

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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$156,400</b>	<b>\$132,100</b>	<b>\$122,200</b>	<b>\$149,100</b>
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		
<b>Total</b>	<b>\$156,400</b>	<b>\$132,100</b>	<b>\$122,200</b>	<b>\$149,100</b>



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

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

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

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

**Asset # : 13727**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	42%			LIFE	**	5	\$98,800	
Masonry: Granite	5%	0-2	\$71,100	LIFE	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	
<b>Windows</b>								
Aluminum	95%			2047	**	5	\$3,200	
Metal Louvers	5%			2038	**	10	\$1,100	
<b>Parapets</b>								
Concrete Masonry Unit	35%			LIFE	**	5	\$3,400	
Masonry: Brick	35%	Now	\$3,600	LIFE	**	5	\$3,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Base Flashing Loose On The South Wall</i>								
Metal Rail	5%			2042	**	5-10	\$7,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,700	
Stucco Cement	20%			2042	**	5	\$4,500	
<b>Roof</b>								
IRMA/Protected Membrane	65%	Now	\$12,200	2030	**			
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof Adjacent To Generator</i>								
Sloped Glazing	35%			LIFE	**	5	\$536,800	
<b>Interior</b>								
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	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Refers To Epoxy Paint With Sand</i>								
Vinyl Tile	60%			2033	**	3	\$69,100	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	2%			LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Wall Location</i>								
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	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%			2038	**	5	\$92,200	
Exposed Concrete	15%			LIFE	**	5	\$7,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And Mechanical Space</i>								
<i>Explanation : Ceiling Location</i>								
Exposed Struc: Steel	5%			LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And Penthouse</i>								
<i>Explanation : Ceiling Location</i>								
Exposed Struc: Steel	30%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : At Entrance Lobby</i>								
<i>Explanation : Space Frame</i>								
Gypsum Board	20%			LIFE	**	5	\$76,800	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2055	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4-4000 Amps For A,B,C,D / 1-4000 Amps For Fire Pump, 2-4000 Amps A B 2 &amp; A B 3, 3-4000 Amps Alternate &amp; 1-4000 Spare</i>								
<b>Transformers</b>								
Dry Type	100%			2042	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Multiplelocations</i>								
<i>Explanation : 5- 150 Kva 480hv-028/120lv</i>								
<b>Switchgear / Switchboard</b>								
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**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
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	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,000	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	90%			2042	**	1	\$57,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 8 Units For The Building</i>						
Automatic	10%			2042	**	1	\$6,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units For Fire Pump</i>						
<b>Generators</b>								
Diesel	100%			2038	**	1	\$80,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : One 900 Kw</i>						
<b>Batteries</b>								
Nickel Cadmium	100%			2020	\$1,500	5	\$46,100	
<b>Fuel Storage</b>								
Day Tank	50%			2047	**	5	\$14,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room Penthouse</i>						
		<i>Explanation : One 250 Gallons</i>						
Main Tank	50%			2040	**	5	\$2,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 15,000 Gallons - Shared With Building Z</i>						
<b>Lighting</b>								

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**BELLEVUE HOSPITAL AMBULATORY CARE BUILDING**  
**Asset # : 13727**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	84%			2033	**	10	\$159,500	
<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	\$19,000	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$9,500	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	1%			2035	**			
<b>Egress Lighting</b>								
Emergency, Service	5%			2035	**	1		
Emergency, Service	55%			2033	**	1		
Exit, LED	5%			2065	**	1		
Exit, Service	35%			2033	**	1		
<b>Exterior Lighting</b>								
HID	100%			2033	**	10	\$600	
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							
Generic	50%			2025	\$320,200	1	\$38,700	
<b>Fire/Smoke Detection</b>								
No Component	50%							
Generic, Analog	50%			2025	\$1,096,200			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Building 9th Flr</i>								
<i>Explanation : Alarm Control System Located At Main Bldg</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Utility Steam	100%			2045	**	1		
<b>Conversion Equipment</b>								
Heat Exchanger	20%			2034	**	1	\$20,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Serves Perimeter Heat</i>								
Pres. Reducing Valve/LP Steam	80%			2034	**	5	\$9,800	

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

**Asset # : 13727**

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sump Pump(s) 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	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : (3) B-4, (3) G-4</i>					
		<i>Explanation : 6 Units</i>					
Fire Suppression							
Standpipe Generic	100%			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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$2,748,600</b>	<b>\$11,605,300</b>
Importance Code A	\$960,000	\$827,100
Importance Code B	\$1,477,100	\$10,608,300
Importance Code C	\$311,500	\$169,900
<b>Total</b>	<b>\$2,748,600</b>	<b>\$11,605,300</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$150,500</b>	<b>\$183,500</b>	<b>\$151,300</b>	<b>\$225,700</b>
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	
<b>Total</b>	<b>\$150,500</b>	<b>\$183,500</b>	<b>\$151,300</b>	<b>\$225,700</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Copper/Terne	2%	Now	\$90,800	2045	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North West Corner Of East Wing</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	40%	Now	\$574,700	LIFE	**	5	\$186,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Courtyard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	30%			LIFE	**	5	\$139,700	
Masonry: Granite	5%	0-2	\$56,300	LIFE	**	5	\$17,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Masonry: Limestone	3%			LIFE	**	5	\$10,500	
Metal Panel	15%			2045	**	5-10	\$480,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$75,700	
<b>Windows</b>								
Aluminum	100%			2041	**	5	\$76,300	
<b>Parapets</b>								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$3,200	
Masonry: Brick	80%	Now	\$38,700	LIFE	**	5	\$6,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, East Facade, West Facade</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2045	**	5	\$1,600	
Metal Rail	10%			2038	**	5-10	\$14,800	
<b>Roof</b>								
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		5	\$10,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads Over Main Roof</i>								
<i>Explanation : Refers To Green Painted Roofing Covering Roof Top Bulkheads</i>								
Single Ply Membrane	55%			2030	**	10	\$68,600	
<b>Interior</b>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
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>								
<b>Ceilings</b>								
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	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Transformers								
Dry Type	100%			2045	**	5	\$1,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room &amp; Electrical Closet</i>							
	<i>Explanation : Two 300 Kva &amp; 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 &amp; 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
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	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$36,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fixed Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$3,444,200			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Main Building</i>						
		<i>Explanation : Sub Panel Only, Main Control Panel In Other Building</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2035	**	1		
Conversion Equipment								
Heat Exchanger	20%	4+	\$200	2021	\$11,000	1	\$22,400	
		<i>Other Observation, Extent : Light, Area Affected : 33%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : Deteriorating Insulation</i>						
Heat Exchanger	30%			2038	**	1	\$37,400	
		<i>Recent Installation, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Basement Mechanical Room</i>						
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%			2024	\$647,000	4	\$6,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Hydronic Hot Water Piping Beyond The Mechanical Room Is Beyond Useful Life Cycle Rating</i>								
Hot Wtr Piping/Pump	15%			2047	* *	4	\$1,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
Steam Piping/Pump	25%	0-2	\$22,500	2025	\$449,700	4	\$3,100	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Steam And Condensate Piping Beyond The Mechanical Room Is Beyond Useful Life Cycle Rating</i>								
Steam Piping/Pump	10%			2051	* *	4	\$1,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<b>Terminal Devices</b>								
Air Handler	25%			2030	* *	1	\$39,000	
Convactor/Radiator	70%	Now	\$170,300	2023	\$1,703,400	1	\$51,300	
<i>Leak Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Hot Water Radiators Are Beyond Their Useful Life Cycle Rating</i>								
Convactor/Radiator	5%			2042	* *	1	\$4,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2033	* *	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	15%			2034	* *	1	\$40,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof / Serves 8th And 9th Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Package Air Cooled Chiller With Reciprocating Compressors</i>								
Split Unit	10%			2030	* *			
Window/Wall Unit	75%			2020	\$397,200	1		
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	15%			2045	* *	4	\$2,800	
No Component	85%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	15%			2030	* *	1	\$23,400	
No Component	85%							
<b>Ventilation</b>								

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

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

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

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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$3,227,300</b>	<b>\$9,037,300</b>
Importance Code A	\$1,697,300	\$622,700
Importance Code B	\$1,530,000	\$8,414,600
<b>Total</b>	<b>\$3,227,300</b>	<b>\$9,037,300</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$159,600</b>	<b>\$105,000</b>	<b>\$96,500</b>	<b>\$125,500</b>
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		
<b>Total</b>	<b>\$159,600</b>	<b>\$105,000</b>	<b>\$96,500</b>	<b>\$125,500</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$107,200	
Copper/Terne	5%	4+	\$62,700	2045	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout, South Facade</i>								
Masonry: Brick	75%	Now	\$992,000	LIFE	**	5	\$321,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Masonry: Granite	5%	Now	\$129,600	LIFE	**	5	\$16,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 3%</i>								
<i>Location : South Facade Base And Various Other Locations</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$239,500	LIFE	**	5	\$16,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
Metal Panel	5%			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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At 6th And 7th Floor Roofs</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$92,900	LIFE	**	5	\$15,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$3,600	2045	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Copings</i>								
Roof								
Copper/Terne	10%			2040	**	10	\$22,600	
Modified Bitumen	90%			2030	**	10	\$81,300	
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%	0-2	\$23,500	2021	\$469,900	3	\$54,000	
	<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	10%	Now	\$7,700	LIFE	**	5	\$78,800	
	<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Water Main Supply Room</i>							
Ceramic Tile	5%			2028	**	5	\$18,000	
Terrazzo	5%	Now	\$115,500	LIFE	**	5	\$14,100	
	<i>Horizontal Cracks, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Various Locations Throughout Corridors</i>							
Vinyl Tile	25%			2030	**	3	\$33,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 6th Floor Admin Space</i>							
	<i>Explanation : High Impact Resistant Vinyl With Wood Grain Finish</i>							
Vinyl Tile	45%			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	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Mechanical Penthouse Wall</i>							
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	2%			LIFE	**	5	\$15,700	
Ceilings								
AcousTile,Adhered	50%	0-2	\$85,600	2038	**	5	\$90,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
AcousTileSusp.Lay-In	15%	0-2	\$22,300	2030	**	5	\$27,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
AcousTileSusp.Lay-In	5%			2042	**	5	\$18,000	
Exposed Concrete	5%	Now	\$118,500	LIFE	**	5	\$2,800	
	<i>Diagonal Cracks, Extent : Light, Area Affected : 8%</i>							
	<i>Location : Various Areas On Basement Ceiling</i>							
	<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Throughout Basement</i>							
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		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	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 3000 Amps &amp; Two 1600 Amps Main Disconnect Switch</i>							
<hr/>								
Transformers								
Dry Type	10%			2045	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 1000 Kva 480hv-208/120lv</i>							
Dry Type	90%			2038	**	5	\$700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : 6- 30 Kva 480hv-208/120lv</i>							
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	**	5	\$5,900	
<hr/>								
Raceway								
Busway	5%			2045	**	1		
Conduit	65%			2025	\$259,300	1		
Conduit	20%			2055	**	1		
Conduit	10%			2035	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2050	**	5	\$300	
Fused Toggle Switch	15%	2-4	\$55,000	2050	**	5	\$400	
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location :</i>							
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Molded Case Bkrs	10%			2024	\$36,700	5	\$600	
Molded Case Bkrs	10%			2050	**	5	\$600	
Molded Case Bkrs	60%			2033	**	5	\$3,500	
<hr/>								
Wiring								
Braided Cloth	60%	2-4	\$368,800	2050	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Some Areas</i>							
Thermoplastic	10%			2035	**	1		
Thermoplastic	10%			2025	\$61,500	1		
Thermoplastic	20%			2055	**	1		
<hr/>								
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	**			
<hr/>								
Ground								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	50%			LIFE	**	5	\$1,600	
Generic	50%			LIFE	**	5	\$1,600	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2045	**	1	\$68,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 4- Units</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	65%			2030	**	10	\$143,400	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2035	**	10	\$44,100	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2035	**	10	\$22,100	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2035	**			
Egress Lighting								
Emergency, Service	40%			2030	**	1		
Emergency, Service	20%			2035	**	1		
Exit, LED	5%			2065	**	1		
Exit, Service	30%			2030	**	1		
Exit, Service	5%			2035	**	1		
Exterior Lighting								
HID	100%			2030	**	10	\$700	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2025	\$207,900	1	\$25,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2025	\$830,300			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Building</i>								
<i>Explanation : All Alarm Control System Monitor Located At Main Building</i>								

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

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Estimates are rounded to the nearest hundred dollars.

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Utility Steam	98%			2035	**	1		
Electricity	2%			2045	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Electric Heat In Air Handling Units Serving 7th And 8th Floors</i>								
<b>Conversion Equipment</b>								
Heat Exchanger	60%			2021	\$31,500	1	\$71,400	
Pres. Reducing Valve/LP Steam	40%			2028	**	5	\$5,700	
<b>Distribution</b>								
Hot Wtr Piping/Pump	60%			2024	\$741,300	4	\$7,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Hot Water Piping Is Beyond Useful Life Cycle Rating</i>								
Hot Wtr Piping/Pump	10%			2047	**	4	\$1,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room, Newly Installed Pumps, Heat Exchanger And Piping</i>								
Steam Piping/Pump	20%			2025	\$343,500	4	\$3,600	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steam And Condensate Return Piping Beyond The Mechanical Room Are Beyond Useful Life Cycle Rating</i>								
Steam Piping/Pump	10%			2051	**	4	\$1,200	
<i>Recent Installation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement Mechanical Room, Newly Installed Steam And Condensate Piping And Condensate Pumping System.</i>								
<b>Terminal Devices</b>								
Air Handler	15%			2033	**	1	\$22,300	
Convactor/Radiator	85%			2023	\$1,974,800	1	\$66,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hot Water Radiators Are Beyond Useful Life Cycle Rating</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2024	\$696,400	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	5%			2034	**	1	\$13,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side By Parking Lot</i>								
<i>Explanation : Serves Telecommunications</i>								
Int Pkg Unit - Heating/Cooling	5%			2026	\$245,000	2	\$700	
Window/Wall Unit	90%			2020	\$455,100	1		
<b>Distribution</b>								
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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	15%			2020	\$156,700	1	\$22,300
No Component	85%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2025	\$734,600	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Domestic Water Distribution Piping Beyond Useful Life Cycle Rating</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Sanitary Piping Beyond Useful Life Cycle Rating</i>					
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Storm Piping Is Beyond Useful Life Cycle Rating</i>					
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	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B,G,I-8</i>					
		<i>Explanation : 4 Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$55,833,000</b>	<b>\$96,977,500</b>
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
<b>Total</b>	<b>\$55,833,000</b>	<b>\$96,977,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$1,000,500</b>	<b>\$1,152,600</b>	<b>\$1,595,600</b>	<b>\$1,164,100</b>
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
<b>Total</b>	<b>\$1,000,500</b>	<b>\$1,152,600</b>	<b>\$1,595,600</b>	<b>\$1,164,100</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
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	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Window Wall	2%	Now	\$8,000	2045	**	5	\$15,200	
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 75%</i>								
<i>Location : (2) Glass Panes On The East Facade</i>								
Windows								
Aluminum	100%	0-2	\$26,614,000	2050	**	5	\$310,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Parapets								
Pre-Cast Concrete	100%			LIFE	**	5	\$96,700	
Roof								
IRMA/Protected Membrane	75%			2030	**	10	\$135,500	
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Areas Throughout Between Concrete Block Ballast</i>								
Modified Bitumen	5%			2030	**	10	\$9,000	
Skylight, Metal/Glass	5%			2045	**	10	\$30,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 4 Units</i>								
Traffic Topping	15%			2030	**	10	\$45,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$50,900	LIFE	**	5	\$523,900	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout Basement</i>								
Ceramic Tile	5%	0-2	\$47,500	2034	**	5	\$59,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	60%	0-2	\$2,180,200	2025	\$43,603,000	5	\$1,077,700	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Slate	3%			LIFE	**	5	\$76,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Located On Ground Floor Lobby/ Vestibule Area</i>								
Vinyl Tile	20%			2030	**	3	\$179,600	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 16th Floor And Elevator Core Areas Throughout</i>								
<i>Explanation : This Tile Is A Quartz/ Natural Stone Composite Material</i>								
Wood	2%			2053	**	5	\$89,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Indoor Inmate/ Psychiatric Basketball Court Area</i>								
<i>Explanation : Refers To Oak Flooring</i>								
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	
<i>Diagonal Cracks, Extent : Light, Area Affected : 75%</i>								
<i>Location : Fire Pump Room In Basement</i>								
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**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								
<b>Transformers</b>								
Dry Type	100%			2038	**	5	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room &amp; Each Floor</i>								
<i>Explanation : Two 300 Kva, Two 150 Kva, One 112.5 Kva &amp; One 45 Kva 480hv-208/120lv - Each Electrical Closet Per Floor</i>								

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

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

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	75%			2051	**	5	\$5,900	
Molded Case Bkrs	25%			2051	**	5	\$10,000	
<b>Raceway</b>								
Busway	10%			2045	**	1		
Conduit	50%			2025	\$798,000	1		
Conduit	25%			2045	**	1		
Conduit	15%			2055	**	1		
<b>Panelboards</b>								
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	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$1,229,300	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Busway	5%			2023	\$122,900	1		
Thermoplastic	20%			2025	\$491,700	1		
Thermoplastic	25%			2055	**	1		
<b>Motor Controllers</b>								
Locally Mounted	35%			2023		5	\$3,600	
Motor Control Center	55%			2023	\$1,594,100	5	\$22,800	
Variable Frequency Drive	10%			2045	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	50%			LIFE	**	5	\$11,200	
Generic	50%			LIFE	**	5	\$11,200	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2045	**	1	\$467,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 13th Floor Electrical Room &amp; Electrical Closets</i>								
<i>Explanation : 55- Units With Different Ratings</i>								
<b>Generators</b>								
Diesel	20%			2034	**	1	\$117,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - 13th Floor</i>								
<i>Explanation : One 600 Kw</i>								
Diesel	80%			2040	**	1	\$471,000	
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : 13th Floor Generator Room</i>								
<i>Explanation : Four 750 Kw</i>								

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

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
<b>Batteries</b>								
Lead/Acid	100%			2020	\$1,500	5	\$56,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - 13th Floor</i>								
<i>Explanation : 5- Units</i>								
<hr/>								
<b>Fuel Storage</b>								
Day Tank	50%			2041	**	5	\$148,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - 13th Floor</i>								
<i>Explanation : One 250 Gals Per Generator</i>								
Main Tank	50%			2040	**	5	\$23,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15,000 Gallons</i>								
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	63%			2030	**	10	\$924,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2035	**	10	\$73,400	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lobby &amp; Some Hallways</i>								
Fluorescent	30%			2035	**	10	\$440,300	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2030	**	10	\$1,000	
<hr/>								
<b>Egress Lighting</b>								
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		
<hr/>								
<b>Exterior Lighting</b>								
HID	100%			2025	\$5,871,600	10	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around The Perimeter</i>								
<i>Explanation : Recessed And Wall Mounted</i>								
<hr/>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2030	**	1	\$170,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Cameras</i>								
<hr/>								
<b>Fire/Smoke Detection</b>								
Generic, Analog	100%			2025	\$16,102,600			

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
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>						
<hr/>							
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>						
<hr/>							
Pres. Reducing Valve/LP Steam	98%			2028	**	5	\$93,100
<hr/>							
<b>Distribution</b>							
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>						
<hr/>							
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>						
<hr/>							
<b>Terminal Devices</b>							
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>						
<hr/>							
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>						
<hr/>							
Convector/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>						
<hr/>							
<b>Air Conditioning</b>							
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
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		2	\$4,900	
<b>Distribution</b>								
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>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	30%			2020		1	\$296,800	
Induction Unit	70%			2020		1	\$361,700	
<b>Heat Rejection</b>								
Water Cool Tower	100%	Now	\$2,348,300	2023		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>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$892,200	
<b>Exhaust Fans</b>								
Interior	60%			2020		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	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	75%			2035	**	1		
Galv Iron/Steel	25%			2023		1	\$1,221,600	
<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>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater								
Electric	4%			2020	\$10,100	4	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 13th Floor</i>						
		<i>Explanation : For Emergency Use</i>						
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	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Near Receiving Bay, Sump Pumps Were Recently Rebuilt</i>						
Sewage Ejector(s)								
Compressed Air	100%			2035	**	4	\$1,600	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Sewer Ejector Pumping System Was Recently Repaired</i>						
Backflow Preventer								
Generic	100%			2030	**	1	\$98,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>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</i>						
		<i>Explanation : All 22 Elevators Are Nearing End Of Their Useful Life Cycle</i>						
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	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Fire Pump Room - The Pump, Pump Motor And Fire Pump Controller Were Recently Repaired</i>						
Chemical System								
Generic	100%			2020	\$26,700	1-3	\$55,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : There Is No Onsite Cooking</i>						

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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

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

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



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	5%			LIFE	**	5	\$400	
No Component	95%							
<b>Parapets</b>								
Metal Panel	5%	Now	\$1,200	2045	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 40%</i>								
<i>Location : Dented Along Street Side</i>								
Metal: Cage/Fence	95%			2038	**	5-10	\$113,000	
<b>Roof</b>								
Modified Bitumen	100%			2030	**	10	\$76,300	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	95%	Now	\$42,800	LIFE	**	5	\$88,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout</i>								
Traffic Topping	5%			2025		5	\$2,600	
<b>Interior Walls</b>								
Concrete Masonry Unit	20%			LIFE	**	5	\$4,000	
Masonry: Brick	80%	Now	\$157,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout</i>								
<b>Ceilings</b>								
Exposed Concrete	100%	Now	\$557,400	LIFE	**	5	\$6,600	
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Explanation : Concrete Is Delaminated Or Missing From Water Infiltration Exposing And Rusting The Roof Structural Steel</i>								

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

**Lighting**

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2035	**	10	\$26,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Egress Lighting Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
<hr/>								
<b>Alarm</b>								
Security System No Component	50%							
Generic	50%			2035	**	1	\$4,700	
<hr/>								
Fire/Smoke Detection Generic, Analog	100%			2025	\$264,800			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Control System Located At Main Building Is Old But Strobe Lights, Pullbox, Horn &amp; Smoke Detectors Are New</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Utility Steam	100%			2025	\$9,500	1		
<hr/>								
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2025	\$86,400	1		
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s) Rigid Piping	100%	Now	\$3,400	2020	\$11,300	4	\$1,600	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Large Storage Area</i>								
<hr/>								
<b>Fire Suppression</b>								
Sprinkler No Component	90%							
Generic	10%			2045	**	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.

Maintenance \$ are aggregated over a 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** : 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

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

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



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$4,500	LIFE	**	5	\$7,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 75%</i>								
<i>Location : East Wall</i>								
Windows								
Metal Louvers	100%			2028	**	10	\$1,100	
Roof								
Built-Up (BUR)	100%	Now	\$18,000	2035	**			1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$400	LIFE	**	5	\$4,200	
<i>Horizontal Cracks, Extent : Light, Area Affected : 75%</i>								
<i>Location : Adjacent To The Generator Mounts</i>								
Interior Walls								
Concrete Masonry Unit	100%	Now	\$400	LIFE	**	5	\$100	
<i>Vertical Cracks, Extent : Light, Area Affected : 75%</i>								
<i>Location : Building Entrance Wall</i>								
Ceilings								
Exposed Concrete	100%			LIFE	**	5	\$300	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2035	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 2500 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2030	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 225 Kva 480hv-208/120lv</i>								
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		

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 600 Kw &amp; One 750 Kw</i>					
Batteries								
Nickel Cadmium	100%			2017	\$1,500	5	\$400	
Fuel Storage								
Day Tank								
	50%			2024	\$100	5	\$200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 275 Gallons</i>					
Main Tank	50%			2028	* *	5		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Underground</i>					
			<i>Explanation : 15,000 Gallons</i>					
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			

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Electricity	100%			2045	* *	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**  
**BELLEVUE HOSPITAL BLDG Z**  
**Asset # : 1006**

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

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

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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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$60,100</b>	<b>\$63,800</b>	<b>\$86,400</b>	<b>\$90,500</b>
Importance Code A		\$4,100	\$100	\$35,600
Importance Code B	\$60,100	\$59,700	\$86,400	\$54,900
Importance Code C				
<b>Total</b>	<b>\$60,100</b>	<b>\$63,800</b>	<b>\$86,400</b>	<b>\$90,500</b>



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

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

**Asset # : 72**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
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	
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%	Now	\$10,900	LIFE	**	5	\$44,800	
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								
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	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement Foundation Walls</i>								
Glass: Single Pane	3%			LIFE	**	5	\$3,300	
Gypsum Board	60%			LIFE	**	5	\$52,900	
Gypsum Board	5%			LIFE	**	5	\$4,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : MRI Room</i>								
Masonry: Brick	7%			LIFE	**			
Plaster	10%			LIFE	**	5	\$4,400	
SGFT/Glazed Masonry	10%			LIFE	**			

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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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	2%	Now	\$2,700	LIFE	**	5	\$2,600	
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stair Shaft</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2055	**	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 1000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2045	**	3	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- 4160pri-480/277sec</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- 4000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	50%			2045	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 1- 75 Kva, 1- 30 Kva &amp; 1- 45 Kva</i>								
Dry Type	50%			2045	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- 300 Kva</i>								

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

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

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

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

**Asset # : 72**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
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	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2045	**	1	\$20,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 6 Units</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$112,900	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2035	**	10	\$12,500	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	60%			2035	**	1		
Exit, Service	40%			2035	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$200	
<b>Alarm</b>								
Security System								
No Component	50%							
Generic	50%			2025		1	\$12,200	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025			\$277,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Control System Located At Main Bldg Is Old But Strobe Lights, Horn, Pullbox &amp; Smoke Detectors Are New</i>								

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
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
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : First Floor</i>					
		<i>Explanation : Hot Water Serves Reheat Coils In The Ductwork And Radiators In Building F</i>					
Steam Piping/Pump	50%			2035	**	4	\$3,400
Terminal Devices							
Air Handler	80%			2030	**	1	\$67,700
Convactor/Radiator	20%			2030	**	1	\$8,800
<b>Air Conditioning</b>							
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
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : Packaged Equipment And Controls For Cooling Not Used - Chilled Water Coils Used For Cooling</i>					
Heat Rejection							
Remote Air Cond	20%			2030	**	2	\$19,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : Equipment No Longer In Use</i>					
No Component	80%						
<b>Ventilation</b>							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,300
Exhaust Fans							
Roof	100%			2030	**	2	\$4,200
<b>Plumbing</b>							
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.  
Estimates are rounded to the nearest hundred dollars.

