Lay-In 40% 2029 * * 5 \$1,300

Broken/Missing Elements, Extent : Severe, Area Affected : 15%

Location : First Floor

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

Location : First Floor

Water Penetration, Extent : Severe, Area Affected : 15%

Location : First Floor

Exposed Struc: Wood 50% LIFE * *
 Plaster 10% Now \$1,500 LIFE * * 5 \$200

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

Location : Transportation Office Second Floor

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Transportation Office Second Floor

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2034 * * 5 \$100

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

Location : Garage

Explanation : One 600 Amps Main Disconnect Switch

Transformers

Liquid Filled 100% 2029 * * 5

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

Location : Outside

Explanation : One 13.8 Kva 480hv-208/120lv

Switchgear / Switchboard

Molded Case Bkrs 100% 2034 * * 5 \$100

Raceway

Conduit 100% 2034 * * 1

Panelboards

Fused Disc Sw 5% 2032 * * 5

Molded Case Bkrs 95% 2032 * * 5 \$100

Wiring

Thermoplastic 100% 2034 * * 1

Motor Controllers

Locally Mounted 100% 2029 * * 5

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$100

Lighting

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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	75%			2024	\$61,200	10	\$1,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Offices							
	Explanation : T-12 Lamps							
Incandescent	25%			2024	\$20,400	2		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
	Explanation : Chandeliers							
Egress Lighting								
Emergency, Battery	40%			2029	* *	10	\$200	
Exit, Service	60%			2029	* *	1		
Exterior Lighting								
HID	100%			2024	\$14,700	10		
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$2,200	
Mechanical								
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%			2034	* *	1		
Conversion Equipment								
Heat Pump	100%			2028	* *	2	\$700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : The Perimeter Of The Building							
	Explanation : 3 Heat Pumps							
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Split Unit	100%			2032	* *			
Terminal Devices								
Fan Coil - Cool/Heat	100%			2032	* *	1	\$700	
Ventilation								
Exhaust Fans								
Wall Unit	20%			2032	* *	2		
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2023	\$600	2		

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Leaders And Gutters On Perimeter Of The Roof								
	Explanation : Leaders And Gutters Run Into Cast Iron Piping Below Grade								
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.*

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.160 / 981 **Yr Built/Renovated** : 1934 / 2013
Area Sq Ft : 5,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,Att
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$213,200	
Electrical		\$182,200
Total	\$213,200	\$182,200
Importance Code A	\$213,200	
Importance Code B		\$182,200
Total	\$213,200	\$182,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$36,000		\$1,700	
Interior Architecture	\$7,700		\$400	
Electrical	\$100		\$200	
Mechanical	\$300	\$300	\$10,600	\$300
Total	\$44,100	\$300	\$12,800	\$300
Importance Code A	\$36,200	\$200	\$8,800	\$200
Importance Code B	\$7,900	\$100	\$4,000	\$100
Importance Code C				
Total	\$44,100	\$300	\$12,800	\$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
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								
Stucco Cement	97%	Now	\$65,100	2029	**	5	\$12,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 25%								
Location : Throughout								
Wood	3%	Now	\$18,200	2044	**	5	\$800	1
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Protruding Beams								
Split/Cracked, Extent : Severe, Area Affected : 25%								
Location : Protruding Beams								
Windows								
Steel	100%	Now	\$105,900	2049	**	5	\$10,000	1
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Stained Glass								
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$400	
Stucco Cement	60%	Now	\$3,000	2029	**	5	\$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Miss/Damaged Copings, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood Cornice	35%	Now	\$4,200	2034	**	5	\$1,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	80%	Now	\$42,200	2039	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
Built-Up (BUR)	15%	Now	\$10,500	2034	* *			
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Over First Floor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over First Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Over First Floor							
Copper/Terne	5%			2039	* *	10	\$1,700	
Interior								
Floors								
Wood	100%			2027	* *	5	\$13,900	
Interior Walls								
Gypsum Board	75%			LIFE	* *	5	\$2,200	
Plywood/Hardboard	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2029	* *	5	\$700	
Exposed Struc: Wood	80%			LIFE	* *			
Plywood/Hardboard	10%	0-2	\$800	2034	* *	1		
	Water Penetration, Extent : Light, Area Affected : 15%							
	Location : Over Stage							

Electrical		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	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Amps Main Disconnect Switch									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2034	* *	5	\$200	
Raceway									
Conduit		100%			2034	* *	1		
Panelboards									
Fused Disc Sw		5%			2032	* *	5		
Molded Case Bkrs		95%			2032	* *	5	\$100	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2034	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2024	\$36,400	10	\$900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Office</i>							
	<i>Explanation : T-12 Lamps</i>							
Incandescent	80%			2024	\$145,800	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2024	\$3,700	10	\$600	
Exit, Service	50%			2024	\$400	1		
Exterior Lighting								
Incandescent	100%			2024	\$21,100	2		

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Under Construction	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Former Oil Tank Has Been Removed - Facility Awaiting Approval For New Gas Installation</i>							
Conversion Equipment								
Furnace	100%			2019	\$6,700	1	\$2,400	
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room, Unit To Be Replaced Once Gas Service Becomes Available</i>							
Terminal Devices								
Fan Coil Unit/Heat	50%			2029	* *	1	\$800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Auditorium</i>							
	<i>Explanation : Electric Unit Heater</i>							
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2019	\$2,300	1		
No Component	80%							
Ventilation								

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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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,800	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2022	\$16,400	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								
	Electric	100%			2019	\$900	4		
	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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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Address : 460 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 : 23-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture			\$34,700	\$700
Interior Architecture	\$6,700		\$2,100	\$4,100
Electrical	\$1,500	\$1,500	\$2,800	\$1,500
Mechanical	\$7,000	\$11,800	\$6,600	\$7,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$19,200	\$17,300	\$50,200	\$17,300
Importance Code A	\$900	\$900	\$35,900	\$1,600
Importance Code B	\$18,300	\$16,400	\$13,500	\$15,700
Importance Code C			\$700	
Total	\$19,200	\$17,300	\$50,200	\$17,300