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

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

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

*Maintenance \$ are aggregated over a 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 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$5,168,000</b>	<b>\$3,531,000</b>
Importance Code A	\$2,493,800	\$393,000
Importance Code B	\$2,674,200	\$3,064,300
Importance Code C		\$73,700
<b>Total</b>	<b>\$5,168,000</b>	<b>\$3,531,000</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$119,300</b>	<b>\$134,100</b>	<b>\$204,600</b>	<b>\$87,900</b>
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				
<b>Total</b>	<b>\$119,300</b>	<b>\$134,100</b>	<b>\$204,600</b>	<b>\$87,900</b>



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$1,079,900	LIFE	**	5	\$350,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Windows								
Aluminum	100%	Now	\$327,600	2048	**	5	\$3,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$164,900	LIFE	**	5	\$14,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$7,900	LIFE	**	5	\$900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
IRMA/Protected Membrane	85%	Now	\$795,200	2033	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2036	**	10	\$6,300	
Paver: Asphalt	12%	Now	\$126,200	2038	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Walkways</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Walkways</i>								

## Interior

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	25%			2023	\$412,700	3	\$23,700	
<b>Interior Walls</b>								
Gypsum Board	10%			LIFE	**	5	\$26,800	
Plaster	55%			LIFE	**	5	\$73,700	
SGFT/Glazed Masonry	35%			LIFE	**			
<b>Ceilings</b>								
AcousTile,Adhered	25%	0-2	\$451,300	2043	**	5	\$23,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridor(s)</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor(s)</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	35%			2028	**	5	\$66,500	
Exposed Concrete	5%			LIFE	**	5	\$1,500	
Plaster	35%			LIFE	**	5	\$41,500	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2023	\$43,000	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 5000 Amps Main Disconnect Switches</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$174,900	5	\$4,800	
<b>Raceway</b>								
Conduit	80%			2023	\$159,600	1		
Conduit	20%			2033	**	1		
<b>Panelboards</b>								
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**

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

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2033	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Goldwater Campus</i>							
	<i>Explanation : Provided From Goldwater Steam Power Plant</i>							
Conversion Equipment								
Heat Exchanger	80%			2036	**	1	\$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	
	<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Room B2-33-3 And A22-16</i>							
Convactor/Radiator	80%			2028	**	1	\$32,800	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%	Now	\$8,800	2028	**	1	\$21,200	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Penthouse Mechanical Equipment Room 1 Of 3 Defective Compressor</i>							
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse Mechanical Equipment Room</i>							
Window/Wall Unit	60%			2018	\$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	
	<i>Damaged, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Penthouse Mechanical Equipment Room, Deteriorated Flexible Connection</i>							
	<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Penthouse Mechanical Equipment Room Defective Return Fan Motor</i>							
No Component	60%							
Heat Rejection								
Air Condenser Unit	60%			2028	**	2	\$53,000	
Remote Air Cond	40%	Now	\$31,000	2023	\$310,000	2	\$28,300	
	<i>Not in Service, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : 7th Floor Roof</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,700	

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 A**  
**Asset # : 83**

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

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

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

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

Print Date : 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$5,147,800</b>	<b>\$11,156,400</b>
Importance Code A	\$3,075,600	\$873,400
Importance Code B	\$2,072,100	\$10,160,000
Importance Code C		\$123,000
<b>Total</b>	<b>\$5,147,800</b>	<b>\$11,156,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$274,800</b>	<b>\$137,900</b>	<b>\$1,409,000</b>	<b>\$143,500</b>
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				
<b>Total</b>	<b>\$274,800</b>	<b>\$137,900</b>	<b>\$1,409,000</b>	<b>\$143,500</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$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	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2026		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		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		3	\$93,100	
Vinyl Tile	20%	Now	\$809,100	2033	**	3	\$34,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 9 X 9 Tiles</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileSusp.Lay-In	30%			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		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%			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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2028	* *	1	\$100,700	
Generators								
Diesel	100%			2026	\$714,700	1	\$126,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1000 Kw Caterpillar Genset</i>					
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$12,100	
Fuel Storage								
Day Tank	50%			2031	* *	5	\$28,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 325 Gallons Capacity</i>					
Main Tank	50%			2058	* *	5	\$4,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 12,000 Gallons Capacity</i>					
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2028	* *	10	\$85,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Using T-8 Lamps</i>					
Fluorescent	66%			2028	* *	10	\$188,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Using T-12 Lamps</i>					
Fluorescent	3%			2028	* *	10	\$8,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Compact Fluorescent Light Fixtures</i>					
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	
<b>Alarm</b>								
Security System								
No Component	60%							
Generic	40%			2023	\$404,900	1	\$48,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Entrance, Exit Points</i>					
			<i>Explanation : CCTV Surveillance System And 24 Hr Security Personnel</i>					

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

**Asset # : 84**

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

**Alarm**

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*

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

**Heating**

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%

*Note : 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**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	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	
			<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement Steam Room</i>					
			<i>Explanation : 3 Units</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Galvanized Steel Throughout</i>					
			<i>Explanation : Piping Nearing End Of Useful Life</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Galvanized Steel Throughout</i>					
			<i>Explanation : Piping Nearing End Of Useful Life</i>					
Sump Pump(s)								
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	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Bldg A Basement</i>					
			<i>Explanation : Water Main Located In Adjacent Bldg</i>					
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (1) B-3 (1) I-3</i>					
			<i>Explanation : Two Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$156,700	

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

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

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

**Asset # : 84**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression Sprinkler								
No Component	50%							
Generic	50%			2033	* *	1-2	\$43,500	

*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** : 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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$92,400</b>	<b>\$72,600</b>	<b>\$75,200</b>	<b>\$91,000</b>
Importance Code A	\$3,200	\$4,700	\$17,400	\$22,500
Importance Code B	\$89,200	\$68,000	\$57,800	\$68,500
<b>Total</b>	<b>\$92,400</b>	<b>\$72,600</b>	<b>\$75,200</b>	<b>\$91,000</b>



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

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

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

**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	
<b>Exterior</b>								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$10,800	
Masonry: Brick	95%			LIFE	**	5	\$328,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$326,600	2048	**	5	\$3,800	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$15,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,100	
Metal Rail	10%			2040	**	5-10	\$31,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Copper/Terne	3%			2051	**	10	\$10,300	
Modified Bitumen	97%			2031	**	10	\$133,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior</b>								
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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 X 9 Tiles</i>								
<hr/>								
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.

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

**Asset # : 85**

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

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	

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

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

*Note : 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 C - NORTH BLDG**  
**Asset # : 85**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	30%			2028	**	10	\$35,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	66%			2028	**	10	\$78,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	3%			2028	**	10	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Cfl - Compact Fluorescent Light Fixtures</i>								
Incandescent	1%			2018		2	\$74,800	
<b>Egress Lighting</b>								
Emergency, Battery	20%			2023		10	\$6,300	
Exit, Service	80%			2023		1	\$35,500	
<b>Exterior Lighting</b>								
HID	100%			2023		10	\$600	
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							
Generic	40%			2023		1	\$28,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Entrance And Exit Points</i>								
<i>Explanation : CCTV Surveillance System And 24 Hr Security Personnel</i>								
<b>Fire/Smoke Detection</b>								
No Component	50%							
Generic	50%			2023		1-3	\$59,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detectors And Manual Pull Station</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Campus Steam	100%			2033	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Goldwater Campus</i>								
<i>Explanation : Provided From Goldwater Steam Power Plant</i>								
<b>Conversion Equipment</b>								
Heat Exchanger	50%			2019		1	\$32,200	
Pres. Reducing Valve/LP Steam	50%			2026		5	\$3,900	

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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 C - NORTH BLDG**

**Asset # : 85**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	50%			2045	* *	4	\$4,800	
Steam Piping/Pump	50%	Now	\$9,300	2033	* *	4	\$3,200	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Steam Valve Is Inoperable</i>								
Terminal Devices								
Convactor/Radiator	100%			2028	* *	1	\$42,000	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2018	\$273,500	1		
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$72,500	
Exhaust Fans								
Interior	100%			2023	\$147,100	2	\$4,000	
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		
Sanitary Piping								
Cast Iron	100%	Now	\$5,800	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of Bldg A</i>								
<i>Explanation : Located In Adjacent Bldg</i>								
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Floors 1, 2, 3, 4, 5</i>								
<i>Explanation : Five Units</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2033	* *	1-5	\$65,600	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		
Fire Suppression	Sprinkler								
	No Component	98%							
	Generic	2%			2033	* *	1-2	\$700	

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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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$28,600</b>	<b>\$32,900</b>	<b>\$22,300</b>	<b>\$20,700</b>
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			
<b>Total</b>	<b>\$28,600</b>	<b>\$32,900</b>	<b>\$22,300</b>	<b>\$20,700</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$118,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$995,000	2048	**	5	\$11,600	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2026		10	\$7,600	
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$6,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$1,500	
Metal Rail	30%			2028	**	5-10	\$62,800	
Roof								
Modified Bitumen	100%			2031	**	10	\$39,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	30%			2023		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	**			

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

**Asset # : 87**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
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	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2023	\$8,500	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$99,900	5	\$1,100	
<b>Raceway</b>								
Conduit	80%			2023	\$42,000	1		
Conduit	20%			2033	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	80%			2022	\$36,700	5	\$900	
Molded Case Bkrs	20%			2031	**	5	\$200	
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$63,000	2048	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2033	**	1		
<b>Motor Controllers</b>								
Locally Mounted	70%			2021	\$66,900	5	\$200	
Locally Mounted	30%			2028	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2028	**	1	\$12,900	
<b>Lighting</b>								

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

**Asset # : 87**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	30%			2028	**	10	\$15,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	65%			2028	**	10	\$33,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2028	**	10	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Cfl (Compact Fluorescent Light Fixtures)</i>								
<b>Egress Lighting</b>								
Emergency, Service	45%			2023	\$12,500	1		
Emergency, Battery	5%			2023	\$3,800	10	\$700	
Exit, Service	50%			2023	\$9,400	1		
<b>Exterior Lighting</b>								
HID	100%			2023	\$162,200	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							
Generic	40%			2023	\$52,000	1	\$6,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
<b>Fire/Smoke Detection</b>								
No Component	60%							
Generic	40%			2023	\$177,900	1-3	\$10,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
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	
<i>Not in Service, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Room 5409</i>								
Air Handler	25%	Now	\$7,600	2023	\$76,300	1	\$7,700	
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
Convactor/Radiator	65%			2028	**	1	\$11,600	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	25%	Now	\$4,800	2023	\$48,000	1	\$5,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Room, 1 Of 2 Defective Chiller Compressors</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
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%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,900	
Exhaust Fans								
Interior	100%			2023	\$62,600	2	\$1,700	
<b>Plumbing</b>								
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		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								

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

**Asset # : 87**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Galvanized Steel Throughout</i>						
		<i>Explanation : Piping Nearing End Of Useful Life</i>						
Sump Pump(s) 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	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2, 3, 4</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe Generic	100%			2033	**	1-5	\$27,900	
Sprinkler No Component Generic	95%			2033	**	1-2	\$800	
	5%							

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

Maintenance \$ are aggregated over a 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 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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$11,000		\$4,800	
Interior Architecture	\$9,700	\$600	\$200	\$100
Electrical				
Mechanical	\$200	\$400	\$3,700	\$300
<b>Total</b>	<b>\$20,800</b>	<b>\$1,000</b>	<b>\$8,700</b>	<b>\$400</b>
Importance Code A	\$11,000		\$4,800	
Importance Code B	\$9,800	\$600	\$3,900	\$400
Importance Code C		\$300		
<b>Total</b>	<b>\$20,800</b>	<b>\$1,000</b>	<b>\$8,700</b>	<b>\$400</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$37,700	LIFE	**	5	\$12,200	
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Main Entrance</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Undergoing Construction / Repair - Not Currently In Operation</i>								
Metal Sect. OHD	20%			2029	**	5	\$9,500	
Windows								
Aluminum	100%	Now	\$76,600	2049	**	5	\$900	
<i>Air Infiltration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	100%	Now	\$11,000	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	50%	Now	\$42,300	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Flat Section</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Flat Section</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Flat Section</i>								
Modified Bitumen	50%			2024		10	\$9,000	
Interior								
Floors								
Cast in Place Concrete	90%	0-2	\$9,000	LIFE	**	5	\$18,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$700	
Concrete Masonry Unit	15%			LIFE	**	5	\$800	
Gypsum Board	20%			LIFE	**	5	\$1,600	
Masonry: Brick	60%	Now	\$127,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Ceilings</b>								
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Tour Lieutenant Office</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	20%			2024	\$800	1		
Under Construction	80%							
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2023	\$400	5		
Molded Case Bkrs	30%			2023	\$2,300	5	\$100	
Under Construction	65%							
<hr/>								
<b>Wiring</b>								
Thermoplastic	20%			2024	\$1,700	1		
Under Construction	80%							
<hr/>								
<b>Motor Controllers</b>								
Under Construction	100%							
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Under Construction	100%							
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	20%			2024	\$6,700	10	\$1,200	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Under Construction	80%							
<hr/>								
<b>Egress Lighting</b>								
Under Construction	100%							
<hr/>								
<b>Exterior Lighting</b>								
Under Construction	100%							

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**

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

## Alarm

Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

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

## Heating

Energy Source								
Campus Steam	100%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant</i>								
<i>Explanation : Steam Comes From Adjacent Power Plant Building</i>								
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Under Construction At The Time Of Survey - Mechanical Systems Extensively Damaged By Superstorm Sandy</i>								
Terminal Devices								
Air Handler	40%			2024	\$13,900	1	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Under Construction At The Time Of Survey</i>								
Convactor/Radiator	10%			2029	**	1	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Under Construction At The Time Of Survey</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Under Construction At The Time Of Survey</i>								
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

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

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

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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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$165,800</b>	<b>\$2,200</b>	<b>\$57,300</b>	<b>\$4,600</b>
Importance Code A	\$87,600			
Importance Code B	\$73,900	\$2,200	\$57,300	\$4,600
Importance Code C	\$4,300			
<b>Total</b>	<b>\$165,800</b>	<b>\$2,200</b>	<b>\$57,300</b>	<b>\$4,600</b>



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

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

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

**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		**		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Told By Hospital Management That Building Is Scheduled To Be Demolished</i>								
Masonry: Brick	80%	Now	\$348,000	LIFE		**	5	\$28,200 1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corners</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Above Second Floor Windows</i>								
Masonry: Limestone	5%	0-2	\$19,700	LIFE		**	5	\$1,300
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Clad	50%	Now	\$161,500	2049		**	5	\$9,500
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	50%	Now	\$162,300	2049		**	5	\$19,000
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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

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

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

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

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Gypsum Board	15%	0-2	\$4,300	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Plaster	85%	0-2	\$70,800	LIFE	**	5	\$8,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%	Now	\$5,400	2037	**	5	\$3,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Engineering Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Engineering Office</i>								
Plaster	70%	0-2	\$40,700	LIFE	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$50,000	5	\$300	
<b>Raceway</b>								
Conduit	90%			2024	\$12,800	1		
Conduit	10%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2023	\$1,500	5		
Fused Knife Sw	10%	2-4	\$3,100	2049	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fused Toggle Switch	10%	2-4	\$3,100	2049	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	30%			2023	\$9,200	5	\$100	
Molded Case Bkrs	45%			2040	**	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.

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
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		
<b>Motor Controllers</b>								
Locally Mounted	100%			2037	**	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
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>								
<b>Egress Lighting</b>								
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		
<b>Exterior Lighting</b>								
HID	100%			2019	\$50,600	10		
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2029	**	1-3	\$8,300	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Campus Steam	100%			2024	\$4,900	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant</i>								
<i>Explanation : Steam Comes From Separate Power Plant Building</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%			2024	\$103,400	4	\$700	
<b>Terminal Devices</b>								
Convactor/Radiator	100%	Now	\$7,000	2022	\$139,900	1	\$4,200	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2032	**	1		

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : No Access</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$141,000</b>	<b>\$30,900</b>	<b>\$57,300</b>	<b>\$35,000</b>
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	
<b>Total</b>	<b>\$141,000</b>	<b>\$30,900</b>	<b>\$57,300</b>	<b>\$35,000</b>



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

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

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

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

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

Under 600 Volts

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

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

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

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

## Alarm

## Security System

No Component

70%

Generic

30%

2034

\* \*

1

\$8,400

## Fire/Smoke Detection

Under Construction

100%

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

## 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

Convector/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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1st Floor - Room 150</i>					
		<i>Explanation : 2 Units</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Gearless Traction	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1-6</i>					
		<i>Explanation : Two Units</i>					
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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$14,250,200</b>	<b>\$6,936,400</b>
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
<b>Total</b>	<b>\$14,250,200</b>	<b>\$6,936,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$290,700</b>	<b>\$363,400</b>	<b>\$360,100</b>	<b>\$405,400</b>
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		
<b>Total</b>	<b>\$290,700</b>	<b>\$363,400</b>	<b>\$360,100</b>	<b>\$405,400</b>



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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	
<i>Exposed Reinforcement, Extent : Light, Area Affected : 5%</i>								
<i>Location : 3rd And 5th Floor Sun Shade Cantilevers</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout Underside Of All Sun Shade Cantilevers</i>								
Masonry: Brick	60%	Now	\$969,400	LIFE	**	5	\$314,200	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Bulkheads, Mechanical Penthouse</i>								
<i>Spalling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Bulkheads, Mechanical Penthouse</i>								
Window Wall	35%			2050	**	5	\$687,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%			2049	**	5	\$270,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2039	**	10	\$34,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	70%	0-2	\$633,600	LIFE	**	5	\$35,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 11th Floor Roof</i>								
<i>Explanation : Parapet Walls Were Replaced In 2006</i>								
Masonry: Limestone	10%	Now	\$109,400	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$56,700	LIFE	**	5	\$116,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement Loading Dock Area</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Space / Basement Loading Dock Area</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement Mechanical Space</i>								
<i>Explanation : Staining.</i>								
Ceramic Tile	5%	0-2	\$105,700	2033	**	5	\$26,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	0-2	\$156,800	2037	**	5	\$40,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Raised Access Floor	2%			2033	**	5	\$80,000	
Terrazzo	3%	Now	\$152,100	LIFE	**	5	\$25,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	60%	0-2	\$1,113,000	2029	**	3	\$240,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%			2029	**	3	\$80,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : M R I / Radiology Suite</i>								
<i>Explanation : High Density Vinyl With Wood Grain Look</i>								
Wood	5%			2052	**	5	\$100,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Physical Therapy Suite</i>								
<i>Explanation : Oak Flooring</i>								
Interior Walls								
Ceramic Tile	6%			2033	**	5	\$69,800	
Concrete Masonry Unit	15%	Now	\$79,300	LIFE	**	5	\$69,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room In Basement</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room Penthouse West Wall Shifted By Approx. 1.5 Inches At Base</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations In Basement Mechanical Room</i>								
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	10%			2029	**	5	\$133,300	
AcousTileSusp.Lay-In	25%			2037	**	5	\$266,700	
Exposed Concrete	5%			LIFE	**	5	\$8,300	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse</i>								
Metal Panel	30%			LIFE	**	5	\$400,000	
Plaster	30%	Now	\$85,900	LIFE	**	5	\$200,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 14th Floor Office, Radiology, Pediatrics</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2024	\$80,300	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amps Main Disconnect Switch For Sections C &amp; D</i>								
Under Construction	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Water Damage Caused By Super Storm Sandy</i>								
<hr/>								
<b>Transformers</b>								
Dry Type	100%			2029	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva 480hv-208/120lv</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	50%			2024	\$324,800	5	\$1,900	
Under Construction	50%							
<hr/>								
<b>Raceway</b>								
Conduit	80%			2024	\$638,400	1		
Under Construction	20%							
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$73,400	5	\$1,700	
Molded Case Bkrs	50%			2023	\$366,800	5	\$9,500	
Molded Case Bkrs	10%			2049	**	5	\$1,900	
Molded Case Bkrs	20%			2032	**	5	\$3,800	
Under Construction	10%							

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
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%							
<b>Motor Controllers</b>								
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%							
<b>Ground</b>								
<b>Grounding Devices</b>								
Under Construction	50%							
Generic	50%			LIFE	**	5	\$5,300	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	30%			2037	**	1	\$66,700	
Automatic	70%			2022		1	\$155,700	
<b>Lighting</b>								
<b>Interior Lighting</b>								
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%							
<b>Egress Lighting</b>								
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		
<b>Exterior Lighting</b>								
HID	100%			2019	\$2,791,800	10	\$2,200	

**Alarm**

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

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

**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

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

**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

30%

2027

\* \*

5

\$12,700

Steam

## 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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
HW Heat Exchanger Low Temp	100%			2034	* *	4	\$105,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Equipment Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2024	\$11,300	4	\$1,600	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (8) 1-11 (1) 1-7</i>								
<i>Explanation : 9 Units</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2034	* *	1-5	\$359,300	
Sprinkler No Component Generic	80%			2034	* *	1-2	\$39,900	
Fire Pump 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.

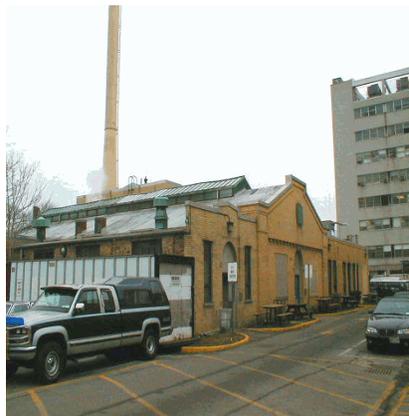
Print Date : 23-Oct-2015

**HEALTH AND HOSPITALS CORP. - FY 2016**

**Asset Name** : 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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$186,200</b>	<b>\$6,700</b>	<b>\$16,800</b>	<b>\$5,400</b>
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			
<b>Total</b>	<b>\$186,200</b>	<b>\$6,700</b>	<b>\$16,800</b>	<b>\$5,400</b>



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

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

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

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

**Asset # : 90**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$263,600	LIFE	**	5	\$28,500	1
	<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : West Facade</i>							
	<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : West Facade</i>							
	<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : West Facade</i>							
Metal Sect. OHD	10%	0-2	\$10,100	2029	**	5	\$4,900	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Cracks</i>							
Windows								
Aluminum	25%	0-2	\$3,300	2040	**	5	\$400	
	<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Steel	75%	Now	\$124,400	2049	**	5	\$14,600	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	70%	Now	\$73,800	LIFE	**	5	\$4,200	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corners</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : West Facade</i>							
Metal Rail	10%	0-2	\$800	2037	**	5	\$4,200	
	<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Stucco Cement	20%	0-2	\$1,600	2037	**	5	\$1,500	
	<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Interior Face Of New Mechanical Area</i>							
	<i>Explanation : Stucco Over Concrete Masonry Units</i>							

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Roof</b>								
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>								
<b>Interior</b>								
<b>Floors</b>								
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>								
<b>Interior Walls</b>								
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>								
<b>Ceilings</b>								
Exposed Concrete	100%	0-2	\$45,800	LIFE		**	5	\$4,400
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

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

**Asset # : 90**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2024	\$2,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 5000 Amps Main Disconnect Switch</i>								
Air Circuit Breaker	50%			2034	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2500 Amps Main Disconnect Switch</i>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Two 1200 Kw</i>								
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**

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Fuel Oil No 6	100%	Now	\$31,500	2054	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Under Construction At The Time Of Survey - Building Extensively Damaged By Superstorm Sandy</i>								
Conversion Equipment Steam Boiler	100%	Now	\$62,200	2044	**	1	\$11,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Very Old Steam Boilers - Undergoing Construction At The Time Of Survey. Mobile Boiler Is On Site</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**  
**CONEY ISLAND HOSPITAL POWER PLANT**  
**Asset # : 90**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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 Chiller/Direct Fire	100%			2029	**	1	\$13,500	
<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%							

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

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

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

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

**Asset # : 90**

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

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*

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

*Maintenance \$ are aggregated over a 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 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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$155,200</b>	<b>\$69,900</b>	<b>\$138,700</b>	<b>\$137,200</b>
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				
<b>Total</b>	<b>\$155,200</b>	<b>\$69,900</b>	<b>\$138,700</b>	<b>\$137,200</b>



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

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

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

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

**Asset #: 14325**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Metal Panel	75%			2044	**	5-10	\$384,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$12,100	
Window Wall	20%			2044	**	5	\$55,900	
Windows								
Aluminum	100%			2040	**	5	\$43,700	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$11,300	
Metal Panel	25%			2044	**	5	\$15,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,100	
Roof								
Modified Bitumen	100%	0-2	\$10,800	2029	**			
<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>								
<b>Interior</b>								
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	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Air Circuit Breaker	50%			2044	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2044	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2044	**	5	\$600	
Raceway								
Conduit	100%			2044	**	1		

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  
CONEY ISLAND HOSPITAL TOWER BUILDING**

**Asset # : 14325**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Using T-5 Lamps</i>					
Fluorescent	80%			2029	**	10	\$88,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Using T-8 Lamps</i>					
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	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Campus Steam	100%			2024	\$40,500	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Power Plant</i>					
			<i>Explanation : Steam Comes From Separate Power Plant Building</i>					

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

**Asset # : 14325**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger	60%			2027	**	1	\$35,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Power Plant Building</i>							
	<i>Explanation : Located In Power Plant</i>							
Pres. Reducing Valve/LP Steam	40%			2033	**	5	\$2,900	
<b>Distribution</b>								
Hot Wtr Piping/Pump	60%			2040	**	4	\$3,600	
Steam Piping/Pump	40%	Now	\$6,900	2050	**	4	\$2,400	
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
<b>Terminal Devices</b>								
Air Handler	40%			2029	**	1	\$29,800	
Fan Coil Unit/Heat	30%			2032	**	1	\$11,700	
Induction Unit	30%			2033	**	1	\$11,700	
<b>Air Conditioning</b>								
Energy Source								
District C.W.	100%			2050	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Power Plant Building</i>							
	<i>Explanation : Chilled Water Comes From Power Plant</i>							
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%			2044	**	4	\$5,900	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2029	**	1	\$74,400	
<b>Heat Rejection</b>								
Water Cool Tower	100%			2025	\$353,000	2	\$121,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Power Plant</i>							
	<i>Explanation : Power Plant Roof</i>							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,100	
<b>Exhaust Fans</b>								
Roof	100%			2029	**	2	\$3,700	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2044	**	1		
<b>HW Heat Exchanger</b>								
Low Temp	100%			2044	**	4	\$11,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor - Room 191</i>							
	<i>Explanation : 2 Units</i>							
<b>Sanitary Piping</b>								
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	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-8</i>						
		<i>Explanation : 5 Units</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$140,600</b>	<b>\$13,700</b>	<b>\$29,000</b>	<b>\$19,800</b>
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
<b>Total</b>	<b>\$140,600</b>	<b>\$13,700</b>	<b>\$29,000</b>	<b>\$19,800</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$297,800	LIFE	**	5	\$48,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, West (entry) Facade</i>								
Masonry: Marble	5%	Now	\$14,900	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Window Lintels</i>								
Windows								
Steel	100%	Now	\$707,800	2051	**	5	\$82,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairwells</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$252,900	LIFE	**	5	\$8,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior/ Exterior Faces</i>								
Masonry: Marble	10%	Now	\$25,800	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Coping At East Parapet</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face South And East Walls</i>								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$199,600	2036		**		
	<i>Drains Clogged, Extent : Light, Area Affected : 15%</i>							
	<i>Location : West Side</i>							
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Throughout, At Connection To Bldg A</i>							
	<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Along South And East Walls</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Rooms On Second Floor</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
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
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Basement</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Basement</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Asbestos 12 X 12</i>							
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
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Room B32</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Room B32</i>							
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**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2026	\$5,000	5	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : No Available Nameplate Ratings</i>							
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	90%			2026	\$67,500	5	\$900	
Molded Case Bkrs	10%			2046	* *	5	\$100	
<hr/>								
Raceway								
Conduit	90%			2026	\$32,500	1		
Conduit	10%			2046	* *	1		
<hr/>								
Panelboards								
Molded Case Bkrs	20%			2042	* *	5	\$200	
Molded Case Bkrs	80%			2025	\$36,700	5	\$800	
<hr/>								
Wiring								
Braided Cloth	70%	2-4	\$36,800	2051	* *	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	30%			2046	* *	1		
<hr/>								
Motor Controllers								
Locally Mounted	80%			2039	* *	5	\$200	
Locally Mounted	20%			2024	\$15,300	5	\$100	
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Water Main</i>							
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	86%			2031	* *	10	\$24,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	10%			2026	\$176,900	10	\$2,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : T-12 Lamps</i>							
Incandescent	4%			2026	\$70,800	2		
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2031	* *	10	\$3,700	
Exit, Service	50%			2036	* *	1		
<hr/>								
Exterior Lighting								
HID	20%			2021	\$28,500	10		
No Component	80%							

**Alarm**

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

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

**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*

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

**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

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Exhaust Fans							
Interior	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	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-2</i>					
		<i>Explanation : 1 Unit</i>					
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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$385,300</b>	<b>\$75,400</b>	<b>\$113,200</b>	<b>\$68,200</b>
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			
<b>Total</b>	<b>\$385,300</b>	<b>\$75,400</b>	<b>\$113,200</b>	<b>\$68,200</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	72%			LIFE	**	5	\$305,800	
Masonry: Limestone	3%			LIFE	**	5	\$9,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Sills</i>								
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	
<i>Air Infiltration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Patient Areas</i>								
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	**			
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Under Cooling Tower Atop Mechanical Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Roof Penetrations</i>								
Plaza Roof: Stone Panels	15%	Now	\$19,900	2046	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Basement Storage And Switch Gear Room</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$68,300	
Ceramic Tile	5%	0-2	\$7,700	2029	**	5	\$3,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Bathrooms</i>								
Terrazzo	15%			LIFE	**	5	\$36,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout First Floor Corridor/lobby</i>								
Vinyl Tile	15%	Now	\$203,700	2036	**	3	\$8,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Corridor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Corridor</i>								
<i>Explanation : Asbestos 12x12 Tiles</i>								
Vinyl Tile	55%			2031	**	3	\$32,200	

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**  
**CUMBERLAND NFCC BLDG C**  
**Asset # : 2727**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
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	
<b>Electrical</b>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								
<b>Transformers</b>								
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>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2026	\$149,900	5	\$600	
<b>Raceway</b>								
Conduit	90%			2026	\$139,800	1		
Conduit	10%			2046	**	1		
<b>Panelboards</b>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	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		

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting								
HID	20%			2026	\$91,100	10	\$100	
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2026	\$73,000	1	\$8,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV And Intrusion Alarm Systems Are Functional</i>						
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%			2021	\$374,600			
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Fuel Oil No 6	100%			2036	**	5	\$32,300	
<b>Conversion Equipment</b>								
Steam Boiler	100%			2024	\$648,900	1	\$103,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 3 Units</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	70%	Now	\$75,000	2034	**	4	\$3,600	
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Basement &amp; Penthouse M E R</i>						
		<i>Damaged, Extent : Severe, Area Affected : 70%</i>						
		<i>Location : Make Up Tank In Boiler Room</i>						
Steam Piping/Pump	30%	Now	\$8,200	2036	**	4	\$1,500	
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
<b>Terminal Devices</b>								
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	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2042	**	1		

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

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

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

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

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

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : B-6</i>									
<i>Explanation : 3 Units</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2036	* *	1-5	\$52,600	
Sprinkler									
	No Component	95%							
	Generic	5%	Now	\$1,200	2036	* *	1-2	\$1,300	
<i>Corroded, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Basement Hallway</i>									
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** : 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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$174,100</b>	<b>\$41,800</b>	<b>\$86,500</b>	<b>\$50,900</b>
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
<b>Total</b>	<b>\$174,100</b>	<b>\$41,800</b>	<b>\$86,500</b>	<b>\$50,900</b>



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

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

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

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

**Asset # : 4132**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick Cavity	85%			LIFE	**	5	\$128,100	
Metal Panel	3%			2046	**	5-10	\$15,500	
Window Wall	12%			2046	**	5	\$33,900	
<b>Windows</b>								
Aluminum	95%			2042	**	5	\$17,200	
Glass Block	3%			LIFE	**	5	\$700	
Metal Louvers	2%			2035	**	10	\$2,300	
<b>Parapets</b>								
Masonry: Brick	95%			LIFE	**	5-10	\$55,000	
Masonry: Limestone	5%	Now	\$13,600	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
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	
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
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	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2046	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2042	**	5	\$300	
Molded Case Bkrs	90%			2042	**	5	\$3,100	

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

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

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

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

**Asset # : 4132**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Thermoplastic	100%			2046	**	1		
<b>Motor Controllers</b>								
Motor Control Center	100%			2039	**	5	\$3,600	
<b>Lighting</b>								
<b>Interior Lighting</b>								
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	
<b>Egress Lighting</b>								
Emergency, Service	50%			2031	**	1		
Exit, Service	50%			2031	**	1		
<b>Exterior Lighting</b>								
HID	90%			2031	**	10	\$400	
Incandescent	10%			2021	\$43,400	2		
<b>Alarm</b>								
<b>Security System</b>								
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>								
<b>Fire/Smoke Detection</b>								
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>								

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

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

**Asset # : 4132**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : Chilled Water From Main Bldg</i>					
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	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1, 2, 3</i>					
		<i>Explanation : Three Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			2046	* *	1-5	\$66,700
Sprinkler							
Generic	100%			2046	* *	1-2	\$37,100

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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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$242,600</b>	<b>\$29,200</b>	<b>\$31,800</b>	<b>\$33,500</b>
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
<b>Total</b>	<b>\$242,600</b>	<b>\$29,200</b>	<b>\$31,800</b>	<b>\$33,500</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$46,300	
Masonry: Brick Cavity	75%	Now	\$532,100	LIFE	**	5	\$69,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$6,900	
Stucco Cement	5%	Now	\$27,400	2031	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Overhang Below 8th Floor Roof</i>								
Window Wall	10%	0-2	\$182,000	2046	**	5	\$17,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Solarium</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Solarium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Solarium</i>								
Windows								
Aluminum	40%			2048	**	5	\$8,800	
Steel	60%	Now	\$707,500	2051	**	5	\$82,800	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	90%	Now	\$34,000	LIFE	**	5	\$3,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West And East Facades</i>								
Masonry: Limestone	5%	Now	\$4,300	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	5%			2039	**	5-10	\$3,600	

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$170,700	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 8th Floor</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 8th Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 8th Floor</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 8th Floor</i>								
<i>Explanation : This Material Is Actually Laminated Material - Not Real Wood</i>								
<hr/>								
<b>Interior Walls</b>								
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	
<hr/>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2031	**	5	\$16,100	
AcousTileSusp.Lay-In	15%	2-4	\$79,900	2046	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<hr/>								
Exposed Concrete	25%			LIFE	**	5-10	\$20,100	
Plaster	35%			LIFE	**	5-10	\$38,700	

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

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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2036	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Power Circuit Breaker Rated @ 2000 Amperes</i>								
Transformers								
Dry Type	100%			2043	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 225 Kva, 480/208/120 Volts</i>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	70%			2026	\$1,730,100	10	\$27,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2031	**	1		
Exit, Service	50%			2026	\$7,300	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting								
Fluorescent	80%			2026	\$191,300	10	\$5,300	
HID	20%			2026	\$56,400	10		
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$8,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways and Outside</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>						
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
Steam Piping/Pump	100%			2036	* *	4	\$2,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room And Pressure Reducing Valve Located In Main Bldg</i>						
		<i>Explanation : Steam From Main Bldg</i>						
Terminal Devices								
Convactor/Radiator	100%			2031	* *	1	\$13,900	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2024	\$28,300	2	\$100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Rm # Bb-8</i>						
Split Unit	10%	0-2	\$20,300	2036	* *			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Various Areas</i>						
		<i>Explanation : Obsolete Units</i>						
Window/Wall Unit	75%			2021	\$67,800	1		
No Component	10%							
Terminal Devices								
Fan Coil - Cooling	10%			2021	\$30,500	1	\$1,400	
No Component	90%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 STAFF HOUSE  
Asset # : 4112**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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
		<i>Corroded, Extent : Severe, Area Affected : 40%</i>					
		<i>Location : Basement</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : One In Each Wing B To 8</i>					
		<i>Explanation : Two Units</i>					
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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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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$6,963,800</b>	<b>\$44,838,400</b>
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
<b>Total</b>	<b>\$6,963,800</b>	<b>\$44,838,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$711,200</b>	<b>\$583,900</b>	<b>\$856,200</b>	<b>\$639,000</b>
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
<b>Total</b>	<b>\$711,200</b>	<b>\$583,900</b>	<b>\$856,200</b>	<b>\$639,000</b>



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

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick Cavity	40%			LIFE	**	5-10	\$178,000	
Masonry: Brick Cavity	45%	Now	\$138,100	LIFE	**	5	\$29,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Zone D</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Zone C</i>								
Masonry: Limestone	5%	Now	\$34,800	LIFE	**	5	\$4,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At Zones C And D</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At Zones C And D</i>								
Metal Rail	8%			2039	**	5-10	\$94,000	
Metal Rail	2%	Now	\$3,500	2039	**	5	\$9,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Parapet At Zone B</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$171,500	2036	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Zone C</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Generator Room</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Over Elevator Penthouse In Zone C</i>								
Modified Bitumen	5%	Now	\$195,200	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Concrete Pavers Over Er</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Er</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Er</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Er</i>								
<i>Explanation : Concrete Pavers Over Roof</i>								
Modified Bitumen	20%			2026	\$436,200	10	\$73,200	
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Zones A, B And D</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Zones A And B</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 11th Floor Of Zone D</i>								
<i>Ponding, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Zones A And B</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over E Wing</i>								
Modified Bitumen	5%			2034	**	10	\$18,300	
Modified Bitumen	30%			2031	**	10	\$109,900	
Single Ply Membrane	28%			2031	**	10	\$102,500	
<i>Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Lower Roofs Of New Wings Facing Broadway</i>								
Skylight, Metal/Glass	2%			2046	**	10	\$24,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$554,400	
Ceramic Tile	5%			2035	**	5	\$63,400	
Ceramic Tile	5%			2029	**	5	\$63,400	
Sheet Vinyl/Rubber	5%			2034	**	5	\$95,000	
Terrazzo	5%			LIFE	**	5	\$99,000	
Vinyl Tile	37%			2031	**	3	\$175,800	
Vinyl Tile	33%			2031	**	3	\$156,800	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
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	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	30%			2026	\$60,300	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Rooms ( Broadway )</i>								
<i>Explanation : Main Service Switches Rated @ 2- 4000 Amperes</i>								
Air Circuit Breaker	10%			2026	\$20,100	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room ( 41st Street )</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>								
Air Circuit Breaker	10%			2036	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room ( 41st Street )</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes Lvpb</i>								
Fused Disc Sw	50%			2036	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room ( F- Plant )</i>								
<i>Explanation : Main Service Switches Rated @ 2- 2000 Amperes And 1- 1600 Amperes</i>								

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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		Priority	
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	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 41st Street Electrical Room</i>							
	<i>Explanation : 225 Kva, 208/480v</i>							
Dry Type	50%			2024	\$8,100	5	\$1,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Baxter / Broadway Electrical Room</i>							
	<i>Explanation : 500 Kva, 480/208/120 V</i>							
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		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Old Section Of The Building</i>							
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	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Broadway And 41st Street Basement</i>							
	<i>Explanation : Corroded</i>							
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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Generators								
Diesel	50%			2039	**	1	\$166,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room ( F- Plant )</i>						
		<i>Explanation : 1- 1500 Kw And 3- 600 Kw</i>						
Diesel	20%			2039	**	1	\$66,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room ( 41st Street )</i>						
		<i>Explanation : 671 Kw</i>						
Diesel	20%			2039	**	1	\$66,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room ( Broadway )</i>						
		<i>Explanation : 671 Kw</i>						
Diesel	10%			2022		1	\$33,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room ( Baxter )</i>						
		<i>Explanation : 400 Kw</i>						
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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room ( Baxter )</i>						
		<i>Explanation : 275 Gallons</i>						
Day Tank	20%			2025	\$12,600	5	\$31,400	
Day Tank	20%			2048	**	5	\$31,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room ( F- Plant )</i>						
		<i>Explanation : 4000 Gallons</i>						
Main Tank	40%			2061	**	5	\$10,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : F- Plant</i>						
		<i>Explanation : 12,000 Gallons Capacity</i>						
Lighting								

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

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

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

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.

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2036	**	1		
<i>Repairs In Progress, Extent : Light, Area Affected : 100%</i> <i>Location : Fuel Conversion, Basement Boiler Room</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : 3 Boilers Are Dual Fuel Using Gas And #6 Fuel Oil</i>								
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$838,500	
<i>Repairs In Progress, Extent : Light, Area Affected : 50%</i> <i>Location : 2 Units Are Removed, Total Replacement Is In Progress</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : 4 Boilers, 2 Have Been Removed, Only 2 Units Are Operable</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2034	**	4	\$37,600	
<i>Other Observation, Extent : Light, Area Affected : 60%</i> <i>Location : Various Locations</i> <i>Explanation : 5 Sets Of Duplex Heat Exchangers Serving Reheat System</i>								
Steam Piping/Pump	40%	Now	\$120,900	2036	**	4	\$16,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i> <i>Location : Vacuum Pumps And Return Lines, Various Areas</i> <i>Steam Traps Faulty, Extent : Severe, Area Affected : 25%</i> <i>Location : Throughout</i>								
Terminal Devices								
Air Handler	5%			2021	\$233,400	1	\$26,200	
Air Handler	45%	Now	\$42,000	2026	\$2,100,700	1	\$212,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i> <i>Location : Pneumatic Control System, Various Areas</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 70%</i> <i>Location : 4 Sets, Basement Chiller Room</i> <i>Explanation : R-11 Reprigerant</i>								
Ext Pkg Unit - Cooling	10%			2031	**	2	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Location : Lower Roof</i> <i>Explanation : 5 Units Using 407a Refrigerant</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	70%	Now	\$133,300	2036	* *	4	\$29,200	
			<i>Corroded, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Return Line In Sub Basement And Basement</i>					
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	
			<i>Broken, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Insulation</i>					
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Piping At Roof</i>					
			<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : All The Valves, Roof</i>					
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	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : 2- Oil Fired Water Heaters Serve Emergency Decontamination Showers</i>					
No Component	90%							
HW Heat Exchanger								
Low Temp	100%	Now	\$5,400	2026	\$268,600	4	\$83,700	
			<i>Broken, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 1 Circulation Pump, Mech Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : Both Tank System And Instantaneous System In Place</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Plumbing</b>							
Sump Pump(s) Rigid Piping	100%			2026	\$11,300	4	\$2,500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Sub Basement</i>						
	<i>Explanation : 2 Duplex Units</i>						
Sewage Ejector(s) Electric	100%	Now	\$1,100	2026	\$11,300	4	\$1,600
	<i>Not in Service, Extent : Severe, Area Affected : 50%</i>						
	<i>Location : 1 Motor</i>						
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Sub Basement</i>						
	<i>Explanation : Duplex Unit</i>						
Backflow Preventer Not Accessible	100%						
Fixtures Generic	100%						
<b>Vertical Transport</b>							
<b>Elevators</b>							
Gearless Traction	95%			LIFE		**	
	<i>Other Observation, Extent : Light, Area Affected : 95%</i>						
	<i>Location : (11) A,B,C,D,E,F Serves All Floors. (1) Freight B-11</i>						
	<i>Explanation : 12 Units</i>						
Hydraulic	5%			LIFE		**	
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
	<i>Location : Sub Bsmt To Bsmt</i>						
	<i>Explanation : 1 Unit, For Freight</i>						
<b>Fire Suppression</b>							
<b>Standpipe</b>							
Generic	100%			2036	**	1-5	\$426,900
<b>Sprinkler</b>							
No Component	15%				**		
Generic	85%			2036	**	1-2	\$201,600
<b>Fire Pump</b>							
Generic	100%			2029	**	1	\$158,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Fire Pump Room</i>						
	<i>Explanation : One Pump Serves Sprinklers / One Pump Serves Stand Pipe System</i>						
Chemical System Generic	100%			2024	\$26,700	1-3	\$50,600

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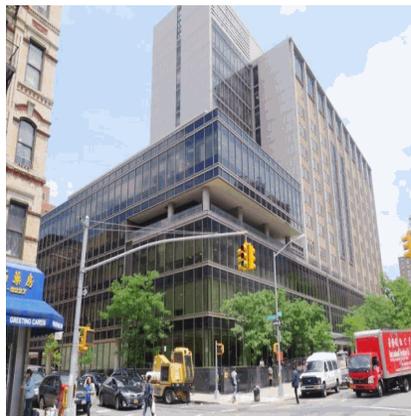
Print Date : 23-Oct-2015

**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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$2,808,800</b>	<b>\$3,672,300</b>
Importance Code A	\$615,100	\$1,149,800
Importance Code B	\$1,318,100	\$2,022,500
Importance Code C	\$875,600	\$499,900
<b>Total</b>	<b>\$2,808,800</b>	<b>\$3,672,300</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$548,900</b>	<b>\$332,700</b>	<b>\$454,000</b>	<b>\$359,000</b>
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	
<b>Total</b>	<b>\$548,900</b>	<b>\$332,700</b>	<b>\$454,000</b>	<b>\$359,000</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$116,800	
Masonry: Brick	3%	Now	\$36,000	LIFE	**	5	\$11,700	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Site Wall</i>								
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	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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		10	\$223,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 16th Floor</i>								
<i>Explanation : Mechanical Penthouse</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : High End Vinyl Flooring</i>								

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**HEALTH AND HOSPITALS CORP. - 819  
GOUVERNEUR HEALTHCARE SERVICES**

**Asset # : 100**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	10	\$144,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Compressor Room</i>								
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	
<b>Ceilings</b>								
AcousTileConcealSpLn	35%			2043	**	5	\$278,700	
AcousTileSusp.Lay-In	40%			2043	**	5	\$254,900	
Gypsum Board	25%			LIFE	**	5-10	\$547,500	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2056	**	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Disconnect Switches Rated At 4000 Amps Each</i>								
<b>Transformers</b>								
Dry Type	100%			2046	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 500 KVA</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2056	**	5	\$2,200	
<b>Raceway</b>								
Conduit	100%			2056	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2051	**	5	\$11,200	
<b>Wiring</b>								
Busway	20%			2046	**	1		
Thermoplastic	80%			2056	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2046	**	5	\$600	
Motor Control Center	80%			2046	**	5	\$9,300	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Stand-by Power</b>								

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**HEALTH AND HOSPITALS CORP. - 819  
GOUVERNEUR HEALTHCARE SERVICES**

**Asset # : 100**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	\$131,000	
Generators								
Diesel	100%			2041	* *	1	\$164,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room, Penthouse</i>						
		<i>Explanation : 1000 Kw</i>						
Batteries								
Nickel Cadmium	100%			2022	\$1,500	5	\$94,900	
Fuel Storage								
Day Tank	20%			2051	* *	5	\$15,800	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 245 Gal</i>						
Main Tank	80%			2066	* *	5	\$10,000	
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 7000 Gal</i>						
Lighting								
Interior Lighting								
Fluorescent	60%			2036	* *	10	\$234,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	40%			2036	* *	10	\$156,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 And Compact</i>						
Egress Lighting								
Emergency, Service	50%			2036	* *	1		
Exit, LED	50%			2066	* *	1		
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	* *			

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Utility Steam	100%			2052	* *	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam From Con Edison</i>						

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**HEALTH AND HOSPITALS CORP. - 819  
GOUVERNEUR HEALTHCARE SERVICES**

**Asset # : 100**

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

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

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**HEALTH AND HOSPITALS CORP. - 819  
GOUVERNEUR HEALTHCARE SERVICES**

**Asset # : 100**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$375,800	
<b>Exhaust Fans</b>								
Interior	90%			2036	**	2	\$11,700	
Roof	10%			2036	**	2	\$1,300	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2056	**	1		
<b>HW Heat Exchanger</b>								
Low Temp	100%			2056	**	4	\$42,100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2036	**	4	\$1,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 New Units In The Basement</i>								
<b>Sewage Ejector(s)</b>								
Compressed Air	100%			2056	**	4	\$1,600	
<b>Backflow Preventer</b>								
Generic	100%			2036	**	1	\$26,100	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (4) B-13, (4) I-5, (1) B-14</i>								
<i>Explanation : 9 Units</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2056	**	1-5	\$222,600	
<b>Sprinkler</b>								
Generic	100%			2056	**	1-2	\$119,200	
<b>Fire Pump</b>								
Generic	100%			2041	**	1	\$79,500	
<b>Chemical System</b>								
Generic	100%			2026	\$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.*

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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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$197,000</b>	<b>\$6,100</b>	<b>\$16,500</b>	<b>\$8,700</b>
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			
<b>Total</b>	<b>\$197,000</b>	<b>\$6,100</b>	<b>\$16,500</b>	<b>\$8,700</b>



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

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

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

**Asset # : 101**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$24,800	LIFE	**	5	\$23,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Copper/Terne	5%			2046	**	10	\$7,000	
Masonry: Brick	70%	Now	\$257,900	LIFE	**	5	\$41,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East, South, North Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East, South, North Facade</i>								
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	
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2034	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Decorative Metal Grills</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$7,300	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Cornice, Main Facade</i>								
Masonry: Brick	70%	Now	\$378,800	LIFE	**	5	\$6,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade, South Facade</i>								
Metal: Cage/Fence	15%	2-4	\$1,400	2031	**	5	\$4,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	70%	Now	\$125,400	2036		**		
	<i>Alligating, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Roof Penetrations</i>							
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Debris on Roof, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : All Roofs</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over First Floor</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Exam Room 9</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Copper/terne Metal Panel	12%			2041		**	10	\$11,500
	5%	Now	\$4,400	2039		**		
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Over Medical Records</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Over Medical Records, Basement Below Bilco Doors</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Over Medical Records</i>							
	<i>Explanation : Roof Is Covered With Tar</i>							
Skylight, Metal/Glass	13%	0-2	\$15,000	2036		**		
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Exam Room 9</i>							
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
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : 2nd Floor</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : 2nd Floor Offices</i>							
Interior Walls								
Glass Block	5%			LIFE		**	10	\$800
Masonry: Brick	25%	Now	\$76,700	LIFE		**		
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Medical Records Room</i>							
Plaster	70%			LIFE		**	5-10	\$22,900

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

**Asset # : 101**

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

**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*

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

**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**

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

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

**Asset # : 101**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
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>							
<b>Egress Lighting</b>								
Emergency, Battery	50%			2026	\$24,700	10	\$4,300	
Exit, Service	50%			2026	\$6,100	1		
<b>Exterior Lighting</b>								
HID	20%			2026	\$13,200	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2026	\$10,600	1	\$1,300	
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Analog	20%			2026	\$36,300			

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
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>							
<b>Conversion Equipment</b>								
Steam Boiler	100%			2024	\$178,100	1	\$35,400	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
<b>Distribution</b>								
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>							
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2031	**	1	\$11,600	

**Air Conditioning**

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

**Asset # : 101**

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

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

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

**Asset # : 101**

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
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	
<b>Windows</b>								
Aluminum	100%			2051	**	5	\$22,000	
<b>Parapets</b>								
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	
<b>Roof</b>								
Built-Up (BUR)	40%			2034	**	10	\$23,800	
Modified Bitumen	60%			2034	**	10	\$35,700	
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
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	**			
<b>Ceilings</b>								
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	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2026	\$40,200	5	\$800	
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2026	\$149,900	5	\$800	

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

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
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	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Stand-by Power</b>								
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	
<b>Lighting</b>								
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	
<b>Alarm</b>								
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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
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 Chiller/Steam/HW Window/Wall Unit	90%			2039	**	1	\$119,900	
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**

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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$8,300,800</b>	<b>\$52,364,900</b>
Importance Code A	\$1,403,000	\$3,381,700
Importance Code B	\$6,861,600	\$48,983,100
Importance Code C	\$36,200	
<b>Total</b>	<b>\$8,300,800</b>	<b>\$52,364,900</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$994,100</b>	<b>\$446,900</b>	<b>\$685,900</b>	<b>\$497,900</b>
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
<b>Total</b>	<b>\$994,100</b>	<b>\$446,900</b>	<b>\$685,900</b>	<b>\$497,900</b>



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

**Asset # : 102**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	Now	\$686,300	LIFE	**	5	\$358,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
Metal Panel	5%	Now	\$22,100	2046	**	5	\$2,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			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	

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

**Asset # : 102**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	30%	2-4	\$221,300	2046	**	5	\$167,200	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2026	\$160,700	5	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Disconnects Rated @ 6000 Amperes Each.</i>								
<b>Transformers</b>								
Dry Type	50%			2024	\$8,100	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 5106a</i>								
<i>Explanation : 2-150kva, 2-112.5kva Serving The X-ray Equipment</i>								
Dry Type	50%			2031	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 225kva, 480/277/208 Volts</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	80%			2026	\$519,700	5	\$3,000	
Fused Disc Sw	20%			2026	\$129,900	5	\$600	
<b>Raceway</b>								
Busway	5%			2024	\$39,900	1		
Conduit	80%			2026	\$638,400	1		
Conduit	15%			2036	**	1		
<b>Panelboards</b>								
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	

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

**Asset # : 102**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$614,600	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 4- Emergency Generators Rated @ 350kw Each.</i>								
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$26,900	
Fuel Storage								
Day Tank	50%			2048	**	5	\$55,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 600 Gallons Rated Capacity</i>								
Main Tank	50%			2029	**	5	\$8,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2- 20,000 Gallons Rated Capacity</i>								
Lighting								

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

**Asset # : 102**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	60%			2021	\$20,604,700	10	\$328,800	
		<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	35%			2026	\$12,019,400	10	\$191,800	
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2026	\$1,717,100	10	\$27,400	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
<b>Egress Lighting</b>								
Emergency, Service	45%			2026	\$135,300	1		
Emergency, Battery	5%			2026	\$41,200	10	\$7,200	
Exit, Service	50%			2034	* *	1		
<b>Exterior Lighting</b>								
HID	100%			2026	\$2,807,500	10	\$2,200	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2029	* *	5	\$1,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof / Stacks Only</i>						
		<i>Explanation : Lightning Rods In The Stacks Only</i>						
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2026	\$674,700	1	\$81,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : Cctv Surveillance Cameras</i>						
<b>Fire/Smoke Detection</b>								
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, Horns And Alarm Bells</i>						

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

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

**Asset # : 102**

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

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

**Asset # : 102**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
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	
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Mechanical Equipment Room</i>					
Backflow Preventer								
Generic	100%			2031	* *	1	\$36,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Water Meter Room</i>					
			<i>Explanation : Fire And Domestic</i>					
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (10) B-18 (1) B-2</i>					
			<i>Explanation : Ten Units</i>					
<b>Fire Suppression</b>								
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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$252,900</b>	<b>\$114,200</b>	<b>\$212,800</b>	<b>\$90,600</b>
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	
<b>Total</b>	<b>\$252,900</b>	<b>\$114,200</b>	<b>\$212,800</b>	<b>\$90,600</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
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>								
<b>Windows</b>								
Aluminum	85%			2048	**	5	\$30,900	
Metal Louvers	15%			2039	**	10	\$34,100	
<b>Parapets</b>								
Metal Panel	75%			2052	**	5	\$79,000	
Metal Rail	15%			2043	**	5-10	\$73,700	
Granite Panels	10%			LIFE	**	5-10	\$32,300	
<b>Roof</b>								
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	
<b>Interior</b>								
<b>Floors</b>								
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%							
<b>Interior Walls</b>								
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%							
<b>Ceilings</b>								
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%							
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Over 600 Volts</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
Service Equipment Fused Disc Sw	100%			2052	**	3	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Transformers Dry Type	100%			2043	**	3	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1500 Kva, 208/4160 Volts</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2052	**	3	\$1,700	
Feeders Cable	100%			2048	**	1		
Raceway Conduit	100%			2052	**	1		
<b>Under 600 Volts</b>								
Service Equipment Air Circuit Breaker	30%			2052	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Low Voltage Power Circuit Breakers (lvpcb) Rated @ 5000 Amperes Each</i>								
Fused Disc Sw	70%			2052	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Disconnect Switches Rated @ 4000 Amperes Each</i>								
Transformers Dry Type	100%			2043	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 5- 300 Kva, 2- 200 Kva, 208/480 Volts</i>								
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 Drive	80%			2043	**			
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$7,600	
<b>Stand-by Power</b>								

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	100%			2041	**	5	\$12,700	
Steam								
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
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%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$188,700	
Exhaust Fans								
Interior	80%			2036	**	2	\$5,200	
Roof	20%			2036	**	2	\$1,300	
<b>Plumbing</b>								
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%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units B-6, 1 Unit B-7 And 2 Units 1-6</i>						
		<i>Explanation : Total 5 Units.</i>						
<b>Fire Suppression</b>								
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**

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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$155,800</b>	<b>\$6,700</b>	<b>\$41,100</b>	<b>\$11,900</b>
Importance Code A	\$24,200			\$800
Importance Code B	\$105,100	\$6,700	\$41,100	\$11,200
Importance Code C	\$26,500			
<b>Total</b>	<b>\$155,800</b>	<b>\$6,700</b>	<b>\$41,100</b>	<b>\$11,900</b>



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

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

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

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

**Asset # : 124**

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

**Asset # : 124**

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

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

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

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

**Asset # : 124**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	Now	\$49,800	2046	**	5	\$3,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Fourth Floor</i>								
Exposed Concrete	10%	Now	\$26,400	LIFE	**	5	\$600	
<i>Spalling, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : 5th Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations 5th Floor</i>								
Plaster	75%	Now	\$161,700	LIFE	**	5	\$18,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fourth Floor And Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Fourth Floor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2026	\$36,100	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2025	\$30,600	5	\$600	
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$42,100	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2026	\$10,500	1		
<b>Motor Controllers</b>								
Locally Mounted	80%			2024	\$45,900	5	\$100	
Locally Mounted	20%	2-4	\$11,500	2046	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2021	\$1,388,000	10	\$22,200	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2034	**	10	\$2,500	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2021	\$6,700	1		
Exit, Service	50%			2021	\$4,600	1		

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

**Asset # : 124**

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

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

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

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

**Asset # : 124**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
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	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-5</i>						
		<i>Explanation : 1 Unit</i>						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$195,400</b>	<b>\$101,400</b>	<b>\$110,200</b>	<b>\$100,700</b>
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			
<b>Total</b>	<b>\$195,400</b>	<b>\$101,400</b>	<b>\$110,200</b>	<b>\$100,700</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
Roof								
Modified Bitumen	100%	0-2	\$437,300	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 4th Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office In Penthouse</i>								
Exposed Struc: Steel	20%			LIFE	**	10	\$73,000	
Gypsum Board	15%			LIFE	**	5-10	\$94,100	
Electrical								
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**  
**HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG**  
**Asset # : 4366**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Disconnect Switches Rated 1 @ 2000 Amperes, 2 @ 1200 Amperes And 1 @ 1600 Amperes</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator Rated @ 300 Kw</i>								
Batteries								
Nickel Cadmium	100%			2019	\$1,500	5	\$27,200	
Fuel Storage								
Day Tank	50%			2034	**	5	\$11,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 60 Gallons Rated Capacity</i>								
Main Tank	50%			2041	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1000 Gallons Rated Capacity</i>								
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**  
**HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG**  
**Asset # : 4366**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	95%			2026	\$6,656,400	10	\$106,200	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2026	\$350,300	10	\$5,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2026	\$30,700	1		
Exit, Service	50%			2026	\$20,800	1		
<b>Exterior Lighting</b>								
HID	100%			2026	\$470,800	10	\$400	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2034	**	1	\$13,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2034	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways , Basement And Mechanical Rooms</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells And Horns</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Campus Steam	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Martin Luther King Building</i>								
<i>Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4 20,000 Gal Tanks For #2</i>								
<b>Conversion Equipment</b>								
Heat Exchanger	50%			2029	**	1	\$30,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Heat Exchanger Serves Perimeter Heating And Hot Water Coils</i>								
Pres. Reducing Valve/LP Steam	50%			2029	**	5	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Serves Steam Fed Coils And Heat Exchangers</i>								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
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	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : R-22</i>					
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		2	\$110,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Cooling Towers</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$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	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : 2 Units Each With 250 Gallon Tanks</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$8,700	LIFE	**	1		
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Near Roof Area.</i>					

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**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG**

**Asset # : 4366**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
<b>Plumbing</b>							
Sump Pump(s) Submersible	100%			2020	\$6,800	4	\$2,500
Sewage Ejector(s) Electric	100%			2031	* *	4	\$1,600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 2 Duplex Sets</i>					
Backflow Preventer Generic	100%			2031	* *	1	\$7,500
Fixtures Generic	100%						
<b>Vertical Transport</b>							
Elevators Geared Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : (3) 1-4 (1) B-4 (1) B - Ph</i>					
		<i>Explanation : Five Units</i>					
<b>Fire Suppression</b>							
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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$2,779,900</b>	<b>\$10,878,000</b>
Importance Code A	\$1,811,200	\$212,600
Importance Code B	\$968,700	\$10,665,400
<b>Total</b>	<b>\$2,779,900</b>	<b>\$10,878,000</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$209,200</b>	<b>\$44,600</b>	<b>\$66,100</b>	<b>\$79,500</b>
Importance Code A			\$3,400	
Importance Code B	\$180,800	\$44,600	\$62,700	\$79,500
Importance Code C	\$28,400			
<b>Total</b>	<b>\$209,200</b>	<b>\$44,600</b>	<b>\$66,100</b>	<b>\$79,500</b>