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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 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	20%			LIFE	* *	5	\$29,200	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$11,400	
Masonry: Brick	75%			LIFE	* *	5	\$21,900	
Windows								
Wood	98%			2049	* *	5	\$69,500	
	Recent Repair Evident, Extent : Light, Area Affected : 100% Location : Throughout, 2012							
Wood	2%			2040	* *	5	\$1,400	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : First Floor Office Explanation : Stained Glass Windows							
Parapets								
Cast Stone/Terra Cotta	60%			LIFE	* *	5	\$21,200	
Masonry: Brick	30%			LIFE	* *	5	\$1,400	
	Recent Repair Evident, Extent : Light, Area Affected : 25% Location : Throughout, 2012							
Masonry: Limestone	10%			LIFE	* *	5	\$600	
Roof								
Clay Tile	90%			2044	* *	10	\$24,100	
	Recent Repair Evident, Extent : Light, Area Affected : 75% Location : Throughout, 2012							
Skylight, Metal/Glass	10%			2044	* *	10	\$8,900	
Interior								
Floors								
Carpet	30%			2026	\$118,000	3	\$16,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout, 2012							
Cast in Place Concrete	40%			LIFE	* *	5	\$24,200	
Vinyl Tile	20%			2034	* *	3	\$2,100	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout, 2012							
Wood	10%			2052	* *	5	\$5,200	
	Recent Repair Evident, Extent : Light, Area Affected : 100% Location : Throughout, 2012							
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$1,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout, 2012							
Gypsum Board	5%			LIFE	* *	5	\$800	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout, 2012							
Plaster	90%			LIFE	* *	5	\$7,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout, 2012							

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Architecture	Current Repair			Future Replacement		Maintenance		
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% 2044 * * 5 \$1,400

*Recent Replace Evident, Extent : Light, Area Affected : 100%
Location : Throughout, 2012*

Exposed Concrete 10% LIFE * * 5 \$400

*Recent Repair Evident, Extent : Light, Area Affected : 100%
Location : Throughout, 2012*

Plaster 85% LIFE * * 5 \$14,700

*Recent Replace Evident, Extent : Light, Area Affected : 100%
Location : Throughout, 2012*

Electrical	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 \$500

*Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : One 600 Amps Main Disconnect Switch - Recent Installation*

Transformers

Liquid Filled 100% 2044 * * 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%
Location : Outside
Explanation : One 13.8 Kva 480hv-208/120lv - Recently Installed*

Switchgear / Switchboard

Molded Case Bkrs 100% 2054 * * 5 \$500

Panelboards

Fused Disc Sw 5% 2049 * * 5

Molded Case Bkrs 95% 2049 * * 5 \$500

Wiring

Thermoplastic 100% 2054 * * 1

Motor Controllers

Locally Mounted 100% 2044 * * 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$300

Lighting

Interior Lighting

Fluorescent 90% 2034 * * 10 \$15,200

*Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : T-8 Lamps*

Fluorescent 10% 2034 * * 10 \$1,700

*T-5 Lamps, Extent : Moderate, Area Affected : 100%
Location : Lobby And Hallway*

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

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

Lighting

Egress Lighting									
Emergency, Battery	50%			2034		* *	10	\$2,200	
Exit, Service	50%			2034		* *	1		
Exterior Lighting									
HID	100%			2034		* *	10	\$100	

Alarm

Security System									
No Component	50%								
Generic	50%			2034		* *	1	\$3,800	
Fire/Smoke Detection									
Generic	100%			2034		* *	1-3	\$12,400	

Mechanical		Current Repair			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									
Hot Water Boiler	100%			2044		* *	1	\$9,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : 2 Gas Fired Hot Water Boilers									
Distribution									
Hot Wtr Piping/Pump	100%			2049		* *	4	\$1,400	
Terminal Devices									
Air Handler	20%			2034		* *	1	\$2,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room									
Explanation : Heat Recovery Ventilating Unit Observed									
Fan Coil Unit/Heat	80%			2034		* *	1	\$4,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Ceiling Plenum									
Explanation : Fan Powered Boxes With Reheat Coil Observed									

Air Conditioning

Conversion Equipment									
Reciprocating	100%			2034		* *	1	\$8,600	
Compr/Chiller									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Adjacent To Building									
Explanation : Air Cooled Chiller With Plate And Frame Heat Exchanger Observed									
Distribution									
Chilled Wtr Pipe/Pump	100%			2054		* *	4	\$1,400	

Ventilation

Exhaust Fans									
Not Accessible	100%								

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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 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
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		
	Water Heater								
	Gas Fired	100%			2024	\$4,800	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2034	* *	1	\$200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B, 1, 2								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$5,200	
	Chemical System								
	Generic	100%			2024	\$29,100	1-3	\$50,600	

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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 : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 24-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$145,700	\$51,500
Electrical		\$382,600
Total	\$145,700	\$434,200
Importance Code A	\$145,700	\$51,500
Importance Code B		\$382,600
Total	\$145,700	\$434,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$51,000		\$8,300	
Interior Architecture	\$24,600		\$8,000	\$58,700
Electrical	\$4,800	\$700	\$700	\$1,200
Mechanical	\$1,400	\$1,800	\$2,400	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$85,800	\$6,400	\$23,300	\$65,400
Importance Code A	\$51,500	\$500	\$8,800	\$700
Importance Code B	\$13,600	\$5,900	\$14,500	\$64,700
Importance Code C	\$20,700			
Total	\$85,800	\$6,400	\$23,300	\$65,400



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 Estimates are rounded to the nearest hundred dollars.