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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	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corners, Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Side</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads, South Facade</i>								
Masonry: Limestone	10%	Now	\$82,000	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Clad	15%	Now	\$159,700	2051	**	5	\$9,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Steel	85%	Now	\$545,800	2042	**	5	\$106,400	1
<i>Air Infiltration, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Throughout</i>								

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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	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$24,100	LIFE	**	5	\$1,400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Limestone	10%	Now	\$72,200	LIFE	**	5	\$1,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Northeast Corner Of 9th Floor Parapet</i>								
Roof								
Built-Up (BUR)	60%	Now	\$171,200	2036	**			1
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Over 8th Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	37%	Now	\$134,200	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%	Now	\$55,200	2036	**			1
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Stairwells</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Stairwells</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairwells</i>								

## Interior

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

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

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

Under 600 Volts

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2026	\$40,200	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings Available</i>								
<hr/>								
<b>Transformers</b>								
Dry Type	100%			2024	\$16,200	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 450 Kva,208/120 Volts</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	90%			2026	\$134,900	5	\$500	
Molded Case Bkrs	10%			2026	\$15,000	5	\$400	
<hr/>								
<b>Raceway</b>								
Conduit	100%			2026	\$155,400	1		
<hr/>								
<b>Panelboards</b>								
Molded Case Bkrs	95%			2025	\$116,200	5	\$3,500	
Molded Case Bkrs	5%			2034	**	5	\$200	
<hr/>								
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$171,400	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	20%			2026	\$49,000	1		
Thermoplastic	10%			2036	**	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	10%			2031	**	5	\$100	
Locally Mounted	20%	2-4	\$53,600	2046	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<hr/>								
Locally Mounted	50%			2024	\$133,900	5	\$500	
Motor Control Center	20%			2024	\$45,300	5	\$800	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$4,100	
<hr/>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2024	\$23,000	1	\$42,500	
<hr/>								
<b>Generators</b>								
Diesel	100%			2022	\$180,400	1	\$53,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated @ 700 Kw</i>								
<hr/>								
<b>Batteries</b>								
Lead/Acid	100%			2019	\$1,500	5	\$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  
HARLEM HOSPITAL WOMEN'S PAVILION  
Asset # : 2599**

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

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL WOMEN'S PAVILION**  
**Asset # : 2599**

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	
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2046	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Martin Luther King Building</i>							
	<i>Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4- 20,000 Gallon Tanks For #2 Oil</i>							
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	**	5	\$6,700	
<hr/>								
Distribution								
Steam Piping/Pump	100%	Now	\$40,500	2026	\$810,800	4	\$5,600	
	<i>Leak Evident, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Terminal Devices								
Air Handler	20%	0-2	\$125,200	2036	**	1	\$12,600	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Convactor/Radiator	80%			2031	**	1	\$29,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Manual Control</i>							
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	**	1		
<hr/>								
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%							
<hr/>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$36,900	
No Component	80%							
<hr/>								
Heat Rejection								
Air Condenser Unit	10%			2026	\$20,900	2	\$7,900	
No Component	90%							
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$20,100	
No Component	80%							
<hr/>								
Exhaust Fans								
Interior	10%	Now	\$12,800	2036	**	2	\$300	
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Roof	15%	Now	\$13,800	2036	**	2	\$400	
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2026	\$346,800	1		
HW Heat Exchanger Low Temp	100%	0-2	\$18,000	2036	* *	4	\$11,200	
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Old Nurses Building</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Old Nurses Building Boiler Room</i>					
			<i>Explanation : Located In Adjacent Building</i>					
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	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Water Service</i>					
			<i>Explanation : Located Away From Water Entry Point</i>					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (2) B-8 (1) B-7</i>					
			<i>Explanation : Three Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	\$57,300	
Sprinkler								
No Component	95%							
Generic	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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$106,100</b>	<b>\$82,800</b>	<b>\$114,800</b>	<b>\$208,400</b>
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
<b>Total</b>	<b>\$106,100</b>	<b>\$82,800</b>	<b>\$114,800</b>	<b>\$208,400</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Metal Panel	40%			2055	**	5-10	\$500,500	
Pre-Cast Concrete	50%			LIFE	**	5	\$295,700	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Window Wall	10%			2055	**	5	\$68,200	
<b>Windows</b>								
Aluminum	90%			2050	**	5	\$24,900	
Metal Louvers	10%			2040	**	10	\$17,300	
<b>Parapets</b>								
Metal Panel	30%			2055	**	5	\$15,800	
Metal Rail	10%			2045	**	5-10	\$24,500	
Pre-Cast Concrete	60%			LIFE	**	5	\$51,200	
<b>Roof</b>								
Single Ply Membrane	100%			2035	**	10	\$65,600	
<b>Interior</b>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Patient Rooms</i>								
<i>Explanation : This Component Is Actually Laminated Wood Flooring.</i>								
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
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	

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2045	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4-500 Kva, 480/277/208 Volts - Recently Installed</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2055	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Recently Installed</i>								
Molded Case Bkrs	10%			2055	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Recently Installed</i>								
Raceway								
Conduit	100%			2055	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Panelboards								
Fused Disc Sw	15%			2050	**	5	\$500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Molded Case Bkrs	85%			2050	**	5	\$3,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Wiring								
Thermoplastic	100%			2055	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Motor Controllers								
Locally Mounted	20%			2045	**	5	\$200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Variable Frequency Drive	80%			2045	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Recently Installed</i>								
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		Priority	
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	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : A T S Room</i>							
Generators								
Diesel	100%			2040	**	1	\$52,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Emergency Generator Rated @ 1250 Kw - Recently Installed</i>							
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$5,000	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room In The Roof</i>							
Fuel Storage								
Day Tank	50%			2050	**	5	\$12,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : No Nameplate Rating Available - Recently Installed</i>							
Main Tank	50%			2065	**	5	\$2,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : 20,000 Gallons Rating Capacity; Recently Installed</i>							
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$111,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T- 8 Lamps, Recently Installed</i>							
Fluorescent	5%			2035	**	10	\$6,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : T-5 Lamps, Recently Installed</i>							
Fluorescent	5%			2035	**	10	\$6,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures, Recently Installed</i>							
Egress Lighting								
Emergency, Service	50%			2035	**	1		
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Exit, LED	50%			2065	**	1		
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Exterior Lighting								
HID	100%			2035	**	10	\$400	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside</i>							

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2065	**	5	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Recently Installed</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$15,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Recently Installed C C T V Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Recent Installation. Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$66,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Units. ( 2 For Heating, 1 For Both Heating &amp; Domestic Hot Water ) 3 Heat Exchangers</i>								
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	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Multistacks Sets, Penthouse</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2051	**	4	\$6,700	

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	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	**		
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
	<i>Location : (2) 1-5 (1) C-6, Ph (1) C-6</i>						
	<i>Explanation : 4 Units</i>						
Hydraulic	10%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
	<i>Location : C-1</i>						
	<i>Explanation : 1 Unit</i>						
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

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

Maintenance \$ are aggregated over a 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** : 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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$237,500</b>	<b>\$221,100</b>	<b>\$193,100</b>	<b>\$261,700</b>
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		
<b>Total</b>	<b>\$237,500</b>	<b>\$221,100</b>	<b>\$193,100</b>	<b>\$261,700</b>



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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick Cavity	90%			LIFE	**	5	\$185,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Window Wall	10%			2055	**	5	\$77,400	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Connecting Corridor To Nursing Facility</i>								
<b>Windows</b>								
Aluminum	95%			2041	**	5	\$25,900	
Metal Louvers	5%			2034	**	10	\$8,500	
<b>Parapets</b>								
Masonry: Brick Cavity	75%			LIFE	**	5	\$29,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Rail	20%			2038	**	5-10	\$140,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$12,200	
<b>Roof</b>								
Single Ply Membrane	100%			2035	**	10	\$111,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	70%			2045	**	5	\$281,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$100,400	

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

Under 600 Volts

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**  
**HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY**  
**Asset # : 14738**

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

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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**  
**HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY**  
**Asset # : 14738**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Fuel Storage Day Tank	50%			2047	**	5	\$24,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Nameplate Ratings Available</i>								
Main Tank	50%			2060	**	5	\$3,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 20,000 Gallons Capacity</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	20%			2025	\$3,083,600	10	\$49,200	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Sections</i>								
Fluorescent	70%			2033	**	10	\$172,200	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2033	**	10	\$12,300	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Fluorescent	5%			2033	**	10	\$12,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2033	**	1		
Exit, LED	50%			2060	**	1		
<b>Exterior Lighting</b>								
HID	100%			2025	\$1,036,000	10	\$800	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2033	**	1	\$30,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2033	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detector, Horns And Alarm Bells</i>								

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

**Heating**

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	65%			2030	**	1	\$86,200	
		<i>Other Observation, Extent : Light, Area Affected : 65%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Hot Water Boiler	35%			2042	**	1	\$46,400	
		<i>Other Observation, Extent : Light, Area Affected : 35%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 1 Unit</i>						
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	
<b>Air Conditioning</b>								
Energy Source								
Electricity	40%			2041	**	1		
Natural Gas	60%			2051	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	60%			2025	\$887,400	1	\$174,200	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Reciprocating Compr/Chiller	40%			2033	**	1	\$49,800	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>						
		<i>Location : 2 Set Of Multistacks, Penthouse</i>						
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	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$149,600	
Exhaust Fans								
Interior	80%			2033	**	2	\$6,600	
Roof	20%			2033	**	2	\$1,600	
<b>Plumbing</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**  
**HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY**  
**Asset # : 14738**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2051	* *	1		
Water Heater Gas Fired	100%			2024	\$63,800	2	\$3,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Upper Penthouse</i>						
		<i>Explanation : 4 Units</i>						
HW Heat Exchanger HTHW/HW	100%			2051	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Upper Penthouse</i>						
		<i>Explanation : 4 Units</i>						
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) 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%							
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (2) C-7, Ph (4) C-7</i>						
		<i>Explanation : 6 Units</i>						
<b>Fire Suppression</b>								
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	

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

Maintenance \$ are aggregated over a 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** : 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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$98,000</b>	<b>\$119,600</b>	<b>\$96,100</b>	<b>\$126,900</b>
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	
<b>Total</b>	<b>\$98,000</b>	<b>\$119,600</b>	<b>\$96,100</b>	<b>\$126,900</b>



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

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	35%			LIFE	**	5	\$35,400	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stucco Overhang At Main Entrance.</i>								
<i>Explanation : Minor Horizontal Cracking.</i>								
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	
<b>Parapets</b>								
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	
<b>Roof</b>								
IRMA/Protected Membrane	35%			2030	**	10	\$20,900	
Single Ply Membrane	65%			2030	**	10	\$38,900	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$43,100	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Mechanical &amp; Fire Pump Spaces.</i>								
<i>Explanation : Staining (Rust) From Condensate Drains Was Evident.</i>								
Ceramic Tile	5%			2034	**	5	\$9,900	
Terrazzo	10%			LIFE	**	5	\$15,400	
Vinyl Tile	75%			2030	**	3	\$55,500	
<b>Interior Walls</b>								
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	
<i>Recent Repair Evident, Extent : Light, Area Affected : 1%</i>								
<i>Location : 4th Floor Side 4b</i>								
Travertine Panels	10%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	35%			2038	**	5	\$75,200	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement.</i>								
<i>Explanation : Minor Staining.</i>								
Gypsum Board	50%			LIFE	**	5	\$134,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 1%</i>								
<i>Location : 4th Floor Lobby Soffit</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2038	**	5	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : (2) 112.5 Kva And (2) 225 Kva Transformers</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	**	5	\$600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : (1) 2000 Amp Main Switch</i>							
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	
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Fire Pump Room</i>							
	<i>Explanation : 100 Amp. For Fire Pump.</i>							
Generators								
Diesel	100%			2034	**	1	\$51,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 500 Kva</i>							
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$4,900	
Fuel Storage								
Day Tank	100%	4+	\$2,000	2041	**	5	\$12,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 550 Gallons - Always In Alarm</i>							
Lighting								
Interior Lighting								
Fluorescent	100%			2030	**	10	\$120,900	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>T-5 Lamps, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>T-8 Lamps, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							

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

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

**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	**			

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
		<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Pump Room</i>						

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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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$154,100</b>	<b>\$17,500</b>	<b>\$6,400</b>	<b>\$23,100</b>
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			
<b>Total</b>	<b>\$154,100</b>	<b>\$17,500</b>	<b>\$6,400</b>	<b>\$23,100</b>



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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	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stage Wall</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rotunda Wall At Flat Roof Level</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stage Wall</i>								
Pre-Cast Concrete	10%	Now	\$24,300	LIFE	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Wall Located By Exterior Site Stair And Rotunda Cornice</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Wall Located By Exterior Site Stair And Rotunda Cornice</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rotunda Cornice</i>								
<i>Explanation : Expansion Joint Missing Between Cornice And Brick Wall</i>								
Window Wall	5%			2045	**	5	\$4,500	
Windows								
Aluminum	100%	Now	\$1,500	2033	**	5	\$900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby.</i>								
Parapets								
Masonry: Brick	65%	Now	\$28,800	LIFE	**	5	\$4,900	1
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Flat Roof Parapet</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Flat Roof Parapet</i>								
Metal Rail	10%			2038	**	5-10	\$13,500	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Flat Roof Area.</i>								
<i>Explanation : Rail Was Separated At Solid Corner Joint.</i>								
Pre-Cast Concrete	25%	Now	\$3,400	LIFE	**	5	\$11,800	1
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Copings At Flat Roof</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping Joints At Flat Roof</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Roof</b>								
Single Ply Membrane	94%	Now	\$3,800	2025	\$75,100			
<i>Debris Present, Extent : Light, Area Affected : 10%</i>								
<i>Location : Flat Roof Area</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 20%</i>								
<i>Location : Curved Flat Roof.</i>								
Skylight, Metal/Glass	6%	Now	\$10,500	2035	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Glazing Clouded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Explanation : Glazing Joints Missing/ Cracked</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	45%			2024	\$112,400	3	\$12,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Front Of Stage</i>								
Cast in Place Concrete	5%	0-2	\$500	LIFE	**	5	\$2,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2034	**	5	\$1,000	
Terrazzo	15%	Now	\$2,700	LIFE	**	5	\$2,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations.</i>								
Vinyl Tile	15%			2030	**	3	\$1,100	
Wood	15%	2-4	\$9,700	2053	**	5	\$2,700	
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Stage, Located Below Roof Skylight/ Lantern</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	15%			LIFE	**	5	\$600	
Glass: Single Pane	10%			LIFE	**	5	\$700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Entrance Lobby</i>								
Masonry: Brick	55%			LIFE	**			
Mosaic Tile	2%			LIFE	**			
Plaster	18%	Now	\$700	LIFE	**	5	\$500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Men's Dressing Room</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fenced Outside</i>								
<i>Explanation : One 250 Kva. This Equipment Is Dedicated To Power The Chiller Only.</i>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$400	
Fuel Storage								
Day Tank	100%			2041	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Below Generator</i>								
<i>Explanation : 200 Gallon</i>								

## Lighting

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	10%			2020	\$43,200	10	\$1,200	
	<i>T-12 Lamps, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Incandescent	10%			2020	\$43,200	2		
Incandescent	80%			2020	\$346,000	2	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
	<i>Location : Auditorium Stage Lighting</i>							
	<i>Explanation : Connected With Dimmer Switch.</i>							
<b>Egress Lighting</b>								
Emergency, Battery	70%			2020	\$12,300	10	\$2,200	
Exit, Service	30%			2020	\$600	1		
<b>Exterior Lighting</b>								
HID	100%			2020	\$44,000	10		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Exterior</i>							
	<i>Explanation : Controlled Via Photocell</i>							
<b>Alarm</b>								
Fire/Smoke Detection No Component	80%							
Generic, Digital	20%			2033	**			
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Campus Steam	100%			2035	**	1		
<b>Conversion Equipment</b>								
Heat Exchanger	40%			2021	\$1,100	1	\$2,500	
Pres. Reducing Valve/LP Steam	60%			2021	\$4,900	5	\$500	
<b>Distribution</b>								
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	60%	4+	\$16,900	2025	\$42,300	1	\$4,300	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
Convactor/Radiator	40%			2023	\$49,400	1	\$1,700	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside Of The Building</i>							
	<i>Explanation : Electricity For Chiller Supplied By A Generator Placed Outside Of The Building</i>							
Conversion Equipment								
Reciprocating Compr/Chiller	100%			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	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,100	
Exhaust Fans								
Interior	20%	4+	\$10,300	2035	**	2	\$100	
	<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Mechanical Room</i>							
Roof	80%	Now	\$8,300	2035	**	2	\$300	
	<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
<b>Plumbing</b>								
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%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Throughout Site</i>							
	<i>Explanation : Backflow Preventers Are Part Of The Water Campus Water Supply System And Are In Various Locations</i>							

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

**Asset # : 82**

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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$11,945,500</b>	<b>\$11,847,000</b>
Importance Code A	\$1,227,900	\$764,100
Importance Code B	\$10,717,600	\$10,851,600
Importance Code C		\$231,300
<b>Total</b>	<b>\$11,945,500</b>	<b>\$11,847,000</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$423,300</b>	<b>\$398,300</b>	<b>\$706,700</b>	<b>\$421,100</b>
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	
<b>Total</b>	<b>\$423,300</b>	<b>\$398,300</b>	<b>\$706,700</b>	<b>\$421,100</b>



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

**Asset # : 55**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$53,400	
Masonry: Brick	88%	0-2	\$724,800	LIFE	**	5	\$469,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout.</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout.</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Much Of The Staining And Lintel Erosion Is From Window A/ C Unit Condensation.</i>								
Metal Panel	2%			2055	**	5-10	\$73,400	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Stair Tower At Loading Dock Area</i>								
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	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 12th Floor Roof Parapet.</i>								
<i>Explanation : Roof Membrane Separated Vertically From The Parapet Wall; Counter Flashing Missing.</i>								
Masonry: Limestone	10%	2-4	\$27,900	LIFE	**	5	\$6,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 12th Floor Roof Parapet</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout.</i>								
Roof								
IRMA/Protected Membrane	15%			2030	**	10	\$44,000	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Lower Roof Areas And Over Generator Room</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$115,700	LIFE	**	5	\$237,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Ceramic Tile	5%			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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interwoven With Vinyl Composite Tile In Various Locations.</i>								
<i>Explanation : Vinyl Tile 9 X 9</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Emergency Generator Room Tunnel</i>								
Ceramic Tile	5%			2034	**	5	\$59,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$23,700	
<i>Patching Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations In Mechanical Rooms.</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations In Mechanical Rooms</i>								
<i>Explanation : Peeling Paint</i>								
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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout.</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout.</i>								
Exposed Concrete	10%			LIFE	**	5	\$17,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement And Sub-basement Levels.</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Basement And Sub-basement.</i>								
Metal Panel	5%	Now	\$18,600	LIFE	**	5	\$68,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Emergency Generator Room.</i>								
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		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%			2035	**	5	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amp Main Disconnect Switch</i>								
Transformers								
Dry Type	40%			2030	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 300 Kva</i>								
Dry Type	40%			2023	\$6,500	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 225 Kva And One 112.5 Kva</i>								
Dry Type	20%			2038	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Switchgear Room 2 And Basement</i>								
<i>Explanation : One 112.5, 150 And (2) 500 Kva</i>								
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	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	10%			2041	**	5	\$1,900	
Wiring								
Braided Cloth	60%	2-4	\$737,600	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	40%			2035	**	1		
Motor Controllers								
Locally Mounted	5%			2030	**	5	\$200	
Motor Control Center	90%	0-2	\$260,800	2038	**	5	\$9,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Spaces ( Basement/ Penthouse)</i>								
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**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Ground</b>								
Grounding Devices Not Accessible	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Located Behind Hot Water Heaters</i>							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	50%			2030	* *	1	\$113,400	
Automatic	50%			2023		1	\$113,400	
Generators								
Diesel	100%			2028	* *	1	\$285,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Two 1250 Kva</i>							
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$27,300	
Fuel Storage								
Day Tank	60%			2024	\$32,400	5	\$80,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Two 275 Gallons</i>							
Main Tank	40%			2028	* *	5	\$8,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : Two 10,000 Gallons</i>							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	76%			2030	* *	10	\$506,500	
	<i>T-12 Lamps, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fluorescent	20%			2030	* *	10	\$133,300	
	<i>T-8 Lamps, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
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	
<b>Alarm</b>								

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

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

**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*

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

**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.  
Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Terminal Devices								
Air Handler	25%			2020	\$1,001,600	1	\$112,300	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Fan Room</i>							
Air Handler	25%			2030	**	1	\$112,300	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Various Mechanical Equipment Rooms</i>							
Convactor/Radiator	30%			2030	**	1	\$70,400	
Fan Coil Unit/Heat	20%			2020	\$2,225,100	1	\$46,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Reheat Coils With A Small Number Of Unit Heaters In Mechanical Spaces</i>							
<b>Air Conditioning</b>								
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	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 2 Absorption Chillers</i>							
Centrifugal, Elec Chiller	60%	4+	\$240,400	2028	**	1	\$424,600	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 3 Units Working At Reduced Capacity</i>							
Window/Wall Unit	15%			2020	\$229,100	1		
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	60%			2045	**	4	\$32,200	
No Component	40%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	30%			2033	**	1	\$134,800	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Fan Room</i>							
Air Handler/Cool/Ht	30%			2020	\$946,800	1	\$134,800	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Fan Room</i>							
No Component	40%							

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

**Asset # : 55**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Heat Rejection</b>								
Water Cool Tower	80%	4+	\$85,300	2023	\$1,706,200	2	\$468,000	
<i>Leak Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
No Component	20%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$405,200	
<b>Exhaust Fans</b>								
Interior	95%	4+	\$780,200	2035	**	2	\$16,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Various Locations</i>								
Roof	5%			2020	\$29,500	2	\$1,100	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%	4+	\$111,000	2035	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<b>HW Heat Exchanger</b>								
Low Temp	100%			2025	\$230,500	4	\$107,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Units With 1000 Gallon Storage; 1 Unit With 350 Gallon Storage Serves Kitchen Only</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2025	\$11,300	4	\$2,500	
<b>Sewage Ejector(s)</b>								
Not Accessible	100%							
<b>Backflow Preventer</b>								
Generic	100%			2025	\$72,000	1	\$44,500	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (3) B-11, (5) B-12, (2) B-6</i>								
<i>Explanation : 10 Units</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
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**

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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$4,180,200</b>	<b>\$5,270,900</b>
Importance Code A	\$2,617,500	\$459,300
Importance Code B	\$1,562,800	\$4,642,600
Importance Code C		\$169,000
<b>Total</b>	<b>\$4,180,200</b>	<b>\$5,270,900</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$315,400</b>	<b>\$168,400</b>	<b>\$165,100</b>	<b>\$216,500</b>
Importance Code A	\$146,900	\$27,600	\$5,500	\$19,800
Importance Code B	\$131,000	\$124,500	\$159,600	\$196,800
Importance Code C	\$37,400	\$16,400		
<b>Total</b>	<b>\$315,400</b>	<b>\$168,400</b>	<b>\$165,100</b>	<b>\$216,500</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4**

**Asset # : 56**

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4**

**Asset # : 56**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Parapets</b>								
Masonry: Brick	85%			LIFE	**	5	\$14,500	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Main Roof</i>							
Metal Panel	5%			2045	**	5	\$3,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 13th Floor Roof.</i>							
	<i>Explanation : Metal Panel Refers To Coping.</i>							
Metal Rail	10%			2038	**	5-10	\$30,900	
<b>Roof</b>								
Modified Bitumen	60%	Now	\$34,400	2030	**			
	<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Stair Bulkhead, 13th Floor</i>							
	<i>Ponding, Extent : Light, Area Affected : 2%</i>							
	<i>Location : 3rd Floor Roof Just Outside Bulkhead And Penthouse Roof</i>							
Traffic Topping	40%	0-2	\$23,900	2025	\$239,400			
	<i>Blisters, Extent : Light, Area Affected : 15%</i>							
	<i>Location : 1st Floor And 13th Floor Main Roof</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : 1st Floor And 13th Floor Main Roof</i>							
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2024	\$434,900	3	\$50,000	
Cast in Place Concrete	5%			LIFE	**	5	\$36,400	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	5%			2034	**	5	\$16,700	
Granite Panels	5%			LIFE	**	5	\$12,500	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Training Facility</i>							
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	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : In The Gym.</i>							
	<i>Explanation : Refers To Plastic Interlocking Tiles.</i>							
Vinyl Tile	55%			2025	\$1,593,400	3	\$68,700	
	<i>Other Observation, Extent : Light, Area Affected : 7%</i>							
	<i>Location : Various Locations</i>							
	<i>Explanation : 9 X 9 Tiles</i>							

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	9%			2028	**	5	\$32,700	
Concrete Masonry Unit	10%	0-2	\$16,500	LIFE	**	5	\$14,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Stair Tower</i>								
Marble Panels	9%			LIFE	**			
Plaster	35%	2-4	\$20,900	LIFE	**	5	\$38,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage Room,</i>								
SGFT/Glazed Masonry	28%			LIFE	**			
Wood	9%			LIFE	**	5	\$130,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Training Area</i>								
<i>Explanation : Wood Panels</i>								
<b>Ceilings</b>								
AcousTile,Adhered	25%			2030	**	5	\$83,300	
AcousTileSusp.Lay-In	14%	Now	\$77,200	2038	**	5	\$23,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	8%	Now	\$22,000	2045	**	5	\$13,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 13th Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 13th Floor Corridor</i>								
AcousTileSusp.Lay-In	20%			2030	**	5	\$66,600	
Plaster	7%	Now	\$31,300	LIFE	**	5	\$14,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gym</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gym, Library</i>								
Plaster	26%			LIFE	**	5	\$54,100	

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

Under 600 Volts

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2035	**	5	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 5000 Amp Main Disconnect Switch</i>							
Fused Disc Sw	50%			2035	**	5	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 1200 A And (1) 2000 Amp</i>							
Transformers								
Dry Type	100%			2030	**	5	\$800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : In Generator Room And Mechanical/ Electrical Rooms</i>							
	<i>Explanation : One 500 Kva 480v-208/120v, Others Throughout The Mechanical/ Electrical Rooms</i>							
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		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	40%			2045	**	1		
Thermoplastic	40%			2035	**	1		
Motor Controllers								
Locally Mounted	15%			2023	\$114,800	5	\$200	
Locally Mounted	5%			2030	**	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Located On 3rd Floor</i>							
	<i>Explanation : Located On Roof Setback</i>							
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	80%			2038	**	1	\$55,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Emergency Generator Room</i>							
	<i>Explanation : 3 Automatic Transfer Switches - 1600 Amps, 3p, 480v</i>							
Manual	20%			2045	**	5	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Emergency Generator Room</i>							
	<i>Explanation : One Manual Transfer Switch</i>							
Generators								
Diesel	25%			2028	**	1	\$21,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Located On Basement Level</i>							
	<i>Explanation : (2) 1250 Kva And (1) 375 Kva Generators That Serve 2nd Floor Data Center, Maintained Bydata Center Personnel</i>							
No Component	75%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Building Is Fed From Other Building Emergency System.</i>							
Batteries								
Lead/Acid	10%			2019	\$200	5	\$800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : For Data Center Generators</i>							
No Component	90%							
Fuel Storage								
Day Tank	5%			2041	**	5	\$2,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Emergency Generator Room</i>							
	<i>Explanation : One 250 Gallon Tank</i>							
Main Tank	95%			2053	**	5	\$6,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside Parking</i>							
	<i>Explanation : (2) 4000 Gallon Main Tanks</i>							

## Lighting

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

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

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

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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4**

**Asset # : 56**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
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	
		<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Fan Room</i>						
Roof	4%			2020	\$7,200	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : Booster Pump To Get Water To Higher Floors</i>						
HW Heat Exchanger								
Low Temp	100%			2025	\$70,600	4	\$33,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Equipment Room</i>						
		<i>Explanation : 1,000 Gallon Storage Tank</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Facility Engineer Reports Pumps Not Working</i>						
Backflow Preventer								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Entire Site</i>						
		<i>Explanation : Backflow Preventers Are A Part Of The Campus Water Main System And Are In Various Locations</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-13, Penthouse.</i>						
		<i>Explanation : 4 Units</i>						
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
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
			<i>Corroded, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Pump Room</i>					

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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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$433,400</b>	<b>\$401,900</b>	<b>\$307,000</b>	<b>\$350,200</b>
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			
<b>Total</b>	<b>\$433,400</b>	<b>\$401,900</b>	<b>\$307,000</b>	<b>\$350,200</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%	Now	\$103,100	LIFE	**	5	\$7,700	
<i>Efflorescence, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%			LIFE	**	5	\$134,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Facade</i>								
<i>Explanation : Modular</i>								
Masonry: Brick	25%			LIFE	**	5	\$61,200	
<i>Efflorescence, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Facade</i>								
<i>Explanation : Square</i>								
Metal Panel	5%	Now	\$4,500	2045	**	5	\$23,000	
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Underside Of Metal Canopy</i>								
Stucco Cement	5%	Now	\$18,100	2038	**	5	\$15,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stucco Overhang At Main Entry</i>								
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	
<i>Efflorescence, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 4th Floor Roof Parapets</i>								
Metal Panel	5%			2045	**	5	\$8,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Low Roof Parapet Wall</i>								
Roof								
Plaza Roof: Stone Panels	2%			2045	**			
Single Ply Membrane	98%	2-4	\$85,900	2030	**			
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Roof, Various Locations</i>								
<i>Explanation : Bitumen In Pitch Cup At Dunnage Supports Are Cracking</i>								
Interior								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%	2-4	\$30,100	LIFE	**	5	\$124,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Mechanical Room</i>								
Granite Panels	5%			LIFE	**	5	\$21,200	
Vinyl Tile	5%	0-2	\$4,900	2033	**	3	\$10,600	
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor By Loading Dock Area In Basement</i>								
Vinyl Tile	80%			2033	**	3	\$170,000	
<b>Interior Walls</b>								
Concrete Masonry Unit	20%			LIFE	**	5	\$49,400	
Gypsum Board	20%	Now	\$10,500	LIFE	**	5	\$74,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 35%</i>								
<i>Location : Throughout 4th Floor Mechanical Room</i>								
Gypsum Board	53%			LIFE	**	5	\$196,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors Throughout</i>								
<i>Explanation : This Area Of Gypsum Board Was Finished With Wall Covering.</i>								
Masonry: Brick	5%			LIFE	**			
Masonry: Fieldstone	2%			LIFE	**			
<b>Ceilings</b>								
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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Delaminated/ Missing Wood Panels In Main Entry Lobby</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Misaligned</i>								

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	90%			2042	**	5	\$1,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Transformers Rated At 112.5 75 , 45 And 30 Kva</i>							
Dry Type	10%			2042	**	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : G 007 (Basement)</i>							
	<i>Explanation : One 15 Kva Transformer For Fire Alarm</i>							
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	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Three 1125 Kva Generators</i>							
Diesel	2%	Now	\$17,900	2040	**	1	\$2,700	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Dampers Reported To Be Not Operational</i>							
Batteries								
Lead/Acid	100%			2019		5	\$14,200	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
Fuel Storage Day Tank	25%			2047	**	5	\$17,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three 150 Gallons Tank.</i>								
Main Tank	75%			2060	**	5	\$8,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Three 20,000 Gallons Tank</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	92%			2033	**	10	\$319,400	
<i>Motion Sensors in Use, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>T-5 Lamps, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
HID	8%			2033	**	10	\$1,000	
<b>Egress Lighting</b>								
Emergency, Service	70%			2033	**	1		
Exit, LED	30%			2060	**	1		
<b>Exterior Lighting</b>								
HID	30%			2033	**	10	\$400	
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2033	**	1	\$43,000	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2033	**			
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2045	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parking Lot</i>								
<i>Explanation : 3 - 20,000 Tanks For #2 To Serve Both The Boilers And Generators</i>								

Note : 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**  
**JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6**  
**Asset # : 14113**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger	10%			2034	**	1	\$18,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Heat Exchanger Serves Re-heat System And Several Unit Heaters For Mechanical Spaces</i>							
Steam Boiler	90%			2038	**	1	\$337,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 4 Boilers Provide Steam To Building #1, #4, And #6</i>							
Distribution								
Hot Wtr Piping/Pump	40%			2041	**	4	\$11,200	
Steam Piping/Pump	40%	4+	\$54,100	2045	**	4	\$7,500	
	<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Re-heat System</i>							
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2028	**	1	\$409,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Chiller Room</i>							
	<i>Explanation : Two Chillers / R-123</i>							
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$28,000	
Terminal Devices								
Air Handler/Cool/Ht	100%	4+	\$32,900	2030	**	1	\$210,700	
	<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Various Locations</i>							
Heat Rejection								
Water Cool Tower	100%			2026	\$1,111,200	2	\$381,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Cell Cooling Tower</i>							
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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	50%	4+	\$10,700	2030	* *	2	\$4,600	
	<i>Broken, Extent : Light, Area Affected : 10%</i>							
	<i>Location : B-1 Make-up Air Fan Needs Repair</i>							
Roof	50%			2030	* *	2	\$5,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 3 Booster Pumps</i>							
HW Heat Exchanger								
Low Temp	100%	Now	\$60,000	2045	* *	4	\$37,400	
	<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hot Water Supplied By Building 1</i>							
	<i>Unit Inoperable, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building #1</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Building #1</i>							
	<i>Explanation : Instantaneous Water Heater Located In Building 1 / Temporary Hot Water Supply From Building 1 Equipment</i>							
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	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : (8) B To 8</i>							
	<i>Explanation : 8 Units</i>							
Hydraulic	20%			LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B To 2</i>							
	<i>Explanation : 2 Units</i>							
Escalators								
Under 20' Rise	100%			LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Lobby To 1</i>							
	<i>Explanation : 2 Units</i>							
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**

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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$162,900</b>	<b>\$9,200</b>	<b>\$32,700</b>	<b>\$98,600</b>
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			
<b>Total</b>	<b>\$162,900</b>	<b>\$9,200</b>	<b>\$32,700</b>	<b>\$98,600</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$4,800	LIFE	**	5	\$20,800	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Side Of Building</i>								
<i>Explanation : Missing Metal Grating At Top Of Areaway Wall</i>								
Masonry: Brick	80%	Now	\$411,400	LIFE	**	5	\$66,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Below Window Sills, West Elevation</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Elevation, Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : From Car Impacts At West Elevation</i>								
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	
<i>Air Infiltration, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout.</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Window Next To Garage Door.</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Window By Garage Door.</i>								
<i>Explanation : Window Sill Lifted Up.</i>								
Roof								
Roll Roofing	100%	Now	\$275,500	2027	**	5	\$54,400	1
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All.</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Soffit Areas.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Soffits Are Broken Through With Water Running From Them.</i>								

## Interior

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

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	75%	Now	\$27,800	LIFE	**	5	\$57,100	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement.</i>								
<i>Ponding, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Basement.</i>								
<i>Explanation : Severe Staining From Rusted Water.</i>								
Ceramic Tile	5%			2034	**	5	\$1,700	
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilet Room.</i>								
Vinyl Tile	20%	Now	\$18,200	2030	**	3	\$2,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
<b>Interior Walls</b>								
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	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement.</i>								
SGFT/Glazed Masonry	5%	Now	\$3,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : E M S Garage Plumbing Chase Wall</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Shop Wall At Corridor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shop Wall At Corridor</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	8%			2038	**	5	\$2,800	
AcousTileSusp.Lay-In	2%			2030	**	5	\$700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 80%</i>								
<i>Location : Facilities/ Administrative Office</i>								
Exposed Concrete	10%	Now	\$11,500	LIFE	**	5	\$500	
<i>Paint Peeling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
Plaster	80%	Now	\$37,400	LIFE	**	5	\$17,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Corridor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Corridor</i>								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%	0-2	\$1,500	2055	**	5	\$100	
			<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1200 Amp.</i>					
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%	0-2	\$25,000	2055	**	5	\$300	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1200 Amp.</i>					
<hr/>								
Raceway								
Conduit	90%			2025	\$3,400	1		
Conduit	10%			2035	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2033	**	5	\$100	
Molded Case Bkrs	70%	2-4	\$10,700	2050	**	5	\$200	
			<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : Throughout</i>					
Molded Case Bkrs	20%			2033	**	5	\$100	
<hr/>								
Wiring								
Braided Cloth	90%	2-4	\$7,500	2050	**	1		
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Thermoplastic	10%			2035	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%	2-4	\$11,000	2045	**	5		
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Locally Mounted	50%			2023	\$11,000	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : E M S Vehicular Entrance</i>					
			<i>Explanation : Motorized Door Operator</i>					
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Lighting								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	80%			2020	\$99,300	10	\$17,100	
		<i>T-12 Lamps, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	20%			2025	\$24,800	10	\$4,300	
		<i>T-5 Lamps, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Paint Shop</i>						
<b>Egress Lighting</b>								
Emergency, Service	30%			2025	\$3,500	1		
Exit, Service	30%			2020	\$1,900	1		
No Component	40%							
<b>Exterior Lighting</b>								
HID	30%			2020	\$29,900	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Controlled Via Photocell</i>						
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2025	\$8,000	1	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : In Facilities Office</i>						
		<i>Explanation : Cameras Observed</i>						
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%			2033	**			
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2035	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Steam Supplied From Adjacent Building</i>						
<b>Distribution</b>								
Steam Piping/Pump	100%	4+	\$3,300	2035	**	4	\$1,100	
		<i>Broken, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Condensate Return Pump Needs Repair In Basement</i>						

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Terminal Devices								
Convactor/Radiator	60%			2030	**	1	\$4,500	
Unit Heater-Stm/HW	40%	4+	\$12,300	2025	\$61,400	4	\$900	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
<b>Air Conditioning</b>								
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	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	90%							
<b>Ventilation</b>								
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	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Toilet Exhaust Fan</i>								
Wall Unit	40%			2020	\$14,400	2	\$300	
No Component	40%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Electric	100%			2023	\$3,700	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 200 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>Leak Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Leak Reported By Facility Engineer</i>								
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storm Drain Piping Operation Not Observed On Day Of Survey</i>								

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sump Pump(s)							
Rigid Piping	100%			2025	\$11,300	4	\$2,500
		<i>Broken, Extent : Light, Area Affected : 50%</i>					
		<i>Location : Facility Engineer Claims Units Do Not Work</i>					
		<i>Not in Service, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Sump Pump Operation Not Observed On Day Of Survey</i>					
Backflow Preventer							
Not Accessible	100%						
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	60%						
Generic	40%			2045	**	1-2	\$2,600

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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$121,800</b>	<b>\$23,300</b>	<b>\$16,800</b>	<b>\$134,300</b>
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	
<b>Total</b>	<b>\$121,800</b>	<b>\$23,300</b>	<b>\$16,800</b>	<b>\$134,300</b>



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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead, Areaway At Cellar Stairwell</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Elevation.</i>								
Masonry: Brick	10%	Now	\$64,900	LIFE	**	5	\$10,500	
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Spans.</i>								
Window Wall	5%	Now	\$90,600	2055	**	5	\$9,900	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout.</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
Windows								
Aluminum	90%	2-4	\$88,700	2050	**	5	\$1,000	
<i>Air Infiltration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various Windows.</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
Aluminum	10%			2047	**	5	\$200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Security Office, 1st Floor</i>								

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

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

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

**Asset # : 57**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	75%	0-2	\$3,900	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations.</i>								
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 2%</i>								
<i>Location : Just Under Coping.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Mortar Is Porous And Stained From Holding Moisture.</i>								
Masonry: Limestone	25%	0-2	\$88,800	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Roof</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout.</i>								
Roof								
Modified Bitumen	75%			2025	\$154,100	10	\$25,900	
Skylight, Metal/Glass	5%			2045	**	10	\$5,800	
Traffic Topping	20%			2030	**	10	\$11,500	
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof/ Patio At 2nd Floor</i>								

Interior

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

**Asset # : 57**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2024	\$74,500	3	\$8,600	
Cast in Place Concrete	5%	Now	\$600	LIFE	**	5	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations.</i>								
<i>Explanation : Rust Staining.</i>								
Ceramic Tile	5%	Now	\$22,600	2028	**	5	\$1,400	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Toilet Rooms.</i>								
Raised Access Floor	5%	Now	\$10,800	2034	**	5	\$5,400	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Explanation : Worn/ Eroded</i>								
Slate	5%			LIFE	**	5	\$3,000	
Vinyl Tile	50%	Now	\$12,400	2030	**	3	\$10,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout Building.</i>								
Vinyl Tile	10%			2033	**	3	\$2,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Security Office, 1st Floor</i>								
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	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Security Office, First Floor</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	70%	Now	\$38,600	LIFE	**	5	\$28,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Building.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Building.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Offices Adjacent To Windows.</i>								
SGFT/Glazed Masonry	10%	Now	\$26,600	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout.</i>								

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

**Asset # : 57**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2038	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2% Location : Various Locations Have Small Sections Of Tile Missing.</i>								
AcousTileSusp.Lay-In	10%			2042	**	5	\$5,700	
<i>Recent Construction, Extent : Light, Area Affected : 100% Location : Security Office, 1st Floor</i>								
Exposed Concrete	5%			LIFE	**	5	\$400	
<i>Paint Peeling, Extent : Severe, Area Affected : 50% Location : Basement.</i>								
Plaster	75%			LIFE	**	5	\$26,800	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$8,500	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : 2 (1200 Amp.)</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2025	\$99,900	5	\$1,500	
Raceway								
Conduit	90%			2025	\$47,300	1		
Conduit	10%			2035	**	1		
Panelboards								
Molded Case Bkrs	90%	0-2	\$61,900	2050	**	5	\$700	
<i>On Extended Life, Extent : Severe, Area Affected : 100% Location : Throughout</i>								
Molded Case Bkrs	10%			2033	**	5	\$100	
Wiring								
Braided Cloth	70%	2-4	\$55,200	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout</i>								
Thermoplastic	30%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2023	\$114,800	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	**	1	\$17,000	

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

**Asset # : 57**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Day Tank	100%			2033	**	5	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 285 Gallons.</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2030	**	10	\$10,500	
<i>T-8 Lamps, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	70%			2030	**	10	\$24,500	
<i>T-12 Lamps, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	50%			2020		1	\$9,600	
Exit, Service	50%			2020		1	\$6,500	
Exterior Lighting								
HID	10%			2020		10	\$21,400	
<i>Outdr Lights On During Daytime, Extent : Light, Area Affected : 50%</i>								
<i>Location : Exterior</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Controlled Via Photocell</i>								
Incandescent	90%			2020		2	\$100	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2040	**	5	\$400	
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2020		1	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2020			\$175,700	

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**

**Asset # : 57**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 1 4,000 Gallon Tank For #2 Fuel</i>						
<hr/>								
Conversion Equipment								
HTHW/HW Exchanger	50%			2028	**	2	\$1,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam To Hot Water</i>						
Steam Boiler	50%			2038	**	1	\$18,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Boilers</i>						
<hr/>								
Distribution								
Hot Wtr Piping/Pump	80%			2041	**	4	\$2,300	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Steam Piping/Pump	20%			2045	**	4	\$600	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
<hr/>								
Terminal Devices								
Convactor/Radiator	100%			2038	**	1	\$12,300	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	**	1		
<hr/>								
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2019	\$50,200	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Computer Area</i>						
		<i>Explanation : Split Units Serve This Area</i>						
Window/Wall Unit	70%	4+	\$22,500	2020	\$56,100	1		
		<i>Malfunctioning, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Various Locations</i>						
No Component	20%							
<hr/>								
Heat Rejection								
Remote Air Cond	10%			2025	\$18,600	2	\$2,700	
No Component	90%							
<hr/>								
<b>Ventilation</b>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	40%			2025	\$17,200	2	\$500	
Roof	20%	Now	\$6,200	2035	* *	2	\$200	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Water Heater								
Gas Fired	100%			2023	\$9,100	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Indirect Fired Unit 200 Gallons</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-6</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2035	* *	1-2	\$2,100	

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

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

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

Print Date : 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**

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$356,600</b>	<b>\$122,000</b>	<b>\$178,700</b>	<b>\$116,300</b>
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	
<b>Total</b>	<b>\$356,600</b>	<b>\$122,000</b>	<b>\$178,700</b>	<b>\$116,300</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  
KINGS COUNTY HOSPITAL CENTER BLDG E**

**Asset # : 126**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$58,400	LIFE	**	5	\$101,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Overhangs And Upper Floor Balconies</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Overhangs</i>								
Glass Block	5%			LIFE	**	5	\$25,300	
Masonry: Brick	75%	Now	\$468,600	LIFE	**	5	\$303,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Floors - All Facades.</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South And West Facades</i>								
Metal Panel	3%			2036	**	5-10	\$83,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Are Actually Lead Panels</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paint Peeling</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paint Peeling</i>								
Stucco Cement	5%			2031	**	5	\$1,000	
Roof								
Built-Up (BUR)	45%			2031	**	10	\$54,400	
Modified Bitumen	25%			2031	**	10	\$30,200	
<i>Alligating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Paver: Asphalt	5%			2029	**	10	\$9,100	
Single Ply Membrane	10%			2031	**	10	\$12,100	
Traffic Topping	15%			2031	**	10	\$30,200	
Interior								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER BLDG E**

**Asset # : 126**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
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>								
<b>Electrical</b>								
<b>System Component Type</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								
<b>Transformers</b>								
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>								
<b>Switchgear / Switchboard</b>								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
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		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Aged</i>								
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	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$8,400	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2039	* *	1	\$88,100	
Generators								
Diesel	100%			2035	* *	1	\$110,900	
<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%			2019	\$1,500	5	\$10,600	
Fuel Storage								
Day Tank	50%			2042	* *	5	\$20,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Main Tank	50%			2054	* *	5	\$3,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 3000 Gallons Rated Capacity</i>								
<b>Lighting</b>								

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

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**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER BLDG E**

**Asset # : 126**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
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	
<b>Lighting Protection</b>								
Arresters/Cabling Generic	100%			2054	**	5	\$1,300	
<b>Alarm</b>								
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>								

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Distribution</b>								
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>								
<b>Terminal Devices</b>								
Air Handler	50%			2031	**	1	\$68,600	
Convactor/Radiator	50%			2031	**	1	\$35,800	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2034	**	1		
<b>Conversion Equipment</b>								
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>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	85%			2046	**	4	\$13,900	
No Component	15%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2031	**	1	\$137,200	
<b>Heat Rejection</b>								
Air Condenser Unit	15%			2021	\$10,200	2	\$23,200	
No Component	85%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$195,800	
<b>Exhaust Fans</b>								
Interior	80%			2031	**	2	\$5,400	
Roof	20%			2031	**	2	\$1,400	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	80%			2046	**	1		
Galv Iron/Steel	20%			2024	\$135,500	1		
<b>HW Heat Exchanger</b>								
Low Temp	100%			2046	**	4	\$32,900	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
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%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-10</i>						
		<i>Explanation : 4 Units</i>						
<b>Fire Suppression</b>								
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**

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$270,800</b>	<b>\$17,400</b>	<b>\$17,400</b>	<b>\$27,500</b>
Importance Code A	\$104,700			
Importance Code B	\$156,400	\$17,400	\$17,400	\$27,500
Importance Code C	\$9,700			
<b>Total</b>	<b>\$270,800</b>	<b>\$17,400</b>	<b>\$17,400</b>	<b>\$27,500</b>



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

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

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

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

**Asset # : 128**

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

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

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

**Asset # : 128**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2026	\$8,500	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service - No Rating Available</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2026	\$99,900	5	\$1,400	
<b>Raceway</b>								
Conduit	90%			2026	\$47,300	1		
Conduit	10%			2036	**	1		

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

**Asset # : 128**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2025	\$68,800	5	\$1,400	
Wiring								
Braided Cloth	90%	2-4	\$70,900	2051	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	10%			2036	**	1		
Motor Controllers								
Locally Mounted	90%	2-4	\$42,800	2046	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
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%							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Campus Steam	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Whole</i>								
<i>Explanation : This Is Vacant Building</i>								

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

**Asset # : 128**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment							
Not Accessible	100%						
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
	<i>Location :</i>						
	<i>Explanation : This Building Is Not Occupied</i>						
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**

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

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

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$94,900</b>	<b>\$9,400</b>	<b>\$13,000</b>	<b>\$15,100</b>
Importance Code A	\$21,500			
Importance Code B	\$69,600	\$9,400	\$10,800	\$15,100
Importance Code C	\$3,800		\$2,200	
<b>Total</b>	<b>\$94,900</b>	<b>\$9,400</b>	<b>\$13,000</b>	<b>\$15,100</b>



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

**Asset # : 299**

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

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

**Asset # : 299**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	60%	Now	\$166,800	2036		**		
	<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Drains Clogged, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Lower Roof, West Side</i>							
	<i>Ponding, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Lower Roof, West Side</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Copper/Terne	25%			2041		**	10	\$37,100
Panel/Paver: Cer/Brk	15%	Now	\$102,900	2056		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Upper Roof</i>							
	<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Upper Roof</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Upper Roof</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Upper Roof</i>							
<b>Interior</b>								
<b>Floors</b>								
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
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
<b>Interior Walls</b>								
Ceramic Tile	5%			2029		**	5	\$4,300
Plaster	90%	Now	\$128,400	LIFE		**	5	\$23,500
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement, 4th Floor, Corridors</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement, 4th Floor, Corridors</i>							
Plywood/Hardboard	5%	Now	\$3,800	LIFE		**		
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
<b>Ceilings</b>								
Plaster	100%	Now	\$223,000	LIFE		**	5	\$51,900
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

**Asset # : 299**

Electrical	Current Repair			Future Replacement		Maintenance		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%			2026	\$21,300	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 1200 Amps Main Disconnect Switch</i>							
Switchgear / Switchboard								
Fused Knife Sw	90%	2-4	\$112,400	2056	* *	5	\$100	
	<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>							
	<i>Location : Electrical Room</i>							
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		
	<i>Pitted/Corroded Buswrk, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
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		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
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	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Corroded</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$11,500	1	\$19,100	
Generators								
Diesel	100%			2022	\$90,200	1	\$24,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside The Building</i>							
	<i>Explanation : One 60 Kw</i>							
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$2,300	
Fuel Storage								
Main Tank	100%			2029	* *	5	\$1,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room - Outside</i>							
	<i>Explanation : One 100 Gals</i>							

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	95%			2021	\$450,800	10	\$48,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	5%			2021	\$24,000	2	\$100	
<b>Egress Lighting</b>								
Emergency, Service	40%			2021	\$11,200	1		
Emergency, Battery	10%			2026	\$7,700	10	\$1,300	
Exit, Service	50%			2021	\$9,500	1		
<b>Exterior Lighting</b>								
HID	100%			2021	\$240,200	10	\$200	
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							
Generic	50%			2026	\$96,200	1	\$11,600	
<b>Fire/Smoke Detection</b>								
Generic, Analog	100%			2021	\$658,800			

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Campus Steam	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Whole</i>								
<i>Explanation : This Is Vacant Building. Steam Supplied From Power House</i>								
<b>Conversion Equipment</b>								
Not Accessible	100%							
<b>Distribution</b>								
Not Accessible	100%							
<b>Terminal Devices</b>								
Not Accessible	100%							
<b>Air Conditioning</b>								
Energy Source Not Accessible	100%							
<b>Conversion Equipment</b>								
Not Accessible	100%							
<b>Terminal Devices</b>								
Not Accessible	100%							
<b>Heat Rejection</b>								
Not Accessible	100%							
<b>Dehumidifier</b>								
Not Accessible	100%							
<b>Ventilation</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**  
**KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE**

**Asset # : 299**

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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$4,293,900	\$100,600
Interior Architecture	\$1,000,400	\$380,700
Electrical	\$222,500	\$7,227,200
Mechanical		\$1,729,100
<b>Total</b>	<b>\$5,516,900</b>	<b>\$9,437,600</b>
Importance Code A	\$4,293,900	\$159,600
Importance Code B	\$1,136,500	\$9,278,000
Importance Code C	\$86,500	
<b>Total</b>	<b>\$5,516,900</b>	<b>\$9,437,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$179,200</b>	<b>\$43,800</b>	<b>\$48,900</b>	<b>\$58,900</b>
Importance Code A	\$54,100		\$9,800	
Importance Code B	\$97,900	\$43,800	\$39,100	\$58,900
Importance Code C	\$27,200			
<b>Total</b>	<b>\$179,200</b>	<b>\$43,800</b>	<b>\$48,900</b>	<b>\$58,900</b>



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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY**

**Asset # : 108**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$588,100	LIFE	**	5	\$63,500	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade, Bulkheads, Corners</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads, Penthouse</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads, Penthouse</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 45%</i>								
<i>Location : East Facade, Bulkheads, Corners, Areaway(s)</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads, Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade, Bulkheads, Corners, Areaway(s)</i>								
Granite Panels	35%	Now	\$1,608,100	LIFE	**	5	\$37,100	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Limestone	10%	Now	\$473,200	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Slate Panels	5%	Now	\$37,800	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	5%			2036	**	5	\$26,500	
Windows								
Aluminum	95%	Now	\$1,278,500	2051	**	5	\$14,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2029	**	10	\$9,800	

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY**

**Asset # : 108**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	70%	Now	\$104,500	LIFE	**	5	\$5,900	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Granite Panels	20%	Now	\$40,000	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade, South Facade</i>								
Panel/Paver: Limestone	10%	Now	\$28,900	LIFE	**	5	\$900	
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping At Bulkheads</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping At Bulkheads</i>								
<i>Explanation : Broken Missing Elements</i>								
Roof								
Built-Up (BUR)	90%	Now	\$163,800	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Corridor Near Elevator</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2031	**	10	\$3,600	
Panel/Paver: Cer/Brk	5%	Now	\$22,500	2056	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY**

**Asset # : 108**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	20%			LIFE	**	5	\$39,600	
Masonry: Brick	10%			LIFE	**	10	\$7,400	
SGFT/Glazed Masonry	70%			LIFE	**	10	\$86,500	
<b>Ceilings</b>								
AcousTileConcealSpLn	20%	0-2	\$233,400	2046	**	5	\$17,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Corridor Near Elevator</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Corridor Near Elevator</i>								
AcousTileSusp.Lay-In	45%	Now	\$157,500	2031	**	5	\$31,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor Near Elevator, Lobby</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%			LIFE	**	5-10	\$52,900	
Metal Panel	5%			LIFE	**	5	\$17,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	75%			2026	\$28,400	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Disconnect Switches Rated @ 1600 Amperes</i>								
Fused Disc Sw	25%			2026	\$9,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	90%			2026	\$112,400	5	\$400	
Fused Disc Sw	10%			2026	\$12,500	5		
<b>Raceway</b>								
Conduit	100%			2026	\$101,300	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2025	\$4,600	5	\$100	
Molded Case Bkrs	95%			2025	\$87,100	5	\$2,300	
<b>Wiring</b>								
Braided Cloth	90%	2-4	\$141,500	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2026	\$15,700	1		

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY**

**Asset # : 108**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	20%			2024	\$38,300	5	\$100	
Motor Control Center	80%			2024	\$108,700	5	\$2,000	
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$9,700	LIFE	* *	5	\$1,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Water Main</i>					
			<i>Explanation : Corroded</i>					
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2024	\$11,500	1	\$28,600	
<b>Generators</b>								
Diesel	100%			2022	\$90,200	1	\$36,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Emergency Generator Rated @ 150 Kw</i>					
<b>Batteries</b>								
Lead/Acid	100%			2017	\$1,500	5	\$3,400	
<b>Fuel Storage</b>								
Day Tank	50%			2025	\$3,500	5	\$8,600	
			<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	\$1,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 30,000 Gallons Rated Capacity</i>					
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2021	\$5,077,800	10	\$81,000	
			<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	5%			2026	\$267,300	10	\$4,300	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
<b>Egress Lighting</b>								
Emergency, Service	50%			2026	\$23,400	1		
Exit, Service	50%			2026	\$15,800	1		
<b>Exterior Lighting</b>								
HID	100%			2021	\$359,200	10	\$300	
<b>Alarm</b>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY**

**Asset # : 108**

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

**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*

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

**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%

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY**

**Asset # : 108**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
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
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Outdoor Enclosure</i> <i>Explanation : Located Outside Bldg.</i>							
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : B-5</i> <i>Explanation : 2 Units</i>							
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**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$964,900	\$1,087,900
Interior Architecture	\$1,047,200	\$600,800
Electrical		\$275,300
Mechanical	\$74,400	\$224,200
<b>Total</b>	<b>\$2,086,400</b>	<b>\$2,188,200</b>
Importance Code A	\$964,900	\$1,087,900
Importance Code B	\$529,200	\$822,300
Importance Code C	\$592,400	\$278,000
<b>Total</b>	<b>\$2,086,400</b>	<b>\$2,188,200</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$441,000</b>	<b>\$224,000</b>	<b>\$371,300</b>	<b>\$188,100</b>
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	
<b>Total</b>	<b>\$441,000</b>	<b>\$224,000</b>	<b>\$371,300</b>	<b>\$188,100</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$64,900	
Pre-Cast Concrete	60%			LIFE	**	5	\$1,350,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building Elevations Below Roof Level</i>							
	<i>Explanation : Uniform Finish Panel System</i>							
Pre-Cast Concrete	20%			LIFE	**	5	\$450,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building Elevations Below Roof Level</i>							
	<i>Explanation : Linear Ribbed Finish System</i>							
Stucco Cement	15%			2043	**	5	\$129,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Penthouse - Bulkhead Wall At Roof Levels</i>							
	<i>Explanation : Referring To An Eifs Product</i>							
<b>Windows</b>								
Aluminum	100%			2048	**	5	\$28,000	
<b>Parapets</b>								
Concrete Masonry Unit	60%			LIFE	**	5-10	\$37,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Exterior Finish Is An Eifs Product</i>							
Metal Rail	35%			2043	**	5-10	\$72,500	
Metal: Cage/Fence	5%			2043	**	5-10	\$4,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 7th Floor</i>							
	<i>Explanation : 7th Floor Walk Out Roof Area Parapets</i>							
<b>Roof</b>								
IRMA/Protected Membrane	75%			2034	**	10	\$78,900	
Plaza Roof: Stone Panels	20%			2052	**			
Single Ply Membrane	5%			2034	**	10	\$5,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 7th Floor Walk Out Roof</i>							
	<i>Explanation : 7th Floor Walk Out Roof Areas Contained An Astroturf Surface</i>							
<b>Interior</b>								
<b>Floors</b>								
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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Bathrooms</i>							
	<i>Explanation : Epoxy Flooring With Abrasive Topping</i>							
Vinyl Tile	75%			2034	**	3	\$126,300	

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 R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Floors With The Exception Of The Basement And Penthouse</i>								
<i>Explanation : 1/2 Of Almost Every Gypsum Board Wall Was Finished In Wall Covering Below The Horizontal Impact Strip Protection</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	75%			2043	**	5	\$336,900	
Exposed Concrete	5%			LIFE	**	5-10	\$28,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement Ceiling</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$89,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Ceiling</i>								
<i>Explanation : Corrugated Decking Over Steel Framing</i>								
Gypsum Board	10%			LIFE	**	5-10	\$154,400	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2046	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 4000 Amperes Each</i>								
<b>Transformers</b>								
Dry Type	100%			2039	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 500 Kva, 2- 225 Kva, 480/208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2046	**	5	\$600	
Molded Case Bkrs	50%			2046	**	5	\$4,000	
<b>Raceway</b>								
Conduit	100%			2046	**	1		
<b>Panelboards</b>								
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**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Thermoplastic	100%			2046	**	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2039	**	5	\$1,000	
Variable Frequency Drive	50%			2039	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$8,800	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2039	**	1	\$92,300	
<b>Generators</b>								
Diesel	100%			2035	**	1	\$116,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : Emergency Generator Rated @ 1750 Kw</i>					
<b>Batteries</b>								
Nickel Cadmium	100%			2021	\$1,500	5	\$66,900	
<b>Fuel Storage</b>								
Main Tank	100%			2054	**	5	\$8,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 10,000 Gallons Rated Capacity</i>					
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	80%			2031	**	10	\$220,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	20%			2031	**	10	\$55,100	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
<b>Egress Lighting</b>								
Emergency, Service	45%			2031	**	1		
Emergency, Battery	5%			2031	**	10	\$3,600	
Exit, Service	50%			2031	**	1		
<b>Exterior Lighting</b>								
Fluorescent	100%			2031	**	10	\$27,500	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
<b>Alarm</b>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

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

**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*

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2035	**	1	\$308,500	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : (3) Chillers, 500 Tons Each; R134a</i>								
Int Pkg Unit - Cooling	5%			2030	**	2	\$900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 7 Floors/2 Closets/Floor</i>								
<i>Explanation : Data Comm Closets Dx System 100% Back-up; (1) for Emerg Gen room</i>								
Distribution								
Chilled Wtr Pipe/Pump	95%			2052	**	4	\$14,100	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2031	**	1	\$176,300	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Basement/Penthouse Mechanical Rooms</i>								
<i>Explanation : Constant Volume With Reheat; 18 Units</i>								
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Booster Pumps With Clayton Valves</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : (1) For Basement Sanitary &amp; Floor Drain</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s) Electric	100%			2031	**	4	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Dual Unit, Lead/lag</i>								
Backflow Preventer Generic	100%			2034	**	1	\$18,400	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (7) 1-7; (1) B-roof</i>								
<i>Explanation : 8 Units</i>								
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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Estimates are rounded to the nearest hundred dollars.