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. 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	\$29,900	2044	* *			
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
Stucco Cement	90%	4+	\$81,700	2029	* *	5	\$15,800	
	Staining/Discoloring, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Windows								
Aluminum	50%			2032	* *	5	\$2,000	
Wood	50%	Now	\$64,000	2049	* *	5	\$10,200	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
	Location : First Floor							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : First Floor							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : First Floor							
Parapets								
Copper/Terne	100%			2044	* *	5	\$12,700	
Roof								
Clay Tile	70%	Now	\$20,100	2044	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Southeast Corridor							
Copper/Terne	5%			2039	* *	10	\$1,900	
Sloped Glazing	25%			LIFE	* *	5	\$51,500	
Interior								
Floors								
Carpet	25%			2025	\$56,700	3	\$6,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Second Floor, 2012							
Carpet	25%			2020	\$56,700	3	\$8,000	
Ceramic Tile	25%			2027	* *	5	\$4,000	
Ceramic Tile	25%			2039	* *	5	\$4,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Second Floor, 2012							

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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

Architecture	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	\$19,900	2027	* *	5	\$3,200
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%
Location : Boiler Room

Concrete Masonry Unit	10%			LIFE	* *	5	\$600
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Gypsum Board	45%			LIFE	* *	5	\$4,400
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Recent Replace Evident, Extent : Light, Area Affected : 75%
Location : Second Floor, 2012

Plaster	5%	Now	\$700	LIFE	* *	5	\$200
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%
Location : Boiler Room

Ceilings

AcousTileSusp.Lay-In	50%			2044	* *	5	\$8,000
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Recent Replace Evident, Extent : Light, Area Affected : 100%
Location : Second Floor, 2012

Other Observation, Extent : Moderate, Area Affected : 25%
Location : Second Floor

Explanation : Luminous Panels

Ceramic Tile	10%			LIFE	* *	5	\$1,000
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Gypsum Board	10%			LIFE	* *	5	\$2,000
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Recent Replace Evident, Extent : Light, Area Affected : 50%
Location : Second Floor, 2012

Plaster	30%			LIFE	* *	5	\$3,000
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2050	* *	5	\$300
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : One 400 Amps Main Disconnect Switch

Transformers

Liquid Filled	100%			2029	* *	5	\$100
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Outside
Explanation : One 13.8 Kva 480hv-208/120lv

Switchgear / Switchboard

Molded Case Bkrs	100%			2050	* *	5	\$300
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Raceway

Conduit	50%			2034	* *	1	
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Conduit	50%			2050	* *	1	
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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									
Panelboards									
	Fused Disc Sw	10%			2032	* *	5		
	Molded Case Bkrs	30%			2032	* *	5	\$100	
	Molded Case Bkrs	60%			2046	* *	5	\$200	
Wiring									
	Braided Cloth	20%	2-4	\$3,900	2049	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Thermoplastic	30%			2034	* *	1		
	Thermoplastic	50%			2050	* *	1		
Motor Controllers									
	Locally Mounted	100%			2041	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	50%			2024	\$333,800	10	\$4,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 1st floor								
	Explanation : T-12 Lamps								
	Fluorescent	50%			2032	* *	10	\$4,900	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : 2nd Floor								
Egress Lighting									
	Emergency, Battery	50%			2032	* *	10	\$1,300	
	Exit, Service	50%			2032	* *	1		
Exterior Lighting									
	HID	100%			2024	\$48,800	10		
Alarm									
Fire/Smoke Detection									
	Generic	100%			2032	* *	1-3	\$7,400	

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%			2034	* *	1		

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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%			2032	* *	1	\$2,600	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Next To Building</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ceiling</i>						
		<i>Explanation : Gas Furnace Units Serve Second Floor Only</i>						
Hot Water Boiler	50%			2041	* *	1	\$2,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Hydronic Loop Serves First Floor Only</i>						
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$3,000	
Hot Wtr Piping/Pump	50%			2032	* *	4	\$300	
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$3,400	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Split Unit	50%			2032	* *			
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ceiling</i>						
Window/Wall Unit	10%			2022	\$2,400	1		
No Component	40%							
Terminal Devices								
Fan Coil - Cool/Heat	100%			2032	* *	1	\$3,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
HW Heat Exchanger								
Low Temp	100%			2050	* *	4	\$1,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Perimeter Of The Building</i>						
		<i>Explanation : Leaders And Gutters</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 1 Unit</i>						

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	No Component	50%							
	Generic	50%			2044	* *	1-5	\$2,800	

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Address : 460 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 : 25-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,079,200	
Interior Architecture		\$62,800
Electrical	\$100,700	
Mechanical		\$140,600
Total	\$1,180,000	\$203,500
Importance Code A	\$1,079,200	
Importance Code B	\$100,700	\$203,500
Total	\$1,180,000	\$203,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Interior Architecture	\$63,100	\$800		
Electrical	\$2,800	\$100	\$14,600	
Mechanical	\$1,700	\$1,700	\$16,200	\$2,000
Total	\$67,600	\$2,600	\$30,700	\$2,000
Importance Code A	\$1,300	\$1,300	\$1,400	\$1,300
Importance Code B	\$38,200	\$1,400	\$29,300	\$800
Importance Code C	\$28,100			
Total	\$67,600	\$2,600	\$30,700	\$2,000



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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%	Now	\$858,300	LIFE	* *	5	\$25,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75%							
	Location : Throughout							
	Spalling, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Windows								
Wood	100%	Now	\$132,500	2049	* *	5	\$21,200	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Roof								
Asphalt Shingle	100%	Now	\$88,400	2039	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$4,100	
Ceramic Tile	5%			2027	* *	5	\$900	
Vinyl Tile	35%			2024	\$62,800	3	\$2,500	
Under Construction	50%							
Interior Walls								
Plaster	50%	Now	\$28,100	LIFE	* *	5	\$1,900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
	Location : Basement							
	Staining/Discoloring, Extent : Severe, Area Affected : 50%							
	Location : Basement							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Basement							
Under Construction	50%							

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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 30 - GRACE FOUNDATION
Asset # : 983

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Plaster	50%	Now	\$34,600	LIFE	* *	5	\$4,900	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>					
			<i>Location : Basement, Police Office Bathroom</i>					
			<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Police Office Bathroom</i>					
Under Construction	50%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	\$400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 400 Amps Main Disconnect Switch</i>					
Switchgear / Switchboard								
Fused Knife Sw	10%	2-4	\$2,700	2054	* *	5		
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Molded Case Bkrs	90%			2024	\$24,500	5	\$300	
Raceway								
Conduit	55%			2024	\$2,300	1		
Under Construction	45%							
Panelboards								
Fused Disc Sw	5%			2023	\$400	5		
Molded Case Bkrs	50%			2023	\$4,200	5	\$200	
Under Construction	45%							
Wiring								
Thermoplastic	55%			2024	\$5,000	1		
Under Construction	45%							
Motor Controllers								
Locally Mounted	100%			2022	\$16,000	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	55%			2019	\$40,500	10	\$6,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-12 Lamps</i>					
Under Construction	45%							

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	30%			2019	\$5,700	10	\$900	
Exit, Service	30%			2019	\$1,100	1		
Under Construction	40%							
Exterior Lighting								
HID	100%			2019	\$60,200	10		
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%			2034	* *	1		
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$12,500	
Distribution								
Steam Piping/Pump	100%			2024	\$98,500	4	\$600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steam And Condensate Return Piping Are Beyond Useful Life Cycle Limit</i>								
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$4,100	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	50%			2019	\$14,500	1		
No Component	50%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2022	\$42,100	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Domestic Hot And Cold Water Piping Are Beyond Useful Life Cycle Limit</i>								
Water Heater								
Gas Fired	100%			2022	\$3,300	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around The Perimeter Of Building Roof</i>								
<i>Explanation : Leaders And Gutters To Cast Iron Piping Below Grade</i>								
Fixtures								
Generic	100%							

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

Maintenance \$ are aggregated over a 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 : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.31A / 4079 **Yr Built/Renovated** : 1989 / 2012
Area Sq Ft : 2,356 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$2,300		\$700	
Interior Architecture				
Electrical			\$100	
Mechanical	\$2,000	\$300	\$300	\$400
Total	\$4,300	\$300	\$1,000	\$400
Importance Code A	\$2,500	\$200	\$900	\$200
Importance Code B	\$1,800	\$100	\$100	\$200
Importance Code C				
Total	\$4,300	\$300	\$1,000	\$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%	0-2	\$2,300	LIFE	* *	5	\$900
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Building Base**Spalling, Extent : Moderate, Area Affected : 15%**Location : Building Base*

Masonry: Brick	85%			LIFE	* *	5	\$3,200
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Window Wall	10%			2044	* *	5	\$1,400
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Roof

Built-Up (BUR)	100%			2024	\$21,300	10	\$4,200
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Interior

Floors

Cast in Place Concrete	100%			LIFE	* *	5	\$6,900
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Interior Walls

Cast in Place Concrete	35%			LIFE	* *		
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Concrete Masonry Unit	65%			LIFE	* *	5	\$500
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Ceilings

Exposed Concrete	90%			LIFE	* *	5	\$300
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Exposed Struc: Steel	10%			LIFE	* *		
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2054	* *	5	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room**Explanation : One 200 Amps Main Disconnect Switch*

Transformers

Liquid Filled	100%			2029	* *	5	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : One 13.8 Kva 480hv-208/120lv*

Raceway

Conduit	100%			2034	* *	1	
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Panelboards

Fused Disc Sw	5%			2032	* *	5	
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Molded Case Bkrs	65%			2049	* *	5	
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Molded Case Bkrs	30%			2032	* *	5	
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Wiring

Thermoplastic	35%			2034	* *	1	
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Thermoplastic	65%			2054	* *	1	
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Motor Controllers

Locally Mounted	70%			2022	\$5,600	5	
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Motor Control Center	30%			2041	* *	5	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

Electrical		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		
Lighting								
Interior Lighting								
Fluorescent	80%			2034	* *	10	\$1,500	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
HID	20%			2034	* *	10		
Egress Lighting								
Emergency, Service	80%			2024	\$1,800	1		
Exit, Service	20%			2024	\$100	1		
Exterior Lighting								
HID	100%			2024	\$9,900	10		
Mechanical		Current Repair		Future Replacement		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 : Underground Vault							
	Explanation : (2) 25,000 Gallon Tanks							
Conversion Equipment								
Steam Boiler	100%			2029	* *	1	\$2,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Power Plant							
	Explanation : 3 Units							
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$200	
Terminal Devices								
Fan Coil Unit/Heat	100%	0-2	\$1,800	2024	\$35,000	1	\$600	
	Malfunctioning, Extent : Moderate, Area Affected : 35%							
	Location : Boiler Room, 2 Of 6 Defective Unit Heaters							
Ventilation								
Exhaust Fans								
Wall Unit	100%			2024	\$3,500	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger								
Low Temp	100%			2044	* *	4	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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
Plumbing								
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 : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.040 / 978 **Yr Built/Renovated** : 1916 / 1993
Area Sq Ft : 21,700 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2,3,4
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$496,500	\$73,900
Interior Architecture		\$439,100	
Electrical		\$153,800	\$250,600
Mechanical			\$365,000
Total		\$1,089,500	\$689,500
Importance Code A		\$496,500	\$73,900
Importance Code B		\$471,000	\$615,600
Importance Code C		\$122,000	
Total		\$1,089,500	\$689,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$17,300		\$11,600	\$400
Interior Architecture	\$7,700	\$1,500		\$89,600
Electrical	\$1,500	\$1,600	\$40,500	\$1,200
Mechanical	\$1,600	\$800	\$20,400	\$1,500
Total	\$28,100	\$3,900	\$72,500	\$92,700
Importance Code A	\$17,900		\$11,900	\$400
Importance Code B	\$9,400	\$3,900	\$60,600	\$92,300
Importance Code C	\$800			
Total	\$28,100	\$3,900	\$72,500	\$92,700



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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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								
Stucco Cement	95%	Now	\$181,400	2029	* *	5	\$35,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Facade, North Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	5%	Now	\$17,300	2029	* *	5	\$3,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Dormers								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Dormers								
Windows								
Aluminum	10%			2040	* *	5	\$900	
Wood	90%	Now	\$242,600	2049	* *	5	\$38,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Copper/Terne	100%			2044	* *	5	\$17,900	
Roof								
Clay Tile	90%	Now	\$72,600	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Copper/Terne	5%			2039	* *	10	\$2,700	
Skylight, Metal/Glass	5%			2034	* *	10	\$3,600	
Interior								
Floors								
Carpet	20%			2020	\$84,900	3	\$11,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$3,300	
Ceramic Tile	10%			2033	* *	5	\$3,000	
Vinyl Tile	45%			2029	* *	3	\$6,700	
Wood	20%	Now	\$131,600	2052	* *	5	\$5,600	
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Third Floor, Stairs								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Third Floor, Stairs								