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

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

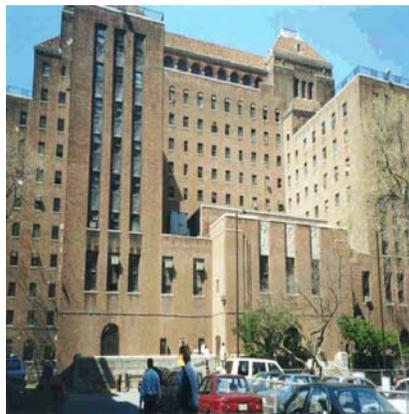
Print Date : 23-Oct-2015

**HEALTH AND HOSPITALS CORP. - FY 2016**

**Asset Name** : KINGS COUNTY HOSPITAL CENTER BLDG 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$2,438,300</b>	<b>\$18,686,800</b>
Importance Code A	\$1,642,700	\$423,600
Importance Code B	\$795,600	\$18,263,200
<b>Total</b>	<b>\$2,438,300</b>	<b>\$18,686,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$315,000</b>	<b>\$88,700</b>	<b>\$111,000</b>	<b>\$103,500</b>
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	
<b>Total</b>	<b>\$315,000</b>	<b>\$88,700</b>	<b>\$111,000</b>	<b>\$103,500</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$200,000	
Masonry: Brick	13%	Now	\$150,400	LIFE	**	5	\$16,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
Masonry: Granite	2%	Now	\$60,500	LIFE	**	5	\$1,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade At Retaining Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade At Retaining Wall</i>								
Metal Panel	5%	Now	\$15,500	2036	**	5	\$11,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</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>								
Windows								
Aluminum	10%			2042	**	5	\$3,300	
Bronze/Brass	3%			2034	**	5	\$6,100	
Steel	5%	Now	\$87,400	2051	**	5	\$10,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse, Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse, Stairs</i>								
Wood	82%	Now	\$770,500	2051	**	5	\$134,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**

**Asset # : 106**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Parapets</b>								
Masonry: Brick	60%	Now	\$94,700	LIFE	**	5	\$8,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$28,600	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	30%	Now	\$32,800	2031	**	5	\$28,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 9th Floor Terraces</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 9th Floor Terraces</i>								
<b>Roof</b>								
Clay Tile	48%	Now	\$177,800	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Copper/Terne	2%	Now	\$2,500	2041	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steeple</i>								
IRMA/Protected Membrane	10%			2026	\$59,000	10	\$7,200	
Paver: Asphalt	10%	Now	\$66,300	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
Traffic Topping	30%	Now	\$135,000	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 9th Floor Terraces</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings</i>								

**Interior**

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**

**Asset # : 106**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
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	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								
<b>Transformers</b>								
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>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2039	**	1	\$67,400	
Generators								
Diesel	100%			2035	**	1	\$84,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 150 Kw</i>								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$8,100	
Fuel Storage								
Day Tank	50%			2042	**	5	\$16,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 150 Gallons Rated Capacity</i>								
Main Tank	50%			2054	**	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 30,000 Gallons Capacity</i>								
<b>Lighting</b>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
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	
<b>Egress Lighting</b>								
Emergency, Service	40%			2026	\$36,200	1		
Emergency, Battery	10%			2026	\$24,800	10	\$4,300	
Exit, Service	50%			2026	\$30,700	1		
<b>Exterior Lighting</b>								
HID	100%			2021	\$845,400	10	\$700	
<b>Alarm</b>								
<b>Security System</b>								
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>								
<b>Fire/Smoke Detection</b>								
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>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
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>								
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2022	\$114,100	5	\$10,700	
<b>Distribution</b>								
Steam Piping/Pump	100%			2026	\$1,284,600	4	\$13,300	

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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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**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**

**Asset # : 106**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : (2) B-11, (2) B-10</i>							
	<i>Explanation : 4 Units</i>							
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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$568,200	\$234,200
Interior Architecture	\$442,000	\$232,200
Electrical		\$3,228,200
Mechanical		\$432,500
<b>Total</b>	<b>\$1,010,200</b>	<b>\$4,127,100</b>
Importance Code A	\$568,200	\$234,200
Importance Code B	\$442,000	\$3,892,900
<b>Total</b>	<b>\$1,010,200</b>	<b>\$4,127,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$156,000</b>	<b>\$20,900</b>	<b>\$22,800</b>	<b>\$29,300</b>
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			
<b>Total</b>	<b>\$156,000</b>	<b>\$20,900</b>	<b>\$22,800</b>	<b>\$29,300</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**

**Asset # : 109**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$17,300	
Masonry: Brick	10%	Now	\$57,000	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Of Chimney</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Chimney</i>								
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	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5-10	\$29,400	
Masonry: Brick	75%	Now	\$317,000	LIFE	**	5	\$26,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%	Now	\$11,500	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	2%			2046	**	5	\$2,800	
Metal Rail	5%	Now	\$4,900	2031	**	5	\$12,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	5%			2043	**	10	\$15,500	
Single Ply Membrane	95%			2034	**	10	\$160,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**

**Asset # : 109**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	90%	Now	\$225,800	LIFE	**	5	\$232,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$9,200	
Vinyl Tile	5%	0-2	\$51,300	2036	**	3	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Office Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Area</i>								
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	Now	\$4,900	2031	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Office</i>								
Exposed Concrete	85%	Now	\$164,900	LIFE	**	5	\$15,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$23,600	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2026	\$5,000	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2026	\$625,200	5	\$1,900	
<b>Raceway</b>								
Conduit	100%			2026	\$684,200	1		
<b>Panelboards</b>								
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	
<b>Wiring</b>								
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**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	20%			2024	\$15,400	5	\$100	
Motor Control Center	80%			2024	\$196,800	5	\$1,600	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2024	\$9,100	1	\$22,200	
Generators								
Diesel	100%			2022	\$74,800	1	\$28,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 3 Emergency Generators Rated 2@- 570 Kw And 1@-500 Kw</i>					
<b>Batteries</b>								
Lead/Acid	100%			2019	\$1,500	5	\$2,700	
<b>Fuel Storage</b>								
Day Tank	50%			2025	\$2,900	5	\$7,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 2- 75 Gallons Capacity And 1- 50 Gallons Capacity</i>					
Main Tank	50%			2029	* *	5	\$1,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 10,000 Gallons Rated Capacity</i>					
<b>Lighting</b>								
Interior Lighting								
Fluorescent	15%			2026	\$155,200	10	\$10,800	
			<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Corridors</i>					
Fluorescent	10%			2026	\$103,500	10	\$7,200	
			<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Office</i>					
HID	70%			2021		10	\$1,800	
Incandescent	5%			2021	\$51,700	2	\$100	
<b>Egress Lighting</b>								
Emergency, Service	50%			2021	\$39,000	1		
Exit, Service	50%			2021	\$4,500	1		
<b>Exterior Lighting</b>								
HID	100%			2021	\$279,200	10	\$200	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2029	* *	5	\$1,800	
<b>Alarm</b>								

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**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**

**Asset # : 109**

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

**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*

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

**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**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Air Conditioning</b>								
Heat Rejection								
Evap Condenser	5%			2026	\$300	2	\$2,700	
No Component	95%							
<b>Ventilation</b>								
Exhaust Fans								
Roof	50%			2021	\$32,000	2	\$1,200	
No Component	50%							
<b>Plumbing</b>								
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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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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$780,100	\$755,900
Interior Architecture	\$561,200	\$467,700
Electrical		\$245,200
Mechanical	\$101,200	\$101,200
<b>Total</b>	<b>\$1,442,500</b>	<b>\$1,570,000</b>
Importance Code A	\$780,100	\$755,900
Importance Code B	\$288,800	\$610,400
Importance Code C	\$373,600	\$203,800
<b>Total</b>	<b>\$1,442,500</b>	<b>\$1,570,000</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$272,400</b>	<b>\$151,100</b>	<b>\$271,900</b>	<b>\$144,700</b>
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
<b>Total</b>	<b>\$272,400</b>	<b>\$151,100</b>	<b>\$271,900</b>	<b>\$144,700</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Asset # : 13893**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse - Bulkhead Walls At Roof Level</i>								
<i>Explanation : Referring To An Eifs System</i>								
Window Wall	8%			2046	**	5	\$65,600	
<b>Windows</b>								
Aluminum	97%			2042	**	5		
Metal Louvers	3%			2035	**	10		
<b>Parapets</b>								
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	
<b>Roof</b>								
Built-Up (BUR)	85%	Now	\$12,400	2031	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : 4th Floor Roof</i>								
Panel/Paver: Cer/Brk	15%			2046	**	10	\$31,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Pavers</i>								
<i>Explanation : Pre-cast Concrete</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$87,500	
Ceramic Tile	5%			2035	**	5	\$20,000	
Vinyl Tile	90%			2031	**	3	\$135,100	
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%	Now	\$56,300	2039	**	5	\$170,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$25,000	
Gypsum Board	10%			LIFE	**	5-10	\$137,600	
<b>Electrical</b>								
<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Asset # : 13893**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 4000 Amperes Each</i>								
Transformers								
Dry Type	100%			2039	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 300 Kva, 480/208/120 Volts</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 2- Generators Rated @ 2000 Kw Each</i>								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$9,900	
Fuel Storage								
Day Tank	50%			2042	**	5	\$24,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1- 450 Gallons And 1- 3,000 Gallons Capacity</i>								
Main Tank	50%			2054	**	5	\$3,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 3,000 Gallons Rated Capacity</i>								
Lighting								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Asset # : 13893**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	90%			2031	**	10	\$220,700	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2031	**	10	\$24,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2031	**	1		
Exit, LED	50%			2054	**	1		
<b>Exterior Lighting</b>								
HID	100%			2031	**	10	\$800	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2054	**	5	\$7,900	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2031	**	1	\$30,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
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, Manual Pull Stations, Alarm Bells And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Power Plant</i>								
<b>Conversion Equipment</b>								
Heat Exchanger	50%			2035	**	1	\$66,100	
Pres. Reducing Valve/LP	50%			2035	**	5	\$7,900	
Steam								
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%			2042	**	4	\$9,900	
Steam Piping/Pump	50%			2046	**	4	\$9,900	

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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Asset # : 13893**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>				
			<i>Location : 3 Units. Basement</i>				
Distribution							
Chilled Wtr Pipe/Pump	100%			2046	**	4	\$19,800
Heat Rejection							
Water Cool Tower	100%			2027	**	2	\$269,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : D Building Roof</i>				
			<i>Explanation : Located On " D " Building</i>				
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	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : B-5</i>				
			<i>Explanation : 7 Units</i>				
Fire Suppression							
Standpipe							
Generic	100%			2052	**	1-5	\$134,800

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

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**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER BUILDING S**

**Asset # : 13893**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression Sprinkler Generic	100%			2052	* *	1-2	\$74,900	

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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 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**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$226,900	\$44,100
Interior Architecture	\$132,600	\$92,500
Electrical		\$3,300,400
Mechanical		\$310,100
<b>Total</b>	<b>\$359,400</b>	<b>\$3,747,100</b>
Importance Code A	\$226,900	\$44,100
Importance Code B	\$41,900	\$3,653,500
Importance Code C	\$90,700	\$49,500
<b>Total</b>	<b>\$359,400</b>	<b>\$3,747,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$224,800</b>	<b>\$22,600</b>	<b>\$45,000</b>	<b>\$30,400</b>
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			
<b>Total</b>	<b>\$224,800</b>	<b>\$22,600</b>	<b>\$45,000</b>	<b>\$30,400</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
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	**			
<i>Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rooms Fs-123 And Fs-124 And Various Others</i>								
<b>Interior</b>								
Floors								
Carpet	10%			2025	\$85,600	3	\$9,800	
Cast in Place Concrete	30%	Now	\$41,900	LIFE	**	5	\$43,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
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	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$33,200	2029	**	5	\$5,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen Equipment Wash Down Area</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen Equipment Wash Down Area</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$26,800	2031	**	5	\$10,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2039	**	5	\$6,500	
Exposed Struc: Steel	20%			LIFE	**	10	\$25,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room Fs-124</i>								
Gypsum Board	3%	Now	\$20,100	LIFE	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room Fs-123</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Room Fs-123</i>								
Metal Panel	42%			LIFE	**	5	\$68,000	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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 Switch Rated @ 4000 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 : 750 Kva, 208/480 Volts</i>								
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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Stand-by Power</b>								
<b>Generators</b>								
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>								
<b>Batteries</b>								
Lead/Acid	100%			2019		5	\$1,600	
<b>Fuel Storage</b>								
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>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	1%			2026		10	\$400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	99%			2026		10	\$39,800	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2026		1	\$11,000	
Exit, Service	50%			2026		1	\$7,500	
<b>Exterior Lighting</b>								
HID	100%			2026		10	\$100	
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2041	**	5	\$1,300	
<b>Alarm</b>								
<b>Security System</b>								
No Component	20%							
Generic	80%			2026		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**

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

## 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*

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

## 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.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : B, Br, 1.</i>							
<i>Explanation : 2 Units</i>							
Fire Suppression							
Sprinkler							
Generic	100%			2036	**	1-2	\$12,300
Chemical System							
Generic	100%			2021	\$26,700	1-3	\$55,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Kitchen</i>							
<i>Explanation : 2 Sets</i>							

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

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

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

Print Date : 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**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$854,700	\$943,700
Interior Architecture	\$672,200	\$456,100
Electrical		\$222,700
Mechanical	\$96,800	\$124,900
<b>Total</b>	<b>\$1,623,600</b>	<b>\$1,747,400</b>
Importance Code A	\$854,700	\$943,700
Importance Code B	\$450,000	\$629,700
Importance Code C	\$318,900	\$173,900
<b>Total</b>	<b>\$1,623,600</b>	<b>\$1,747,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$211,200</b>	<b>\$160,500</b>	<b>\$255,800</b>	<b>\$149,600</b>
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
<b>Total</b>	<b>\$211,200</b>	<b>\$160,500</b>	<b>\$255,800</b>	<b>\$149,600</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
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	
<b>Windows</b>								
Aluminum	97%			2042	**	5	\$40,400	
Metal Louvers	3%			2035	**	10	\$7,800	
<b>Parapets</b>								
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	
<b>Roof</b>								
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	
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%			2039	**	5	\$312,000	
Exposed Struc: Steel	5%			LIFE	**	10	\$36,700	
Gypsum Board	10%			LIFE	**	5-10	\$126,200	

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

Under 600 Volts

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated @ 3000 Amperes And 1600 Amperes</i>								
Transformers								
Dry Type	100%			2039	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- 500 Kva, 2- 75 Kva, 480/208/120 Volts</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated @ 1250 Kw</i>								
Diesel	50%			2039	**	1	\$47,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated @ 2000 Kw</i>								
Batteries								
Lead/Acid	50%			2020		5	\$4,500	
Lead/Acid	50%			2021		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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	25%			2042	**	5	\$11,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 300 Gallons Rated Capacity</i>								
Day Tank	25%			2048	**	5	\$11,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 300 Gallons Rated Capacity</i>								
Main Tank	50%			2054	**	5	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 10,000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	94%			2031	**	10	\$211,400	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2031	**	10	\$11,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<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, Manual Pull Stations, Alarm Bells &amp; Horns</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
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>						
<hr/>							
Conversion Equipment							
Heat Exchanger	50%			2035	**	1	\$60,600
Pres. Reducing Valve/LP Steam	50%			2035	**	5	\$7,300
<hr/>							
Distribution							
Hot Wtr Piping/Pump	50%			2042	**	4	\$9,100
Steam Piping/Pump	50%			2046	**	4	\$9,100
<hr/>							
Terminal Devices							
Air Handler	50%			2031	**	1	\$75,800
Fan Coil Unit/Heat	50%			2031	**	1	\$39,600
<hr/>							
<b>Air Conditioning</b>							
Energy Source							
Electricity	100%			2042	**	1	
<hr/>							
Conversion Equipment							
Reciprocating Compr/Chiller	100%			2031	**	1	\$113,700
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Bldg Z</i>						
	<i>Explanation : Located In Power Plant</i>						
<hr/>							
Distribution							
Chilled Wtr Pipe/Pump	100%			2046	**	4	\$18,100
<hr/>							
Terminal Devices							
Air Handler/Cool/Ht	100%			2031	**	1	\$151,600
<hr/>							
Heat Rejection							
Water Cool Tower	100%	0-2	\$36,000	2027	**	2	\$197,400
	<i>Corroded, Extent : Moderate, Area Affected : 15%</i>						
	<i>Location : Roof</i>						
<hr/>							
<b>Ventilation</b>							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$216,500
<hr/>							
Exhaust Fans							
Interior	50%			2031	**	2	\$3,800
Roof	50%			2031	**	2	\$3,800
<hr/>							
<b>Plumbing</b>							
H/C Water Piping							
Brass/Copper	100%			2046	**	1	
<hr/>							
HW Heat Exchanger							
Low Temp	100%			2046	**	4	\$36,400
<hr/>							
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
<hr/>							
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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sump Pump(s) 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	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : (6) B - 7, (1)b - Penthouse</i>					
		<i>Explanation : 7 Units</i>					
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**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$3,201,000	\$497,600
Interior Architecture	\$714,100	\$965,700
Electrical	\$328,200	\$10,758,800
<b>Total</b>	<b>\$4,243,300</b>	<b>\$12,222,100</b>
Importance Code A	\$3,201,000	\$537,700
Importance Code B	\$929,500	\$11,684,300
Importance Code C	\$112,800	
<b>Total</b>	<b>\$4,243,300</b>	<b>\$12,222,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$59,600</b>	<b>\$8,400</b>	<b>\$10,100</b>	<b>\$13,900</b>
Importance Code A	\$7,600			
Importance Code B	\$46,900	\$8,400	\$10,100	\$13,900
Importance Code C	\$5,000			
<b>Total</b>	<b>\$59,600</b>	<b>\$8,400</b>	<b>\$10,100</b>	<b>\$13,900</b>



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**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**

**Asset # : 277**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
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	
<b>Windows</b>								
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>								
<b>Parapets</b>								
Metal Rail	100%			2039	* *	5-10	\$522,600	

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**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**

**Asset # : 277**

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

Exterior

Roof

Single Ply Membrane	100%	Now	\$485,400	2036	* *			
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bird Droppings Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bird Droppings Throughout Lower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Lower Roof</i>								

Interior

Floors

Cast in Place Concrete	25%			LIFE	* *	5	\$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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	5%	Now	\$5,000	LIFE	* *	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	
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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

Under 600 Volts

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

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**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**

**Asset # : 277**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	30%			2026	\$45,000	5	\$200	
Molded Case Bkrs	70%			2026	\$104,900	5	\$2,600	
<hr/>								
<b>Raceway</b>								
Conduit	100%			2026	\$155,400	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2025	\$6,100	5	\$200	
Molded Case Bkrs	95%			2025	\$116,200	5	\$3,500	
<hr/>								
<b>Wiring</b>								
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		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	20%			2024	\$30,900	5	\$200	
Motor Control Center	80%			2024	\$181,100	5	\$3,100	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
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>								
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
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	
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2021	\$103,700	10	\$18,100	
Exit, Service	50%			2021	\$25,600	1		
<hr/>								
<b>Exterior Lighting</b>								
HID	100%			2021	\$540,600	10	\$400	
<hr/>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2026	\$43,300	1	\$5,200	
<hr/>								
<b>Fire/Smoke Detection</b>								
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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Campus Steam	100%			2036	**	1	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Whole</i>						
	<i>Explanation : This Is Vacant Building, Steam Supplied From Power House</i>						
<hr/>							
Conversion Equipment							
Not Accessible	100%						
<hr/>							
Distribution							
Not Accessible	100%						
<hr/>							
Terminal Devices							
Not Accessible	100%						
<hr/>							
Air Conditioning							
Energy Source							
Not Accessible	100%						
<hr/>							
Conversion Equipment							
Not Accessible	100%						
<hr/>							
Distribution							
Not Accessible	100%						
<hr/>							
Terminal Devices							
Not Accessible	100%						
<hr/>							
Heat Rejection							
Not Accessible	100%						
<hr/>							
Dehumidifier							
Not Accessible	100%						
<hr/>							
Ventilation							
Distribution							
Not Accessible	100%						
<hr/>							
Exhaust Fans							
Not Accessible	100%						
<hr/>							
Plumbing							
H/C Water Piping							
Not Accessible	100%						
<hr/>							
Water Heater							
Not Accessible	100%						
<hr/>							
HW Heat Exchanger							
Not Accessible	100%						
<hr/>							
Sanitary Piping							
Not Accessible	100%						
<hr/>							
Storm Drain Piping							
Not Accessible	100%						
<hr/>							
Sump Pump(s)							
Not Accessible	100%						
<hr/>							
Pool Filter/Treatment							
Not Accessible	100%						
<hr/>							
Sewage Ejector(s)							
Not Accessible	100%						
<hr/>							

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

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

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
Backflow Preventer								
Not Accessible	100%							
<b>Fixtures</b>								
Not Accessible	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Not Accessible	100%							
<b>Escalators</b>								
Not Accessible	100%							
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Not Accessible	100%							
<b>Sprinkler</b>								
Not Accessible	5%							
Not Accessible	95%							
<b>Fire Pump</b>								
Not Accessible	100%							
<b>Chemical System</b>								
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 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**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$6,976,100</b>	<b>\$33,511,500</b>
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
<b>Total</b>	<b>\$6,976,100</b>	<b>\$33,511,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$401,900</b>	<b>\$218,000</b>	<b>\$305,100</b>	<b>\$222,800</b>
Importance Code A	\$91,000		\$13,800	
Importance Code B	\$310,900	\$218,000	\$262,400	\$222,800
Importance Code C			\$29,000	
<b>Total</b>	<b>\$401,900</b>	<b>\$218,000</b>	<b>\$305,100</b>	<b>\$222,800</b>



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

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

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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	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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Exterior								
Windows								
Aluminum	50%			2034	* *	5	\$70,200	
Steel	5%	Now	\$375,200	2051	* *	5	\$43,900	
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : East And West Facades Of Wing B</i>					
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : East And West Facades Of Wing B</i>					
Wood	45%	Now	\$1,814,600	2051	* *	5	\$316,100	
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>					
			<i>Location : North Facade, South Facade, Crossovers</i>					
			<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : North Facade, South Facade, Crossovers</i>					
			<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : North Facade, South Facade, Crossovers</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 55%</i>					
			<i>Location : North Facade, South Facade, Crossovers</i>					
Parapets								
Copper/Terne	2%			2046	* *	5	\$1,500	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	55%			LIFE	* *	5-10	\$56,700	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
			<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	13%			LIFE	* *	5-10	\$23,900	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Metal Rail	15%			2031	* *	5-10	\$40,900	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Metal: Cage/Fence	15%			2031	* *	5-10	\$17,500	
			<i>Recent Repair 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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	67%			2034	**	10	\$154,000	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Clay Tile	20%			2052	**	10	\$46,000	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Copper/Terne	3%			2041	**	10	\$17,200	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	5%			2052	**	10	\$15,300	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Sloped Glazing	5%			LIFE	**	5	\$306,400	
<b>Interior</b>								
<b>Floors</b>								
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		3	\$41,700	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : 3rd Floor Bridge To Bldg P</i>							
<b>Interior Walls</b>								
Ceramic Tile	5%			2029	**	5	\$58,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$92,700	
Gypsum Board	20%			LIFE	**	5-10	\$394,100	
	<i>Repairs in Progress, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Floors 2,6,7</i>							
Gypsum Board	5%			LIFE	**	5-10	\$98,500	
Plaster	35%	Now	\$166,400	LIFE	**	5	\$121,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Floors, 2,8,10 - B Bldg</i>							
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	2-4	\$54,900	2031	**	5	\$83,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%	2-4	\$54,900	2039	**	5	\$66,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	7%			LIFE	**	5-10	\$46,500	
Plaster	43%	Now	\$919,700	LIFE	**	5	\$142,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor Connecting Tunnels, Floors 2,6,7 - A Bldg / Floors, 2,8,10 - B Bldg</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2026	\$84,400	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switch Rated @ 4000 Amperes Each</i>								
Fused Disc Sw	30%			2026	\$36,200	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
Transformers								
Dry Type	50%			2024	\$8,100	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 150 Kva, 480/277/120 Volts</i>								
Dry Type	50%			2031	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kva, 480/277/208 Volts</i>								
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**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
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		
<b>Motor Controllers</b>								
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	
<b>Ground</b>								
<b>Grounding Devices</b>								
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>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	30%			2031	**	1	\$55,300	
Automatic	70%			2039	**	1	\$129,000	
<b>Generators</b>								
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>								
<b>Batteries</b>								
Lead/Acid	100%			2020	\$1,500	5	\$22,200	
<b>Fuel Storage</b>								
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>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
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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Estimates are rounded to the nearest hundred dollars.