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

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

Interior

Interior Walls

Ceramic Tile	5%			2027	**	5	\$1,500	
Gypsum Board	15%			LIFE	**	5	\$2,700	
Plaster	75%	Now	\$122,000	LIFE	**	5	\$6,800	

Broken/Missing Elements, Extent : Severe, Area Affected : 35%

Location : Third Floor

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

Location : Third Floor

Wood	5%			LIFE	**	5	\$6,100	
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Ceilings

AcousTileSusp.Lay-In	15%			2037	**	5	\$4,500	
Plaster	85%	Now	\$185,500	LIFE	**	5	\$15,800	

Broken/Missing Elements, Extent : Severe, Area Affected : 35%

Location : Third Floor

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

Location : Third Floor

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2044	**	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch

Transformers

Liquid Filled	100%			2029	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : One 13.8 Kva 480hv-208/120lv

Switchgear / Switchboard

Molded Case Bkrs	100%			2044	**	5	\$600	
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Raceway

Conduit	100%			2034	**	1		
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Panelboards

Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	95%			2032	**	5	\$500	

Wiring

Thermoplastic	100%			2034	**	1		
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Motor Controllers

Locally Mounted	100%			2029	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Electrical		Current Repair		Future 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%			2029	* *	10	\$17,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2019	\$62,400	2		
Egress Lighting								
Emergency, Battery	50%			2019	\$15,000	10	\$2,400	
Exit, Service	50%			2019	\$3,700	1		
Exterior Lighting								
HID	100%			2019	\$91,400	10	\$100	
Alarm								
Fire/Smoke Detection Generic	100%			2024	\$250,600	1-3	\$13,400	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Campus Steam	100%			2034	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bldg 15</i>								
<i>Explanation : From New Power Plant</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2027	* *	5	\$1,200	
Distribution								
Steam Piping/Pump	100%			2024	\$155,100	4	\$1,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steam Piping Is Beyond Useful Life Cycle Limit</i>								
Terminal Devices								
Convactor/Radiator	100%			2022	\$209,900	1	\$6,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit</i>								
Air Conditioning								
Energy Source Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	40%			2019	\$18,300	1		
No Component	60%							
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2029	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Domestic Hot And Cold Water Distribution Piping Are Beyond Their Useful Life Cycle Limit</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Storm Piping Is Beyond Useful Life Cycle Limit							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Perimeter Of The Building Down To Cast Iron Piping Below Grade.							
		Explanation : Copper Leaders And Gutters							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	No Component	50%							
	Generic	50%			2044	* *	1-5	\$5,200	

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

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

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.31B / 4370 **Yr Built/Renovated** : 1996 /
Area Sq Ft : 500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,600			
Interior Architecture				
Electrical				
Total	\$1,600			
Importance Code A	\$1,600			
Importance Code B				
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 Panel	100%			2037	* *	10	\$1,600	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$1,500	
Electrical		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%			2034	* *	3		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : Two 1200 Amps								
Transformers								
Liquid Filled	100%			2029	* *	3		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : Thirteen 15.5 Kva 480hv-208/120lv								
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Molded Case Bkrs	100%			2032	* *	5		
Wiring								
Thermoplastic	100%			2034	* *	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$6,400	10	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Shed								
Explanation : T-12 Lamps								

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

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

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE
Address : 460 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 : 23-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$15,400		\$10,500	\$2,300
Interior Architecture	\$2,600	\$300		\$4,700
Electrical	\$800	\$600	\$700	\$700
Mechanical	\$800	\$800	\$1,300	\$800
Total	\$19,600	\$1,700	\$12,500	\$8,500
Importance Code A	\$15,400		\$10,500	\$2,300
Importance Code B	\$4,200	\$1,700	\$2,000	\$5,700
Importance Code C				\$600
Total	\$19,600	\$1,700	\$12,500	\$8,500



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. 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	70%			LIFE	* *	5	\$11,800	
	Window Wall	30%			2044	* *	5	\$19,000	
Windows									
	Aluminum	70%			2040	* *	5	\$4,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Stained Glass									
	Aluminum	30%			2049	* *	5	\$2,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Greenhouse, 2012									
Roof									
	Clay Tile	40%			2044	* *	10	\$9,400	
Recent Repair Evident, Extent : Light, Area Affected : 50%									
Location : Throughout, 2011									
	Copper/Terne	5%			2052	* *	10	\$3,000	
	Modified Bitumen	50%			2034	* *	10	\$11,800	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout, 2012									
	Sloped Glazing	5%	Now	\$15,400	LIFE	* *	5	\$15,700	
Water Penetration, Extent : Light, Area Affected : 15%									
Location : Over Chapel									
Interior									
Floors									
	Ceramic Tile	5%			2033	* *	5	\$600	
	Panel/Paver: Cer/Brk	25%			2040	* *	5	\$6,400	
	Vinyl Tile	70%			2029	* *	3	\$4,000	
Recent Replace Evident, Extent : Light, Area Affected : 50%									
Location : Corridor, 2012									
Interior Walls									
	Folding Partition	5%			2040	* *	5	\$1,100	
	Masonry: Brick	95%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	25%			2037	* *	5	\$3,100	
	Exposed Struc: Wood	60%			LIFE	* *			
	Gypsum Board	15%			LIFE	* *	5	\$2,400	
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Corridor, 2012									

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	* *	5	\$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. 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
Under 600 Volts								
Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Molded Case Bkrs	100%			2032	* *	5	\$200	
Wiring								
Thermoplastic	100%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	40%			2024	\$17,600	10	\$2,800	
	<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fluorescent	10%			2032	* *	10	\$700	
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Greenhouse</i>							
Incandescent	50%			2024	\$22,000	2	\$100	
Egress Lighting								
Emergency, Service	50%			2024	\$2,100	1		
Exit, Service	50%			2024	\$1,100	1		
Exterior Lighting								
HID	100%			2024	\$31,900	10		
Alarm								
Security System								
No Component	50%							
Generic	50%			2032	* *	1	\$1,400	
Fire/Smoke Detection								
Generic	100%			2032	* *	1-3	\$4,800	

Mechanical		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%			2034	* *	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallway</i>							
	<i>Explanation : Hot Water Piping From Robitzek Building</i>							
Terminal Devices								
Air Handler	90%			2024	\$34,300	1	\$3,500	
Convactor/Radiator	10%			2029	* *	1	\$200	
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
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
Air Conditioning									
	Energy Source								
	District C.W.	100%			2034	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Robitzek Bldg							
		Explanation : Chilled Water From Main Chillers							
Conversion Equipment									
	Heat Pump	35%			2028	* *	2	\$100	
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : Adjacent To Building							
		Explanation : The Heat Pumps Serve The Green House Portion Of The Building							
	No Component	65%							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2024	\$10,500	1	\$3,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500	
	Exhaust Fans								
	Interior	100%			2029	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2037	* *	1		
	Water Heater								
	Electric	100%			2023	\$1,100	4		
	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.

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

Print Date : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

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 : 23-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$213,700	
Electrical		\$641,700
Mechanical		\$402,700
Total	\$213,700	\$1,044,400
Importance Code A	\$213,700	
Importance Code B		\$1,044,400
Total	\$213,700	\$1,044,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$61,400			
Interior Architecture	\$51,600		\$7,000	
Electrical			\$300	
Mechanical	\$12,500	\$10,900	\$7,500	\$6,100
Total	\$125,500	\$10,900	\$14,900	\$6,100
Importance Code A	\$61,400			
Importance Code B	\$30,300	\$10,900	\$14,900	\$6,100
Importance Code C	\$33,800			
Total	\$125,500	\$10,900	\$14,900	\$6,100



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
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	\$15,600	
	Weathering Steel	80%	Now	\$213,700	LIFE	**	1		
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Explanation : Gasketed Joints Eroding								
Windows									
	Aluminum	100%			2042	**	5	\$6,600	
Parapets									
	Masonry: Brick	10%			LIFE	**	5-10	\$700	
	Weathering Steel	90%	Now	\$6,500	LIFE	**	1		
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Explanation : Soft Joints Are Deteriorated								
Roof									
	Metal Panel	35%	4+	\$11,100	2039	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : At Canted Returns, Lower Roof								
	Single Ply Membrane	60%	Now	\$11,300	2031	**			
	Drains Clogged, Extent : Moderate, Area Affected : 5%								
	Location : West Side Above Conference Rooms								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : At Pitch Pockets								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Over Auditorium At Pitch Pockets And Conference Room								
	Skylight, Metal/Glass	5%	Now	\$20,800	2046	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : At Stair Towers								
Interior									
Floors									
	Carpet	35%			2025	\$139,200	3	\$16,000	
	Terrazzo	20%			LIFE	**	5	\$9,500	
	Vinyl Tile	45%			2031	**	3	\$5,100	
Interior Walls									
	Cast in Place Concrete	2%			LIFE	**	10	\$1,900	
	Fabric on Framing	10%			2027	**	5	\$1,900	
	Gypsum Board	60%			LIFE	**	5-10	\$38,700	
	Plaster	28%			LIFE	**	5-10	\$9,000	
Ceilings									
	Gypsum Board	75%	Now	\$4,700	LIFE	**	5	\$28,600	
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Auditorium								
	Plaster	25%			LIFE	**	5-10	\$13,100	

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
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

Raceway									
Conduit		100%			2036	* *	1		
Panelboards									
Molded Case Bkrs		100%			2034	* *	5	\$600	
Wiring									
Thermoplastic		100%			2036	* *	1		

Lighting

Interior Lighting									
Fluorescent		70%			2026	\$482,100	10	\$13,100	
HID		30%			2026	\$81,500	10	\$200	
Egress Lighting									
Exit, Service		100%			2031	* *	1		
Exterior Lighting									
HID		20%			2026	\$19,000	10		
No Component		80%							

Alarm

Fire/Smoke Detection									
No Component		70%							
Generic, Analog		30%			2026	\$78,200			

Mechanical		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%			2034	* *	4	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Adjacent To Auditorium									
Explanation : From Main Bldg									
Steam Piping/Pump		60%			2036	* *	4	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Adjacent To Auditorium									
Explanation : From Main Bldg									
Terminal Devices									
Air Handler		60%			2026	\$67,300	1	\$7,600	
Fan Coil Unit/Heat		40%			2026	\$124,700	1	\$2,600	

Air Conditioning

Distribution									
Chilled Wtr Pipe/Pump		100%			2046	* *	4	\$1,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Adjacent To Auditorium									
Explanation : From Main Bldg									
Terminal Devices									
Air Handler/Cool/Ht		60%			2026	\$53,100	1	\$7,600	
Fan Coil - Cool/Heat		40%			2026	\$157,600	1	\$2,600	

Ventilation

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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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,000	
	Exhaust Fans								
	Interior	100%			2031	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2039	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Chemical System								
	Generic	100%			2024	\$26,700	1-3	\$50,600	

*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 : 23-Oct-2015

HEALTH AND HOSPITALS CORP. - FY 2016

Asset Name : WOODHULL MEDICAL CENTER MAIN
Address : 760 BROADWAY @ FLUSHING AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0016.010 / 2726 **Yr Built/Renovated** : 1978 / 2004
Area Sq Ft : 1,058,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5,9,10
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$19,087,300	\$982,200
Interior Architecture	\$3,146,500	\$14,582,500
Electrical	\$51,600	\$18,883,000
Mechanical	\$1,998,400	\$24,668,400
Total	\$24,283,800	\$59,116,100
Importance Code A	\$19,087,300	\$1,111,100
Importance Code B	\$4,804,300	\$56,942,500
Importance Code C	\$392,300	\$1,062,500
Total	\$24,283,800	\$59,116,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$133,500			
Interior Architecture	\$135,400			\$135,400
Electrical	\$140,700	\$103,500	\$117,300	\$114,600
Mechanical	\$690,600	\$425,900	\$719,000	\$475,800
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$1,238,400	\$667,600	\$974,500	\$864,000
Importance Code A	\$232,800	\$99,200	\$99,200	\$99,200
Importance Code B	\$1,005,700	\$568,300	\$875,300	\$764,700
Total	\$1,238,400	\$667,600	\$974,500	\$864,000