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

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

Lighting

Egress Lighting								
Emergency, Service	45%			2031	**	1		
Emergency, Battery	5%			2031	**	10	\$5,600	
Exit, LED	40%			2054	**	1		
Exit, Service	10%			2026	\$15,800	1		
Exterior Lighting								
HID	100%			2021	\$2,312,900	10	\$1,800	

Alarm

Security System								
No Component	70%							
Generic	30%			2031	**	1	\$67,100	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Hallways, 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>				

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

Heating

Energy Source								
Campus Steam	100%			2026	\$156,300	1		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : Steam Provided By Power House</i>				

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2039	**	5	\$27,600	
				<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				

Distribution

Steam Piping/Pump	100%			2046	**	4	\$34,300	
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Terminal Devices

Air Handler	20%			2021	\$511,600	1	\$57,400	
				<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Various</i>				

Convactor/Radiator	80%			2024	\$3,585,100	1	\$119,900	
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Air Conditioning

Energy Source								
Electricity	100%			2034	**	1		

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Int Pkg Unit - Heating/Cooling	10%			2020	\$945,100	2	\$2,800	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Various</i>							
Reciprocating Compr/Chiller	10%			2021	\$161,000	1	\$21,500	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>							
	<i>Location : B Building Basement</i>							
Ext Pkg Unit - Heating/Cooling	20%			2031	**	2	\$5,700	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
Window/Wall Unit	60%			2021	\$585,200	1		
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	10%			2036	**	4	\$2,300	
No Component	90%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	10%			2021	\$201,500	1	\$28,700	
No Component	90%							
<b>Heat Rejection</b>								
Remote Air Cond	10%			2021	\$283,400	2	\$32,300	
No Component	90%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$409,600	
<b>Exhaust Fans</b>								
Interior	40%	Now	\$21,000	2021	\$209,800	2	\$4,500	
	<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Various Locations</i>							
Roof	60%			2026	\$226,300	2	\$8,500	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2036	**	1		
<b>HW Heat Exchanger</b>								
Low Temp	100%			2026	\$147,200	4	\$68,800	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2021	\$11,300	4	\$2,500	
<b>Sewage Ejector(s)</b>								
Electric	100%			2021	\$11,300	4	\$2,500	
<b>Fixtures</b>								
Generic	100%							

**Vertical Transport**

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE			* *	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : A &amp; C Buildings 6 Units: B-roof; B 3 Units: B-10.</i>							
	<i>Explanation : 9 Units (6 Passenger, 3 Freight)</i>							
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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*\*\* 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**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$173,600	\$115,100
Interior Architecture	\$140,500	\$76,600
Electrical		\$1,400,100
Mechanical		\$685,300
<b>Total</b>	<b>\$314,100</b>	<b>\$2,277,100</b>
Importance Code A	\$173,600	\$115,100
Importance Code B		\$2,085,400
Importance Code C	\$140,500	\$76,600
<b>Total</b>	<b>\$314,100</b>	<b>\$2,277,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$74,000</b>	<b>\$16,000</b>	<b>\$38,200</b>	<b>\$15,900</b>
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
<b>Total</b>	<b>\$74,000</b>	<b>\$16,000</b>	<b>\$38,200</b>	<b>\$15,900</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING**  
**Asset # : 4123**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
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>								
<b>Windows</b>								
Aluminum	100%			2042	**	5	\$4,500	
<b>Parapets</b>								
Metal Rail	100%			2039	**	5-10	\$12,900	
<b>Roof</b>								
Single Ply Membrane	100%			2034	**	10	\$69,800	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	7%			LIFE	**	5	\$22,200	
Ceramic Tile	3%			2035	**	5	\$2,200	
Vinyl Tile	90%			2031	**	3	\$24,400	
<b>Interior Walls</b>								
Ceramic Tile	3%			2035	**	5	\$4,700	
Concrete Masonry Unit	15%			LIFE	**	5	\$18,700	
Gypsum Board	82%			LIFE	**	5-10	\$217,100	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%			2031	**	5	\$61,500	
Exposed Struc: Steel	5%			LIFE	**	10	\$7,200	
Gypsum Board	10%			LIFE	**	5-10	\$24,900	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								
<b>Transformers</b>								
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>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2036	**	5	\$200	
<b>Raceway</b>								
Conduit	100%			2036	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2034	**	5	\$1,300	

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING**  
**Asset # : 4123**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	* *	5	\$300	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2031	* *	1	\$14,900	
Generators								
Diesel	100%			2029	* *	1	\$18,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside The Building</i>					
			<i>Explanation : Emergency Generator Rated @ 53 Kw</i>					
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$1,800	
Fuel Storage								
Day Tank	50%			2034	* *	5	\$4,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 100 Gallons Capacity</i>					
Main Tank	50%			2041	* *	5	\$700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 30,000 Gallons Capacity</i>					
<b>Lighting</b>								
Interior Lighting								
Fluorescent	98%			2026	\$612,900	10	\$43,500	
			<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
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	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2041	* *	5	\$1,400	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2026	\$44,900	1	\$5,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Outside</i>					
			<i>Explanation : C C T V Surveillance Cameras</i>					

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

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*\*\* 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**

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

**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*

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

**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  
Steam

100% 2029 \* \* 5 \$2,900

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 -  
Heating/Cooling

80% 2026 \$260,900 2 \$2,400

*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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING**  
**Asset # : 4123**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2031	* *	1	\$3,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Enclosure Near Sidewalk</i>						
		<i>Explanation : R P Z Located Outside</i>						
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : 1 Unit</i>						
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2046	* *	1-5	\$24,400	

*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 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**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$331,300	\$116,200
Interior Architecture	\$432,100	\$256,800
Electrical		\$12,930,600
Mechanical	\$43,300	\$43,300
<b>Total</b>	<b>\$806,700</b>	<b>\$13,346,900</b>
Importance Code A	\$331,300	\$116,200
Importance Code B	\$232,100	\$13,127,400
Importance Code C	\$243,300	\$103,300
<b>Total</b>	<b>\$806,700</b>	<b>\$13,346,900</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$313,800</b>	<b>\$101,000</b>	<b>\$192,300</b>	<b>\$85,900</b>
Importance Code A	\$38,400		\$5,200	
Importance Code B	\$219,000	\$101,000	\$187,100	\$85,900
Importance Code C	\$56,400			
<b>Total</b>	<b>\$313,800</b>	<b>\$101,000</b>	<b>\$192,300</b>	<b>\$85,900</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

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

## Under 600 Volts

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 2- Main Service Switches Rated 4000 Amperes Each</i>						
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	
		<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%			2019	\$1,500	5	\$6,500	
Fuel Storage								
Day Tank	50%			2034	**	5	\$16,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 100 Gallons Capacity</i>						
Main Tank	50%			2041	**	5	\$2,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 2500 Gallons Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	98%			2026	\$9,845,500	10	\$157,100	
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2026	\$200,900	10	\$3,200	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
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	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2041	**	5	\$5,100	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2026	\$162,200	1	\$19,600	
<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%			2026	\$1,851,300			
<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, Horns</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam Supplied From Power House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	**	5	\$10,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : 3 Heat Exchangers For Radiators And Induct Coils</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2042	**	4	\$6,500	
Steam Piping/Pump	50%	Now	\$31,200	2046	**	4	\$4,300	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : Condensate Return Pump Is Undersized</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
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	
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : M E R, Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : M E R, Basement</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Chilled Wtr Pipe/Pump	100%			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.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : B-5</i>						
		<i>Explanation : 3 Units</i>						
Hydraulic	25%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : B-1</i>						
		<i>Explanation : 1 Unit</i>						
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	

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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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture		\$629,400
Interior Architecture		\$929,400
Electrical		\$5,023,700
Mechanical	\$39,700	\$39,700
<b>Total</b>	<b>\$39,700</b>	<b>\$6,622,100</b>
Importance Code A		\$629,400
Importance Code B	\$39,700	\$5,992,700
<b>Total</b>	<b>\$39,700</b>	<b>\$6,622,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$25,700</b>	<b>\$35,400</b>	<b>\$24,000</b>	<b>\$25,700</b>
Importance Code A		\$5,700		
Importance Code B	\$25,700	\$29,700	\$24,000	\$25,700
<b>Total</b>	<b>\$25,700</b>	<b>\$35,400</b>	<b>\$24,000</b>	<b>\$25,700</b>



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**  
**LINCOLN HOSPITAL GARAGE**  
**Asset # : 280**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
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		
<b>Interior</b>									
Floors									
Cast in Place Concrete	100%			LIFE	**	5	\$867,400		
Interior Walls									
Cast in Place Concrete	95%			LIFE	**				
Masonry: Brick	5%			LIFE	**				
Ceilings									
Exposed Concrete	100%			LIFE	**	5	\$62,000		
<b>Electrical</b>									
<b>System Component Type</b>		<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>									
Raceway									
Conduit	100%				2023	\$46,000	1		
Panelboards									
Molded Case Bkrs	100%				2031	**	5	\$8,000	
Wiring									
Thermoplastic	100%				2033	**	1		
<b>Lighting</b>									
Interior Lighting									
HID	100%				2023	\$2,476,500	10	\$9,800	
Egress Lighting									
Exit, Service	100%				2023	\$83,700	1		
Exterior Lighting									
HID	100%				2023	\$1,171,800	10	\$900	
<b>Alarm</b>									
Security System									
No Component	70%								
Generic	30%				2023	\$281,600	1	\$34,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Hallways</i>									
<i>Explanation : CCTV Surveillance System</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**  
**LINCOLN HOSPITAL GARAGE**  
**Asset # : 280**

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

**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*

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

**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

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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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$6,886,000</b>	<b>\$81,046,600</b>
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
<b>Total</b>	<b>\$6,886,000</b>	<b>\$81,046,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$642,300</b>	<b>\$539,000</b>	<b>\$729,300</b>	<b>\$650,500</b>
Importance Code A	\$51,100	\$53,800	\$51,100	\$51,100
Importance Code B	\$591,100	\$485,100	\$678,100	\$599,400
<b>Total</b>	<b>\$642,300</b>	<b>\$539,000</b>	<b>\$729,300</b>	<b>\$650,500</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	67%			LIFE	**	5	\$553,500	
Masonry: Brick	25%	Now	\$318,600	LIFE	**	5	\$206,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade Section A</i>								
Window Wall	5%			2043	**	5	\$154,900	
Window Wall	3%			2049	**	5	\$92,900	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Annex</i>								
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	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 10th Floor Section A</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair 10a, Room 9d Various Locations On 10th Floor Section A</i>								
Modified Bitumen	10%			2031	**	10	\$44,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Annex</i>								
Roll Roofing	5%	Now	\$93,000	2025	\$93,000	5	\$18,400	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 10th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 10th Floor</i>								
Skylight, Metal/Glass	5%			2043	**	10	\$73,400	
Interior								

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
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	**			
<b>Ceilings</b>								
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	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								
<b>Transformers</b>								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
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	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$15,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	90%			2021		1	\$286,400	
Automatic	10%			2040	* *	1	\$31,800	
Generators								
Diesel	70%			2019		1	\$280,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 1000 Kw Waukeshu</i>								
Diesel	30%			2036	* *	1	\$120,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Caterpillar Genset Rated @ 2000 Kw</i>								
Batteries								
Lead/Acid	30%			2018	\$500	5	\$11,500	
Nickel Cadmium	70%			2018	\$1,100	5	\$161,400	

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2031	**	5	\$95,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 275 Gallons Capacity</i>						
Underground Storage	50%			LIFE	**	5	\$32,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 10,000 Gallons Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2028	**	10	\$901,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	4%			2028	**	10	\$37,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Corridors</i>						
		<i>Explanation : Compact Fluorescent Lighting Fixtures</i>						
HID	1%			2018			\$84,400	10
Egress Lighting								
Emergency, Service	50%			2028	**	1		
Exit, Service	50%			2028	**	1		
Exterior Lighting								
HID	100%			2023			\$3,994,600	10
Lightning Protection								
Arresters/Cabling								
Generic	100%			2026			\$2,265,800	5
Alarm								
Security System								
No Component	70%							
Generic	30%			2023			\$960,000	1
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
Generic	100%			2023			\$10,954,900	1-3
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors</i>						

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

Heating

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Campus Steam	100%			2033	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Is Provided From Service Building</i>								
Conversion Equipment Heat Exchanger	100%			2026	\$225,400	1	\$511,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : 14 Units</i>								
Distribution Hot Wtr Piping/Pump	80%	2-4	\$425,100	2031	**	4	\$40,800	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
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		
<i>Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Staircase A - 10th Floor</i>								
Sump Pump(s) Not Accessible	100%							
Sewage Ejector(s) Electric	100%			2023	\$11,300	4	\$1,600	
Backflow Preventer Not Accessible	100%							

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (14) B-10 (2) B-11</i>						
		<i>Explanation : 16 Units</i>						
Escalators								
Over 20' Rise	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 2nd Floor Up &amp; Down</i>						
		<i>Explanation : 2 Units</i>						
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2043	* *	1-5	\$521,500	
Sprinkler								
Generic	100%			2033	* *	1-2	\$289,700	

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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
<b>Total</b>	<b>\$1,129,000</b>	<b>\$7,568,300</b>
Importance Code A	\$785,000	\$79,000
Importance Code B	\$343,900	\$7,489,300
<b>Total</b>	<b>\$1,129,000</b>	<b>\$7,568,300</b>

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
<b>Total</b>	<b>\$81,800</b>	<b>\$69,000</b>	<b>\$80,800</b>	<b>\$42,500</b>
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				
<b>Total</b>	<b>\$81,800</b>	<b>\$69,000</b>	<b>\$80,800</b>	<b>\$42,500</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	97%			LIFE	**	5	\$79,000	
Metal Coiling Doors	3%			2028	**	5	\$7,600	
<b>Windows</b>								
Aluminum	50%			2039	**	5	\$700	
Metal Louvers	50%			2032	**	10	\$4,200	
<b>Parapets</b>								
Masonry: Brick	85%	Now	\$307,000	LIFE	**	5	\$26,000	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2036	**	5-10	\$55,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
<b>Roof</b>								
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	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	95%			LIFE	**	5	\$156,000	
Vinyl Tile	5%			2023	\$32,600	3	\$1,900	
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	95%			LIFE	**	5	\$26,000	
<b>Ceilings</b>								
Exposed Concrete	75%			LIFE	**	5	\$8,800	
Exposed Struc: Steel	25%			LIFE	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2023	\$21,300	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Disconnect Switches Rated @ 5000 Amperes Each</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Fuel Storage Day Tank	50%			2031	**	5	\$7,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 100 Gallons Capacity</i>								
Underground Storage	50%			LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 10,000 Gallons Capacity</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	97%			2023	\$4,460,000	10	\$71,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID Incandescent	2%			2018	\$13,100	10	\$100	
	1%			2018	\$46,000	2		
<b>Egress Lighting</b>								
Emergency, Service	50%			2023	\$20,100	1		
Exit, Service	50%			2023	\$13,600	1		
<b>Exterior Lighting</b>								
HID	100%			2023	\$309,000	10	\$200	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2023	\$74,300	1	\$9,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2023	\$847,300	1-3	\$50,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2043	**	1		

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Steam Boiler	100%			2036	**	1	\$79,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 4 Units To Service The Entire Hospital Complex. 2 Heat Exchangers Convert Steam / Hot Water</i>							
Distribution								
Hot Wtr Piping/Pump	20%			2039	**	4	\$800	
Steam Piping/Pump	80%			2033	**	4	\$4,700	
Terminal Devices								
Air Handler	60%	Now	\$26,500	2023	\$264,700	1	\$26,700	
	<i>Corroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : 2nd &amp; 3rd Floor Mechanical Rooms</i>							
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	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Refrigeration Plant</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Refrigeration Plant</i>							
	<i>Explanation : 4 Units Service The Entire Hospital Complex</i>							
Distribution								
Chilled Wtr Pipe/Pump	100%			2043	**	4	\$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	
	<i>Corroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Roof</i>							
	<i>Damaged, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$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		

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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger Low Temp	100%			2033	**	4	\$11,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : Provide Hot Water To Entire Hospital Complex</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) 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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Services The Entire Hospital Complex</i>								

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

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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** : 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$2,063,800	\$725,800
Interior Architecture	\$324,700	\$571,000
Mechanical	\$536,500	\$559,000
<b>Total</b>	<b>\$2,925,000</b>	<b>\$1,855,800</b>
Importance Code A	\$2,063,800	\$725,800
Importance Code B	\$805,300	\$1,048,300
Importance Code C	\$55,900	\$81,700
<b>Total</b>	<b>\$2,925,000</b>	<b>\$1,855,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$118,600</b>	<b>\$65,300</b>	<b>\$108,700</b>	<b>\$110,000</b>
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				
<b>Total</b>	<b>\$118,600</b>	<b>\$65,300</b>	<b>\$108,700</b>	<b>\$110,000</b>



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

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

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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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$158,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Data Is From October 2008 Survey, Building Closed Due To Hurricane Sandy Flooding - Updated Survey Required</i>								
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	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$21,700	
Metal Rail	20%			2037	**	5-10	\$98,100	
Roof								
IRMA/Protected Membrane	40%			2024		10	\$29,700	
Modified Bitumen	10%	2-4	\$13,300	2029	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Roof</i>								
Traffic Topping	50%	Now	\$92,400	2024			\$231,000	
<i>Water Penetration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Outdoor Tennis Courts</i>								
Interior								
Floors								
Carpet	10%			2025		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		3	\$14,000	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 14th Floor</i>								
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	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 14th Floor</i>								
Under Construction	5%							

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY**

**Asset # : 749**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	70%			2037	**	5	\$218,400	
AcousTileSusp.Lay-In	15%	Now	\$61,900	2029	**	5	\$18,700	
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout From Tennis Court Roof</i>								
Exposed Concrete	10%			LIFE	**	5	\$3,900	
Under Construction	5%							

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : This Building Was Flooded Due To Hurricane Sandy.</i>								
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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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY**

**Asset # : 749**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Lightning Protection								
Arresters/Cabling	100%							
Not Accessible								
Alarm								
Security System								
Not Accessible	100%							
Fire/Smoke Detection								
Not Accessible	100%							
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Campus Steam	100%	Now	\$11,200	2034	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Steam Line In Tunnel From Main Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Avenue</i>								
<i>Explanation : Temporary Boiler Set Up On Street Due To Hurricane Sandy Flood Damage</i>								
Conversion Equipment								
Heat Exchanger	80%			2020	\$29,100	1	\$66,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
<i>Explanation : No Access For Survey Due To Hurricane Sandy Flooding</i>								
Pres. Reducing Valve/LP Steam	20%			2027	**	5	\$2,000	
Distribution								
Hot Wtr Piping/Pump	80%	Now	\$205,600	2032	**	4	\$6,600	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Mechanical Room</i>								
Steam Piping/Pump	20%	Now	\$47,600	2034	**	4	\$1,600	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Mechanical Room</i>								
Terminal Devices								
Air Handler	20%	Now	\$55,200	2024	\$183,900	1	\$18,600	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2024	\$115,700	1	\$15,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : No Access For Survey</i>							
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	
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement Mechanical Room</i>							
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement Mechanical Room</i>							
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$93,000	
Exhaust Fans								
Roof	100%			2029	**	2	\$5,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : No Access For Survey</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
HW Heat Exchanger								
Low Temp	100%	0-2	\$52,900	2054	**	4	\$16,500	
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 14th Floor</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building</i>							
	<i>Explanation : 1 - 3,000 Gallon Tank Serving Upper Floors</i>							
	<i>1 - 500 Gallon Tand Serving Lower Floors</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : No Access For Survey</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY**

**Asset # : 749**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
Sump Pump(s)								
Rigid Piping	100%			2024	\$11,300	4	\$1,600	
Backflow Preventer								
Generic	100%			2029	* *	1	\$10,200	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE			* *	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-16</i>						
		<i>Explanation : 3 Units</i>						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Not Accessible	100%							
<b>Sprinkler</b>								
Not Accessible	100%							
<b>Fire Pump</b>								
Not Accessible	100%							
<b>Chemical System</b>								
Not Accessible	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** : 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$16,257,900</b>	<b>\$27,986,900</b>
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
<b>Total</b>	<b>\$16,257,900</b>	<b>\$27,986,900</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$770,200</b>	<b>\$807,000</b>	<b>\$841,200</b>	<b>\$679,800</b>
Importance Code A	\$13,700	\$84,500	\$126,700	\$84,500
Importance Code B	\$756,500	\$722,600	\$714,500	\$595,400
<b>Total</b>	<b>\$770,200</b>	<b>\$807,000</b>	<b>\$841,200</b>	<b>\$679,800</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$47,500	LIFE	**	5	\$82,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Canopies At Receiving Courtyard</i>								
Masonry: Brick	88%			LIFE	**	5	\$724,900	
Masonry: Brick	2%	Now	\$50,800	LIFE	**	5	\$16,500	
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Walkway To Pediatric Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Walkway To Pediatric Entrance</i>								
<i>Explanation : Angles Supporting Concrete Walkway Are Severily Deteriorated. The Walkway Is Temporarily Supported By Wood Columns.</i>								
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	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Basement</i>								
Aluminum	20%	Now	\$2,976,100	2049	**	5	\$34,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Exterior								
Roof								
Asphalt Macadam	10%	Now	\$47,100	2029	* *	5	\$9,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parking Driveway Over Cenrtal Stores</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Parking Driveway Over Central Stores In Basement</i>								
Built-Up (BUR)	10%			2024	\$126,100	10	\$26,900	
IRMA/Protected Membrane	5%	Now	\$137,200	2034	* *			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over New Born Pavillion On Fifth Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over New Born Pavillion On Fifth Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over New Born Pavillion</i>								
<i>Explanation : Traffic Surface</i>								
IRMA/Protected Membrane	10%	Now	\$219,600	2034	* *			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Auditorium And Emergency Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Auditorium And Emergency Room</i>								
IRMA/Protected Membrane	5%	Now	\$109,800	2034	* *			
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Emergency Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Emergency Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Emergency Room</i>								
Modified Bitumen	50%			2029	* *	10	\$134,700	
Single Ply Membrane	5%	Now	\$9,300	2024	\$46,300			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Opd</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Opd</i>								
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : 9 inch X 9 inch Tiles</i>								
Vinyl Tile	5%			2032	**	3	\$33,600	
<b>Interior Walls</b>								
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	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	50%			2029	**	5	\$840,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : New Born Pavillion, Emergency Room</i>								
AcousTileSusp.Lay-In	33%			2037	**	5	\$443,600	
Exposed Concrete	5%	Now	\$663,400	LIFE	**	5	\$10,500	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Explanation : Expansion Joint Failure</i>								
Metal Panel	5%			LIFE	**	5	\$84,000	
Metal Panel	2%			LIFE	**	5	\$33,600	
Plaster	5%			LIFE	**	5	\$42,000	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								

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

Under 600 Volts

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	50%			2024	\$100,400	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : 2- 3000 Amperes Main Service Protectors</i>								
Air Circuit Breaker	50%			2024	\$100,400	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 2- 4000 Amperes Main Service Protectors</i>								
<b>Transformers</b>								
Dry Type	50%			2029	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : 112 Kva, 480/277/208 Volts</i>								
Dry Type	50%			2037	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 150 Kva, 480/277/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$799,600	5	\$23,600	
<b>Raceway</b>								
Busway	5%			2029	**	1		
Conduit	85%			2024	\$847,800	1		
Conduit	10%			2044	**	1		
<b>Panelboards</b>								
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	
<b>Wiring</b>								
Braided Cloth	65%	2-4	\$998,800	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Busway	5%			2022	\$76,800	1		
Thermoplastic	20%			2034	**	1		
Thermoplastic	10%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	80%			2022		5	\$4,800	
Locally Mounted	20%			2037	**	5	\$1,200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$13,200	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Generators								
Diesel	100%			2020		1	\$347,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 2- Generators Rated @ 750 Kw And 600 Kw</i>						
<b>Batteries</b>								
Lead/Acid	100%			2018	\$1,500	5	\$33,300	
<b>Fuel Storage</b>								
Day Tank	50%			2040	**	5	\$83,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 2- Day Tanks - 30 Gallons And 50 Gallons Capacity</i>						
Main Tank	50%			2027	**	5	\$13,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2- Main Tanks - 6000 Gallons And 7500 Gallons Capacity</i>						
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	15%			2029	**	10	\$123,500	
		<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2029	**	10	\$41,200	
		<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	60%			2029	**	10	\$494,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	19%			2029	**	10	\$156,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
HID	1%			2029	**	10	\$300	
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$225,900	1		
Exit, LED	40%			2052	**	1		
Exit, Service	10%			2024	\$30,600	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$3,468,100	10	\$2,700	
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							
Generic	40%			2024	\$1,111,300	1	\$134,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Inside And Outside The Building</i>						
		<i>Explanation : C C T V Surveillance Camera System, Intrusion Alarm System And Infant Protection System</i>						

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**HEALTH AND HOSPITALS CORP. - 819  
METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

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

**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*

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

**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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	75%			2033	**	1	\$728,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Main Chillers In The Basement And 5 Units On The Roof</i>								
Window/Wall Unit	25%			2019	\$471,900	1		
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	75%			2034	**	4	\$49,800	
No Component	25%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	75%			2024	\$2,925,400	1	\$416,500	
No Component	25%							
<b>Heat Rejection</b>								
Water Cool Tower	60%			2025	\$1,581,500	2	\$542,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units</i>								
No Component	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Part Of The 5 Chillers</i>								
No Component	30%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$500,800	
<b>Exhaust Fans</b>								
Interior	80%			2024	\$812,100	2	\$22,000	
Roof	20%	Now	\$146,000	2034	**	2	\$4,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	**	1		
<b>HW Heat Exchanger</b>								
Low Temp	100%			2050	**	4	\$133,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units - Instantaneous Type</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$99,700	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Storm Drain Piping</b>								
Cast Iron	100%	Now	\$64,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Yard</i>								

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**HEALTH AND HOSPITALS CORP. - 819  
METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Rigid Piping	100%	Now	\$1,100	2024	\$11,300	4	\$1,600	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Basement</i>							
Sewage Ejector(s) Electric	70%	0-2	\$7,900	2034	**	4	\$1,100	
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
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	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 7 Units Basement:15th , 2 Units 6-16; 3 Units In O. P. D B-7</i>							
	<i>Explanation : 12 Units</i>							
Fire Suppression								
Standpipe								
Generic	100%			2044	**	1-5	\$469,600	
Sprinkler								
No Component Generic	70%				**	1-2	\$75,500	
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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : Ansul 102</i>							
No Component Generic	70%				**	1-3	\$10,100	
Generic	20%			2022	\$5,300	1-3	\$10,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fire Extinguishers</i>							

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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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$4,410,500</b>	<b>\$6,253,000</b>
Importance Code A	\$1,753,400	\$585,000
Importance Code B	\$2,657,000	\$5,588,900
Importance Code C		\$79,100
<b>Total</b>	<b>\$4,410,500</b>	<b>\$6,253,000</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$243,500</b>	<b>\$176,400</b>	<b>\$246,000</b>	<b>\$206,700</b>
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			
<b>Total</b>	<b>\$243,500</b>	<b>\$176,400</b>	<b>\$246,000</b>	<b>\$206,700</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**

**Asset # : 750**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$256,300	
Granite Panels	5%			LIFE	**	5	\$10,700	
Marble Panels	5%			LIFE	**	5	\$10,700	
<hr/>								
Windows								
Aluminum	100%	Now	\$1,688,500	2049	**	5	\$19,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$15,400	
Masonry: Limestone	10%			LIFE	**	5	\$3,000	
Metal Rail	25%			2037	**	5-10	\$106,900	
<hr/>								
Roof								
Asphalt Macadam	10%	Now	\$6,600	2024	\$22,100	5	\$2,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Driveway Over Storage Area In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Storage Area In Basement</i>								
<hr/>								
IRMA/Protected Membrane	40%			2024	\$206,400	10	\$25,300	
Modified Bitumen	50%			2029	**	10	\$31,600	
<hr/>								
<b>Interior</b>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 inch X 9 inch Tiles</i>								
<hr/>								
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	**			

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**

**Asset # : 750**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Explanation : Expansion Joint Failure</i>								
Gypsum Board	5%			LIFE	**	5	\$19,500	
Metal Panel	2%			LIFE	**	5	\$7,800	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2024	\$80,300	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 4000 Amperes Main Service Protectors</i>								
Transformers								
Dry Type	100%			2029	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kva And 300 Kva, 480/208 Volts</i>								
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		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2034	**	1		
Thermoplastic	10%			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**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**

**Asset # : 750**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
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	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,100	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	10%			2037	**	1	\$6,400	
Automatic	70%			2029	**	1	\$44,800	
Automatic	20%	2-4	\$9,200	2044	**	1	\$11,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Generators</b>								
Diesel	100%			2020	\$357,400	1	\$80,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 675 Kw</i>								
<b>Batteries</b>								
Lead/Acid	100%			2018	\$1,500	5	\$7,700	
<b>Fuel Storage</b>								
Day Tank	50%			2032	**	5	\$19,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 56 Gallons Capacity</i>								
Main Tank	50%			2027	**	5	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 5000 Gallons Capacity</i>								

**Lighting**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819  
METROPOLITAN HOSPITAL MENTAL HEALTH**

**Asset # : 750**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
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		
<b>Egress Lighting</b>								
Exit, LED	40%			2052	**	1		
Exit, Service	50%			2024	\$35,400	1		
Exit, Service	10%			2019	\$7,100	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$803,500	10	\$600	
<b>Alarm</b>								
<b>Security System</b>								
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>						
<b>Fire/Smoke Detection</b>								
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>						

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

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**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**

**Asset # : 750**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Prv And Shut Off Valves</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Provided From Adjacent Main Hospital Building</i>								
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								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**

**Asset # : 750**

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 3 Units 1-14, 2 Units B- 13th Floor, 1 Unit B-12th Floor</i>						
		<i>Explanation : 6 Units</i>						
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
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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

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

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

Print Date : 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$253,800	\$42,400
Interior Architecture		\$250,200
Electrical		\$1,417,300
Mechanical		\$98,200
<b>Total</b>	<b>\$253,800</b>	<b>\$1,808,100</b>
Importance Code A	\$253,800	\$42,400
Importance Code B		\$1,765,700
<b>Total</b>	<b>\$253,800</b>	<b>\$1,808,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$22,700			
Interior Architecture	\$45,700			\$3,600
Electrical		\$300	\$900	
Mechanical	\$24,500	\$2,800	\$8,500	\$4,400
<b>Total</b>	<b>\$93,000</b>	<b>\$3,200</b>	<b>\$9,400</b>	<b>\$8,000</b>
Importance Code A	\$22,700			
Importance Code B	\$59,800	\$3,200	\$9,400	\$8,000
Importance Code C	\$10,500			
<b>Total</b>	<b>\$93,000</b>	<b>\$3,200</b>	<b>\$9,400</b>	<b>\$8,000</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER ANNEX**  
**Asset # : 1005**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	100%	Now	\$65,400	LIFE	**	5	\$42,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Exit To Parking Area</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Exit To Parking Area</i>								
<hr/>								
<b>Windows</b>								
Aluminum	100%	0-2	\$41,900	2032	**	5	\$4,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Parapets</b>								
Masonry: Brick	75%	Now	\$18,600	LIFE	**	5	\$3,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Cornice	15%	0-2	\$3,300	2052	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%	2-4	\$900	2037	**	5	\$1,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$146,500	2034	**			
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Third Floor Roof</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%	0-2	\$1,800	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2037	**	5	\$2,500	
Vinyl Tile	85%	0-2	\$12,500	2024	\$250,200	3	\$10,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER ANNEX**  
**Asset # : 1005**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	10%	0-2	\$3,900	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	90%	0-2	\$6,600	LIFE	**	5	\$18,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	0-2	\$7,000	2037	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	75%			2037	**	5	\$25,400	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2024	\$36,100	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2023	\$30,600	5	\$600	
<b>Wiring</b>								
Thermoplastic	100%			2024	\$52,600	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2029	**	5	\$100	
Locally Mounted	50%			2022	\$28,700	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	40%			2024	\$520,000	10	\$8,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Mixture Of T-8, T-5 And Compact Fluorescent</i>								
Fluorescent	60%			2024	\$779,900	10	\$12,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
<b>Egress Lighting</b>								
Exit, Service	50%			2029	**	1		
Exit, Battery	50%			2029	**	10	\$800	
<b>Exterior Lighting</b>								
HID	100%			2029	**	10	\$100	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER ANNEX**  
**Asset # : 1005**