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 MAIN
Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2031	* *	10	\$11,900	
Masonry: Brick	25%	4+	\$39,200	LIFE	* *	5	\$63,600	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Sidewalk Shed in Use, Extent : Severe, Area Affected : 10%								
Location : At Main Entrance Due To Corten Steel Panels Deteriorating								
Metal Panel	3%	4+	\$1,100	2036	* *	5	\$14,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Interior Courtyard Areas								
Pre-Cast Concrete	5%			LIFE	* *	5	\$82,700	
Weathering Steel	45%	Now	\$1,570,300	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Explanation : Gasketed Joints Eroding, Panels Corroding; Staining From Corrosion Is Clouding Adjacent Glass And Deteriorating Caulking								
Window Wall	20%	Now	\$750,500	2036	* *	5	\$95,400	
Glazing Clouded, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
Location : West Wall Of 10 Story Wing And Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : East Stair Near Entrance								
Windows								
Aluminum	88%	0-2	\$15,460,100	2051	* *	5	\$180,400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Unit Inoperable, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Glass Block	2%			LIFE	* *	5	\$10,300	
Metal Louvers	10%			2029	* *	10	\$256,200	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Concrete Masonry Unit	5%			LIFE	**	5-10	\$6,400	
Masonry: Brick	20%			LIFE	**	5-10	\$31,900	
Metal Panel	15%	4+	\$27,600	2036	**	5	\$6,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Rail	20%	0-2	\$12,700	2031	**	5	\$33,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : At Pitch Pockets And Bottom Rail								
Metal: Cage/Fence	10%	0-2	\$9,500	2031	**	5	\$7,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Interior Courtyards								
Weathering Steel	30%	Now	\$23,700	LIFE	**	1		
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Lower Wing At West Side								
Explanation : Soft Joints Are Deteriorated								
Roof								
Cast in Place Concrete	25%	Now	\$9,600	LIFE	**			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Expansion Joint At Entrance To Garage Platform								
IRMA/Protected Membrane	35%	Now	\$313,000	2031	**			
Broken Paver Blocks, Extent : Moderate, Area Affected : 15%								
Location : Perimeter Blocks								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Between Paver Blocks And At Roof Drains								
Other Observation, Extent : Light, Area Affected : 2%								
Location : 10th Floor Roof.								
Explanation : Roof Drains Leaking.								
Modified Bitumen	5%			2034	**	10	\$13,700	
Single Ply Membrane	25%	Now	\$11,800	2026	\$235,900			
Ponding, Extent : Severe, Area Affected : 5%								
Location : Adjacent To Stair Core 6b At 10 Story Wing								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair Core 6b								
Sloped Glazing	10%	Now	\$656,500	LIFE	**	5	\$365,700	1
Glazing Clouded, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Third Floor, Spiral Staircase								

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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
Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$1,458,200	
Drains Inad/Misposn, Extent : Severe, Area Affected : 25%								
Location : Fourth Floor Garage								
Repairs in Progress, Extent : Light, Area Affected : 20%								
Location : At Floor Drains In Fourth Floor Garage								
Ceramic Tile	5%			2022	\$1,651,300	5	\$83,300	
Quarry Tile	5%			2031	* *	5	\$125,000	
Terrazzo	5%			LIFE	* *	5	\$130,200	
Vinyl Tile	65%			2026	\$9,418,400	3	\$541,600	
Interior Walls								
Ceramic Tile	5%			2029	* *	5	\$106,200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$170,000	
Gypsum Board	65%	Now	\$117,200	LIFE	* *	5	\$828,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Third Floor Near Recovery Room,								
Masonry: Brick	5%	Now	\$84,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : East Stair Near Main Entrance								
Plaster	15%	Now	\$52,300	LIFE	* *	5	\$95,600	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : A Corridor Block 1 And 3								
Ceilings								
AcousTile,Adhered	30%			2031	* *	5	\$500,000	
Exposed Struc: Steel	12%			LIFE	* *	10	\$400,000	
Exposed Struc: Steel	3%	Now	\$215,400	LIFE	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : Corrugated Metal Decking Rusted Through Under Ambulance Ramp, Visible From The Generator Room.								
Gypsum Board	30%			LIFE	* *	5-10	\$1,718,600	
Metal Panel	10%	Now	\$142,300	LIFE	* *	5	\$208,300	
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : 4th Floor Parking Garage								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Northeast Corner Of 4th Floor Parking Garage.								
Plaster	15%	Now	\$67,100	LIFE	* *	5	\$156,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : A Corridor Block 1 And 3								

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
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	60%			2026	\$128,900	5	\$2,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Four 2500 Amp.							
	Fused Disc Sw	40%			2046	* *	5	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three 5000 Amp.							
Transformers									
	Dry Type	80%			2031	* *	5	\$3,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Each Floor							
		Explanation : Three 300 Kva							
		.							
	Dry Type	20%			2031	* *	5	\$800	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Electrical Room							
		Explanation : One 112.5 Kva.							
		One 45 Kva For Fire Alarm.							
Switchgear / Switchboard									
	Fused Disc Sw	60%			2036	* *	5	\$2,700	
	Fused Disc Sw	40%			2046	* *	5	\$1,800	
Raceway									
	Conduit	90%			2036	* *	1		
	Conduit	10%			2046	* *	1		
Panelboards									
	Fused Disc Sw	15%			2042	* *	5	\$3,600	
	Fused Disc Sw	5%			2042	* *	5	\$1,200	
	Molded Case Bkrs	80%			2025	\$892,700	5	\$22,300	
Wiring									
	Thermoplastic	90%			2036	* *	1		
	Thermoplastic	10%			2046	* *	1		
Motor Controllers									
	Locally Mounted	20%			2024		5	\$1,400	
	Locally Mounted	10%			2039	* *	5	\$700	
	Motor Control Center	70%			2024	\$1,521,600	5	\$20,200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$31,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Flushing Ave. Water Main							
		Explanation : Main Water Pipe							
Stand-by Power									
Transfer Switches									
	Automatic	90%			2024		1	\$293,000	
	Automatic	10%			2039	* *	1	\$32,600	

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2022		1	\$409,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Two 1500 Kw.							
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$39,200	
Fuel Storage								
Day Tank	50%			2034	* *	5	\$103,300	
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : Generator Room							
	Explanation : Two 275 Gallons							
Main Tank	50%			2041	* *	5	\$16,400	
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : Underground							
	Explanation : 15000 Gallons							
Lighting								
Interior Lighting								
Fluorescent	93%			2031	* *	10	\$949,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Mostly T-8 And T-5							
Incandescent	7%			2026	\$4,479,600	2	\$1,700	
Egress Lighting								
Exit, Service	100%			2031	* *	1		
Exterior Lighting								
HID	30%			2036	* *	10	\$1,000	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	* *	5	\$2,900	
Alarm								
Security System								
No Component	25%							
Generic	75%			2026	\$2,454,900	1	\$296,400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Fixed Cameras.							
Fire/Smoke Detection								
No Component	25%							
Generic, Analog	75%			2026	\$8,404,000			
	Other Observation, Extent : Light, Area Affected : 75%							
	Location : Throughout							
	Explanation : Addressable.							

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%	2-4	\$468,100	2046	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Boiler Room Explanation : 150,000 Gallon Capacity Of #6 In Underground Tanks / Tanks Are On Extended Life								
Conversion Equipment									
	Heat Exchanger	20%			2035	* *	1	\$110,100	
	Steam Boiler	80%			2031	* *	1	\$882,100	
	Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 3 Units								
Distribution									
	Hot Wtr Piping/Pump	50%	0-2	\$57,200	2034	* *	4	\$27,400	
	Corroded, Extent : Moderate, Area Affected : 10% Location : Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Mechanical Spaces								
	Steam Piping/Pump	50%	0-2	\$79,500	2036	* *	4	\$27,400	
	Corroded, Extent : Severe, Area Affected : 20% Location : Valves, Boiler Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Mechanical Spaces Steam Traps Faulty, Extent : Light, Area Affected : 2% Location : Various								
Terminal Devices									
	Air Handler	50%			2021	\$3,069,500	1	\$344,300	
	Convactor/Radiator	20%			2031	* *	1	\$71,900	
	Fan Coil Unit/Heat	30%			2026	\$5,114,500	1	\$107,900	
Air Conditioning									
	Energy Source								
	Electricity	80%			2042	* *	1		
	Steam/HW System	20%			2036	* *	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	20%			2022	\$750,800	1	\$241,000	
	Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : On Extended Life / 2 Units								
	Centrifugal, Elec Chiller	75%			2035	* *	1	\$903,700	
	R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Chiller Plant 4 Units								
	Ext Pkg Unit - Cooling	5%			2026	\$262,800	2	\$3,400	
	Other Observation, Extent : Light, Area Affected : 100% Location : Various Explanation : Split Units								

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution	Chilled Wtr Pipe/Pump	100%	0-2	\$556,500	2036	* *	4	\$54,900	
		Corroded, Extent : Light, Area Affected : 10%							
		Location : Various							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2026	\$2,418,100	1	\$344,300	
	Fan Coil - Cool/Heat	50%			2026	\$10,776,700	1	\$179,800	
Heat Rejection									
	Remote Air Cond	5%			2026	\$340,100	2	\$38,800	
	Water Cool Tower	95%			2027	* *	2	\$1,064,500	
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$983,000	
Exhaust Fans									
	Interior	100%	Now	\$125,900	2021	\$1,258,600	2	\$27,300	
		Obsolete Equipment, Extent : Severe, Area Affected : 20%							
		Location : Vibration Eliminators							
Plumbing									
H/C Water Piping	Brass/Copper	100%	Now	\$68,000	2036	* *	1		
		Leak Evident, Extent : Light, Area Affected : 10%							
		Location : Various							
Water Heater									
	Electric	1%			2024	\$1,800	4	\$100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Mechanical Room							
		Explanation : 1 85 Gallon / 1 50 Gallon							
	No Component	99%							
HW Heat Exchanger									
	High Temp	100%			2036	* *	4	\$110,100	
Sanitary Piping									
	Cast Iron	100%	Now	\$49,500	LIFE	* *	1		
		Leak Evident, Extent : Light, Area Affected : 10%							
		Location : Various							
Storm Drain Piping									
	Cast Iron	100%	0-2	\$317,900	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Parking Garage							
Sump Pump(s)									
	Rigid Piping	100%			2031	* *	4	\$1,600	
Sewage Ejector(s)									
	Electric	100%			2026	\$11,300	4	\$2,500	
Backflow Preventer									
	Generic	100%			2026	\$110,400	1	\$68,200	
Fixtures									
	Generic	100%							
Vertical Transport									

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WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	90%		LIFE		* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (9) 1-10 (4) 1-14							
		Explanation : 13 Units (4 Units Serve Auditorium)							
	Hydraulic	10%		LIFE		* *			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 1-3							
		Explanation : 1 Unit							
Fire Suppression									
Standpipe									
	Generic	100%		2046		* *	1-5	\$561,400	
Sprinkler									
	Generic	100%		2046		* *	1-2	\$311,900	
Fire Pump									
	Generic	100%		2029		* *	1	\$207,900	
Chemical System									
	Generic	100%		2024	\$26,700		1-3	\$50,600	

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HEALTH AND HOSPITALS CORP. - 819**Project : HEALTH & HOSPITALS CORP.**

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Miscellaneous Buildings	553,600	518,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Miscellaneous Buildings	63,900	20,400	23,800	20,500

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
44	SEA VIEW HOSPITAL, REHAB CTR. BLDG	6,300	326,300	31,900
46	SEA VIEW HOSPITAL, REHAB CTR. NEW BOILER HOUSE	2,326	120,500	11,800
47	CUMBERLAND NFCC BLDG QH	4,200	217,500	21,300
66	SEA VIEW HOSPITAL, REHAB CTR. BLDG 44	6,300	326,300	31,900
988	SEA VIEW HOSPITAL, REHAB CTR. BLDG 13	1,000	40,900	15,900
990	SEA VIEW HOSPITAL, REHAB CTR. BLDG 32	1,000	40,900	15,900

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