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

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
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
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
		<i>Explanation : Fire Extinguishers</i>					

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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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,652,300	\$102,900
Interior Architecture	\$228,200	\$547,800
Electrical	\$367,100	\$3,934,100
Mechanical	\$45,600	\$354,300
<b>Total</b>	<b>\$2,293,300</b>	<b>\$4,939,100</b>
Importance Code A	\$1,652,300	\$102,900
Importance Code B	\$529,600	\$4,759,200
Importance Code C	\$111,300	\$77,000
<b>Total</b>	<b>\$2,293,300</b>	<b>\$4,939,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$182,900</b>	<b>\$48,700</b>	<b>\$98,000</b>	<b>\$48,800</b>
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			
<b>Total</b>	<b>\$182,900</b>	<b>\$48,700</b>	<b>\$98,000</b>	<b>\$48,800</b>



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**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D & T CENTER MAIN BLDG.**

**Asset # : 1004**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$79,500	
Masonry: Brick	22%	Now	\$215,900	LIFE	**	5	\$23,300	
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Between Annex And Main Building</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout Weephole / Relieving Angle Locations</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Perimeter Joint Between Building And Side Walks</i>								
Window Wall	3%			2034	**	5	\$11,900	
Windows								
Aluminum	100%	2-4	\$990,000	2049	**	5	\$11,600	
<i>Hardware Missing, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	2-4	\$71,600	LIFE	**	5	\$12,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Cornice	10%			2039	**	10	\$4,300	
Roof								
Modified Bitumen	100%	0-2	\$374,700	2034	**			
<i>Blisters, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Entrance</i>								
Vinyl Tile	57%	0-2	\$47,100	2024	\$470,800	3	\$20,300	
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : At Expansion Joint Between Main Building And Annex</i>								

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**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D & T CENTER MAIN BLDG.**

**Asset # : 1004**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
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	**			
<b>Ceilings</b>								
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	

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

Under 600 Volts

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**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D & T CENTER MAIN BLDG.**

**Asset # : 1004**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2024	\$10,600	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Rating Available</i>								
Fused Disc Sw	25%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Service Room</i>								
<i>Explanation : 1200 Amp Service Switch</i>								
Fused Disc Sw	25%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Service Room</i>								
<i>Explanation : 600 Amp Service Switch For Fire Pump</i>								
<b>Transformers</b>								
Dry Type	75%			2022	\$12,100	5	\$200	
Dry Type	20%			2037	**	5	\$100	
Dry Type	5%	Now	\$800	2044	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Service Room</i>								
<i>Explanation : Total Of 7 Transformers</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2044	**	5	\$1,900	
<b>Raceway</b>								
Conduit	90%			2034	**	1		
Conduit	10%			2044	**	1		
<b>Panelboards</b>								
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	
<b>Wiring</b>								
Thermoplastic	90%			2024	\$141,500	1		
Thermoplastic	10%			2044	**	1		
<b>Motor Controllers</b>								
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	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$9,700	LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Covered With Paint And Connected With Main Water Main</i>								
<b>Stand-by Power</b>								

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**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D & T CENTER MAIN BLDG.**

**Asset # : 1004**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Transfer Switches								
Automatic	100%			2022	\$11,500	1	\$22,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : Asco Type Transfer Switch</i>						
Generators								
Diesel	100%			2020	\$90,200	1	\$27,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : Onan Generator</i>						
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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	38%			2024	\$1,386,100	10	\$22,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Mixture Of T-8, T-5 And Compact Fluorescent</i>						
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	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Tanks Of 15,000 Gals Each</i>						

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**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D & T CENTER MAIN BLDG.**

**Asset # : 1004**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger	10%			2033	**	1	\$3,100	
Steam Boiler	90%	Now	\$7,100	2037	**	1	\$50,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boilers Burners</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	95%			2040	**	4	\$3,000	
Steam Piping/Pump	5%			2044	**	4	\$200	
<hr/>								
Terminal Devices								
Air Handler	70%	Now	\$12,200	2029	**	1	\$24,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<hr/>								
Convactor/Radiator	30%			2022		1	\$6,200	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2046	**	1		
<hr/>								
Conversion Equipment								
Centrifugal, Elec Chiller	95%	Now	\$8,300	2033	**	1	\$58,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Control System</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : R-11 (2) Water Cooled Trane Chillers Also Feed Ahu On 3rd Floor</i>								
<hr/>								
Int Pkg Unit - Cooling	5%			2022		2	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Liebert A C unit In 1st Floor Server Room Undergoing Repair</i>								
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	95%			2044	**	4	\$3,000	
No Component	5%							
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	95%			2029	**	1	\$37,300	
No Component	5%							
<hr/>								
Heat Rejection								
Water Cool Tower	95%	Now	\$8,800	2025		2	\$48,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : (2) Cooling Towers</i>								
<hr/>								
No Component	5%							
<hr/>								
<b>Ventilation</b>								

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

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**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D & T CENTER MAIN BLDG.**

**Asset # : 1004**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	Now	\$45,600	LIFE	**	2-5	\$35,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement, At The Air Handlers</i>								
<b>Exhaust Fans</b>								
Interior	80%			2029	**	2	\$1,600	
Roof	20%	Now	\$10,300	2034	**	2	\$300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2044	**	1		
<b>HW Heat Exchanger</b>								
Low Temp	100%			2034	**	4	\$9,400	
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$7,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : House Trap In Basement X Ray Section</i>								
<b>Storm Drain Piping</b>								
Cast Iron	100%	Now	\$4,500	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Drain Over Union Office</i>								
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2019	\$11,300	4	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : One Sump Pump</i>								
<b>Backflow Preventer</b>								
Generic	100%			2032	**	1	\$3,900	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : (2) Elevators. Both Are On Extended Life</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2044	**	1-5	\$33,200	
<b>Sprinkler</b>								
No Component	75%							
Generic	25%			2044	**	1-2	\$4,400	
<b>Fire Pump</b>								
Generic	100%			2027	**	1	\$11,900	

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**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D & T CENTER MAIN BLDG.**

**Asset # : 1004**

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

Fire Suppression

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*

*Note : 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** : 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$15,906,100</b>	<b>\$47,624,800</b>
Importance Code A	\$5,567,400	\$893,000
Importance Code B	\$10,338,700	\$46,675,700
Importance Code C		\$56,100
<b>Total</b>	<b>\$15,906,100</b>	<b>\$47,624,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$552,700</b>	<b>\$601,800</b>	<b>\$724,300</b>	<b>\$553,300</b>
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	
<b>Total</b>	<b>\$552,700</b>	<b>\$601,800</b>	<b>\$724,300</b>	<b>\$553,300</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick Cavity	57%			LIFE	**	5	\$228,400	
Metal Panel	2%	Now	\$11,800	2035	**	5	\$15,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Above Overhead Doors</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Overhead Doors</i>								
Metal Coiling Doors	3%			2030	**	5	\$37,600	
Pre-Cast Concrete	5%	Now	\$84,700	LIFE	**	5	\$65,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Over Emergency Entrance</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Emergency Entrance</i>								
Pre-Cast Concrete	30%			LIFE	**	5	\$390,700	
Window Wall	3%	Now	\$177,400	2045	**	5	\$22,500	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lobby And Various Other Locations</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lobby</i>								
<b>Windows</b>								
Aluminum	95%	Now	\$4,111,700	2050	**	5	\$48,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
Metal Louvers	5%			2034	**	10	\$31,600	
<b>Parapets</b>								
Cast in Place Concrete	5%	Now	\$8,700	LIFE	**	5	\$13,800	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parapet Enclosing Cooling Tower</i>								
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		Priority
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	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over 13th Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 11th And 13th Floors</i>								
Modified Bitumen	50%			2030	**	10	\$72,300	
Panel/Paver: Cer/Brk	35%	Now	\$585,000	2055	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Terrace Over Second Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Terrace Over Second Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Terrace Over Second Floor</i>								
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		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	Priority

Under 600 Volts

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2025	\$160,700	5	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- 4000 Amperes Service Protectors</i>								
Transformers								
Dry Type	90%			2023	\$14,500	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- 150 Kva, 2-75 Kva, 2-50 Kva, 2-45 Kva 460/208/120 Volts</i>								
Dry Type	10%			2038	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1- 75 Kva, 2- 45 Kva</i>								
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**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
Stand-by Power							
Transfer Switches							
Automatic	10%			2030	* *	1	\$20,200
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : 1st Basement</i>						
	<i>Explanation : 400 Amps For Fire Pump</i>						
Automatic	70%			2023		1	\$141,200
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : 3- 1600 Amps And 1- 1200 Amps</i>						
Automatic	10%			2023		1	\$20,200
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : First Basement</i>						
	<i>Explanation : 400 Amps For Sprinkler Pump</i>						
Automatic	10%			2023		1	\$20,200
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Second Basement</i>						
	<i>Explanation : 400 Amps For Standpipe Pump</i>						
Generators							
Diesel	100%			2021		1	\$253,900
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Generator Room</i>						
	<i>Explanation : 2- Emergency Generators Rated @ 750 Kw Each</i>						
Batteries							
Lead/Acid	100%			2018	\$1,500	5	\$24,300
Fuel Storage							
Day Tank	50%			2024	\$20,000	5	\$50,000
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Generator Room</i>						
	<i>Explanation : 2- 105 Gallons Rated Capacity</i>						
Main Tank	50%			2028	* *	5	\$7,900
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : 3rd Basement</i>						
	<i>Explanation : 20,000 Gallons Capacity</i>						
Lighting							
Interior Lighting							
Fluorescent	92%			2025	\$28,489,200	10	\$454,600
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Throughout The Building</i>						
	<i>Explanation : T-8 Lamps</i>						
Fluorescent	2%			2025	\$619,300	10	\$9,900
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : 12th Floor</i>						
Fluorescent	5%			2030	* *	10	\$24,700
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : 4,6,7 Th Floors</i>						
Incandescent	1%			2020	\$309,700	2	\$100

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
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	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2028	* *	5	\$1,500	
<b>Alarm</b>								
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>								
<b>Fire/Smoke Detection</b>								
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>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Conversion Equipment</b>								
Heat Exchanger	10%			2028	* *	1	\$26,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : Heat Exchanger Serves Reheat System And Radiation</i>								
Steam Boiler	70%			2038	* *	1	\$373,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Boilers Out Of 5 Are Newer Units</i>								
Steam Boiler	20%	2-4	\$536,400	2045	* *	1	\$96,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler No-2 Is Beyond It's Useful Life Cycle And Defective - It Should Be Replaced</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	30%			2033	* *	4	\$11,900	
Steam Piping/Pump	70%			2035	* *	4	\$18,600	
<b>Terminal Devices</b>								
Air Handler	50%	0-2	\$148,500	2020	\$1,485,300	1	\$149,900	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Air Handler Pans</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Level B-2, 5th &amp; 18th Floors</i>								
<i>Explanation : Air Handler Doors Leaking Air</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reheat System</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2041	* *	1		

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
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>								
<b>Distribution</b>								
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>								
<b>Terminal Devices</b>								
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	
<b>Heat Rejection</b>								
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>								
<b>Ventilation</b>								
<b>Distribution</b>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	98%			2020	\$596,800	2	\$16,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mech. Room, 5th Floor, B3 And 18th Floor</i>							
	<i>Explanation : Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>							
Roof	2%			2020	\$8,800	2	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Exhaust Fans Beyond Useful Life Cycle</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
	<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Water Pump Room</i>							
HW Heat Exchanger								
Low Temp	100%			2035	**	4	\$53,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Equipment Room</i>							
	<i>Explanation : 2 Units With 5,000 Gallon Tanks</i>							
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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub Basement</i>							
	<i>Explanation : 2 Duplex Units</i>							
Sewage Ejector(s)								
Electric	100%			2020	\$11,300	4	\$1,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub Basement</i>							
	<i>Explanation : 2 Duplex Units</i>							
Backflow Preventer								
Generic	100%			2030	**	1	\$33,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Fire And Domestic / Repairs In Progress</i>							
Fixtures								
Generic	100%							
Vertical Transport								

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	65%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) Sb2-2, (1) Sb1-2, (3) 1-4, (4) Sb1-17, (1) Sb2-17, (2) Sb1-16</i>								
<i>Explanation : 12 Units</i>								
Geared Traction	25%			LIFE		**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : 3 Patient Elevators Operating Unreliably According To Building Staff</i>								
Geared Traction	10%			LIFE		**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : 1 Passenger Elevator In Unreliable Condition According To Building Staff</i>								
Fire Suppression								
Standpipe								
Generic	100%			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
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Fire Pumps Are Beyond Their Useful Life Cycle</i>								
Generic	50%			2034		**	1	\$50,300
Chemical System								
Generic	33%			2018	\$8,800		1-3	\$16,700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chemical System Is Beyond It's Useful Life Cycle</i>								
Generic	67%			2024	\$17,900		1-3	\$33,900
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Access For Proper Inspection</i>								

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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
<b>Total</b>	<b>\$63,500</b>	<b>\$7,900</b>	<b>\$22,900</b>	<b>\$37,300</b>
Importance Code A	\$37,200	\$300	\$12,600	\$600
Importance Code B	\$26,400	\$7,300	\$10,300	\$36,700
Importance Code C		\$400		
<b>Total</b>	<b>\$63,500</b>	<b>\$7,900</b>	<b>\$22,900</b>	<b>\$37,300</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
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	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
Metal Sect. OHD	5%			2037	**	5	\$2,900	
Weathering Steel	5%	4+	\$3,500	LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Canopy Columns</i>								
<i>Explanation : Corrosion - This Component Is Actually Ordinary Structural Steel</i>								
Window Wall	15%			2044	**	5	\$10,400	
<b>Windows</b>								
Aluminum	100%			2040	**	5	\$700	
<b>Parapets</b>								
Metal Panel	25%			2044	**	5	\$400	
Metal Rail	5%			2037	**	5-10	\$300	
Pre-Cast Concrete	70%			LIFE	**	5	\$1,600	
<b>Roof</b>								
Single Ply Membrane	100%	Now	\$31,800	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%	4+	\$3,000	2020	\$30,200	3	\$3,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : O C M E Lobby</i>								
Cast in Place Concrete	25%	Now	\$4,900	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Fire Department Shop Garage</i>								
Ceramic Tile	15%			2033	**	5	\$1,300	
Vinyl Tile	35%			2029	**	3	\$1,500	
<b>Interior Walls</b>								
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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**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%	4+	\$13,000	2037	**	5	\$3,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$500	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2044	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Liquid Filled	100%			2037	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480lv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2044	**	5		
<b>Raceway</b>								
Conduit	100%			2044	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	95%			2040	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	100%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2037	**	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Generators								
Diesel	100%			2033	**	1	\$2,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside The Building</i>						
		<i>Explanation : 100 Kva</i>						
<b>Batteries</b>								
Lead/Acid	100%			2018	\$1,700	5	\$200	
<b>Fuel Storage</b>								
Main Tank	100%			2052	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 275 Gals</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2029	**	10	\$4,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	2%			2029	**	10		
Incandescent	3%			2029	**	2		
<b>Egress Lighting</b>								
Emergency, Service	60%			2029	**	1		
Exit, Service	40%			2029	**	1		
<b>Exterior Lighting</b>								
HID	100%			2029	**	10		
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2029	**	1	\$600	
<b>Fire/Smoke Detection</b>								
No Component	50%							
Generic	50%			2029	**	1-3	\$1,800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Conversion Equipment								
Furnace	50%			2029	**	1	\$1,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof, E M S And Fire Department Garages</i>							
	<i>Explanation : 2 Packaged Rooftop Units With Gas Heat And 5 Gas Fired Space Heaters</i>							
Hot Water Boiler	50%			2037	**	1	\$1,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : E M S And Fire Department Boiler Rooms</i>							
	<i>Explanation : 4 Gas Fired Hot Water Boilers</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$300	
Terminal Devices								
Convactor/Radiator	100%			2037	**	1	\$1,800	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	**	2	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Package Rooftop Units</i>							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,200	
Exhaust Fans								
Roof	100%			2029	**	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Electric	20%			2023		4	\$200	
Gas Fired	80%			2022		2	\$1,200	\$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%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : E M S Side Of The Facility Floors 1 To 2</i>							
	<i>Explanation : The Unit Is Functional But Not Used</i>							

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression Sprinkler								
No Component	75%							
Generic	25%			2044	* *	1-2	\$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** : 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$396,600	\$1,231,400
Interior Architecture		\$1,132,200
Electrical	\$298,800	
Mechanical	\$44,800	\$129,800
<b>Total</b>	<b>\$740,200</b>	<b>\$2,493,500</b>
Importance Code A	\$396,600	\$1,231,400
Importance Code B	\$343,700	\$712,100
Importance Code C		\$549,900
<b>Total</b>	<b>\$740,200</b>	<b>\$2,493,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$239,200</b>	<b>\$326,100</b>	<b>\$357,400</b>	<b>\$236,600</b>
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			
<b>Total</b>	<b>\$239,200</b>	<b>\$326,100</b>	<b>\$357,400</b>	<b>\$236,600</b>



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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

Architecture	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Exterior</b>							
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
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
<i>Location : Fourth Floor</i>							
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
<b>Interior</b>							
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
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
<i>Location : Fourth Floor</i>							
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
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
<i>Location : Fourth Floor</i>							
Ceilings							
AcousTileSusp.Lay-In	65%			2036	**	5	\$333,700
AcousTileSusp.Lay-In	10%			2043	**	5	\$51,300
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
<i>Location : Fourth Floor</i>							
Exposed Struc: Steel	10%			LIFE	**		
Gypsum Board	15%			LIFE	**	5	\$96,200

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.

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Under 600 Volts</b>							
Service Equipment							
Fused Disc Sw	75%			2043	**	5	\$1,100
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : Two 4000 Amps And One 3000 Amps Main Disconnect Switch</i>						
Fused Disc Sw	25%			2043	**	5	\$400
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : One 4000 Amps Main Disconnect Switch For Emergency</i>						
<b>Transformers</b>							
Dry Type	100%			2036	**	5	\$1,300
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : Three 300 Kva 480hv-208/120lv, One 225 Kva 480-hv/208/120lv And One 150 Kva 480hv-208/120lv</i>						
<b>Switchgear / Switchboard</b>							
Fused Disc Sw	100%			2043	**	5	\$1,500
<b>Raceway</b>							
Conduit	100%			2043	**	1	
<b>Panelboards</b>							
Fused Disc Sw	10%			2039	**	5	\$800
Molded Case Bkrs	90%			2039	**	5	\$8,100
<b>Wiring</b>							
Thermoplastic	100%			2043	**	1	
<b>Motor Controllers</b>							
Locally Mounted	15%			2036	**	5	\$300
Motor Control Center	85%			2036	**	5	\$7,900
<b>Ground</b>							
<b>Grounding Devices</b>							
Generic	100%			LIFE	**	5	\$5,000
<b>Stand-by Power</b>							
<b>Transfer Switches</b>							
Automatic	50%			2036	**	1	\$52,800
Automatic	50%			2043	**	1	\$52,800
<b>Generators</b>							
Diesel	50%			2032	**	1	\$66,400
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Basement</i>						
	<i>Explanation : One 1500 Kw Onan Genset</i>						
Diesel	50%			2038	**	1	\$66,400
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Generator Room</i>						
	<i>Explanation : One 1500 Kw</i>						
<b>Batteries</b>							
Nickel Cadmium	50%			2018		5	\$38,200
Nickel Cadmium	50%			2019		5	\$38,200

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Stand-by Power								
Fuel Storage Day Tank	50%			2039	**	5	\$31,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 300 Gallons</i>								
Day Tank	50%			2048	**	5	\$31,800	
Lighting								
Interior Lighting Fluorescent	85%			2028	**	10	\$267,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2028	**	10	\$31,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
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	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source Campus Steam	100%			2043	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment							
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$20,400
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : Steam Provided From Adjacent Building E</i>					
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
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : R123 Refrigerant</i>					
Reciprocating Compr/Chiller	10%			2028	**	1	\$15,900
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>					
		<i>Location : Roof</i>					
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

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sewage Ejector(s) Electric	100%			2028	* *	4	\$1,600	
Backflow Preventer Generic	100%			2028	* *	1	\$21,000	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (7) B-5, (1) B Penthouse</i>						
		<i>Explanation : 8 Units</i>						
<b>Escalators</b>								
Over 20' Rise	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Levels</i>						
		<i>Explanation : 2 Units</i>						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2049	* *	1-5	\$172,900	
<b>Sprinkler</b>								
Generic	100%			2043	* *	1-2	\$96,100	
<b>Fire Pump</b>								
Generic	100%			2032	* *	1	\$64,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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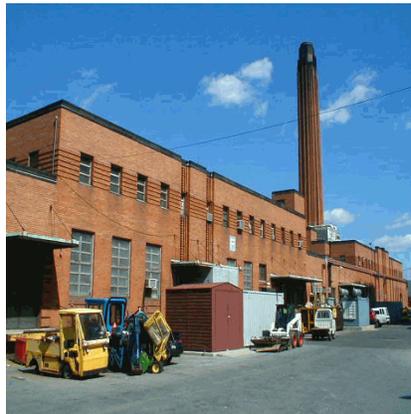
Print Date : 23-Oct-2015

**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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$316,200	
Interior Architecture	\$81,000	
Electrical	\$57,600	\$49,400
Mechanical		\$313,600
<b>Total</b>	<b>\$454,800</b>	<b>\$363,100</b>
Importance Code A	\$316,200	
Importance Code B	\$138,600	\$363,100
<b>Total</b>	<b>\$454,800</b>	<b>\$363,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$137,000</b>	<b>\$37,100</b>	<b>\$7,500</b>	<b>\$6,800</b>
Importance Code A	\$102,100	\$10,800		
Importance Code B	\$33,700	\$26,400	\$7,500	\$6,800
Importance Code C	\$1,200			
<b>Total</b>	<b>\$137,000</b>	<b>\$37,100</b>	<b>\$7,500</b>	<b>\$6,800</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE - F**  
**Asset # : 996**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$14,300	LIFE	**	5	\$4,100	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Loading Dock</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Loading Dock</i>								
Copper/Terne	2%			2043	**	10	\$1,300	
Masonry: Brick	85%	Now	\$144,700	LIFE	**	5	\$23,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$16,700	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
Masonry: Limestone	3%	Now	\$9,200	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$29,500	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	5%			2039	**	5		
Steel	90%	Now	\$28,900	2048	**	5	\$3,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$900	2048	**	5	\$200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Clearstory</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Clearstory</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Clearstory</i>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE - F**  
**Asset # : 996**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	95%	Now	\$53,600	LIFE	**	5	\$4,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Corners</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, South Facade</i>								
Masonry: Limestone	5%	Now	\$2,600	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	70%	Now	\$117,900	2033	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Above Mechanical Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%			2028	**	10	\$10,800	
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	**	5	\$34,900	
Ceramic Tile	5%			2026		5	\$1,300	
Vinyl Tile	35%	Now	\$81,000	2033	**	3	\$3,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Storage Space</i>								
<i>Explanation : 9x9 Tiles</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Area On Second Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Storage Area On Second Floor</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE - F**  
**Asset # : 996**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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		
<b>Ground</b>								
Grounding Devices								
Generic	50%			LIFE	**	5	\$100	
Generic	50%			LIFE	**	5	\$100	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2021	\$5,500	1	\$3,900	
Generators								
Diesel	100%			2019	\$57,600	1	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 375 Kva To Supply The Main Building</i>								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Fuel Storage Day Tank	100%			2022	\$1,300	5	\$3,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 335 Gallon Tank</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	95%			2031	* *	10	\$15,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	5%			2018	\$7,300	10		
<b>Egress Lighting</b>								
Emergency, Service	48%			2031	* *	1		
Emergency, Battery	2%			2023	\$500	10	\$100	
Exit, Service	50%			2028	* *	1		
<b>Exterior Lighting</b>								
HID	100%			2023	\$49,400	10		
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic	30%			2031	* *	1-3	\$2,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Campus Steam	100%			2033	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building E</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%			2023	\$126,900	4	\$900	
<b>Terminal Devices</b>								
Convactor/Radiator	85%			2021	\$145,900	1	\$4,900	
Fan Coil Unit/Heat	15%			2023	\$40,800	1	\$900	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2031	* *	1		
<b>Conversion Equipment</b>								
Window/Wall Unit	20%			2018	\$7,500	1		
No Component	80%							
<b>Ventilation</b>								

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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	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : C, B, 1, 2</i>						
		<i>Explanation : 1 Unit</i>						

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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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$2,634,300</b>	<b>\$3,660,700</b>
Importance Code A	\$2,032,600	\$753,600
Importance Code B	\$601,600	\$2,344,100
Importance Code C		\$563,100
<b>Total</b>	<b>\$2,634,300</b>	<b>\$3,660,700</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$110,600</b>	<b>\$107,500</b>	<b>\$445,400</b>	<b>\$94,800</b>
Importance Code A		\$17,600	\$10,200	
Importance Code B	\$107,000	\$89,900	\$435,300	\$94,800
Importance Code C	\$3,700			
<b>Total</b>	<b>\$110,600</b>	<b>\$107,500</b>	<b>\$445,400</b>	<b>\$94,800</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**Asset # : 991**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
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	
<b>Windows</b>								
Aluminum	70%	Now	\$2,032,600	2048	**	5	\$23,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Floors</i>								
Aluminum	30%			2039	**	5	\$20,300	
<b>Parapets</b>								
Masonry: Brick	90%			LIFE	**	5	\$7,700	
Masonry: Limestone	10%			LIFE	**	5	\$1,100	
<b>Roof</b>								
Modified Bitumen	100%			2023	\$422,500	10	\$70,900	
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
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	

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

Under 600 Volts

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**Asset # : 991**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	40%			2023	\$17,200	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Amps Main Disconnect Switch</i>								
Air Circuit Breaker	20%			2023	\$8,600	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	20%			2033	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch</i>								
Fused Disc Sw	20%			2033	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch For Emergency</i>								
<b>Transformers</b>								
Dry Type	100%			2021	\$16,200	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Kva 480hv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$224,900	5	\$3,600	
<b>Raceway</b>								
Conduit	70%			2023	\$177,100	1		
Conduit	20%			2033	**	1		
Conduit	10%			2043	**	1		
<b>Panelboards</b>								
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	
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$106,600	2048	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	40%			2033	**	1		
Thermoplastic	10%			2043	**	1		
Thermoplastic	20%			2023	\$71,000	1		
<b>Motor Controllers</b>								
Locally Mounted	80%			2021	\$94,200	5	\$700	
Locally Mounted	20%			2028	**	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$2,000	
<b>Stand-by Power</b>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**Asset # : 991**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 188 Kva Kohler</i>								
Diesel	50%			2026	\$62,100	1	\$26,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 313 Kva Kohler</i>								
Batteries								
Lead/Acid	50%			2017	\$800	5	\$2,500	
Lead/Acid	50%			2017	\$800	5	\$2,500	
Fuel Storage								
Day Tank	100%			2022	\$12,800	5	\$32,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 330 Gallon Tanks</i>								
Lighting								
Interior Lighting								
Fluorescent	78%			2028	**	10	\$123,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2031	**	10	\$31,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
Energy Source Campus Steam	100%			2033	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : Steam Provided From Adjacent Building E</i>							
Conversion Equipment 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
<b>Air Conditioning</b>							
Energy Source District C.W.	15%			2049	**	1	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>							
<i>Location : Basement</i>							
<i>Explanation : Chilled Water Provided From Adjacent Building E</i>							
Electricity	85%			2031	**	1	
Conversion Equipment Reciprocating Compr/Chiller	5%			2023	\$29,900	1	\$4,000
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>							
<i>Location : Roof</i>							
Window/Wall Unit No Component	70%			2018	\$253,500	1	
<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
<i>Location :</i>							
<i>Explanation : Chilled Water Provided From Adjacent Building E</i>							
Distribution Chilled Wtr Pipe/Pump No Component	15%			2033	**	4	\$1,900
<i>Other Observation, Extent : Light, Area Affected : 85%</i>							
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%						
<b>Ventilation</b>							
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$96,100
Exhaust Fans Interior	100%			2023	\$194,700	2	\$5,300
<b>Plumbing</b>							

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**

**Asset # : 991**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-8</i>					
		<i>Explanation : 2 Units</i>					
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

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

Maintenance \$ are aggregated over a 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 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$162,300	\$469,500
Interior Architecture	\$68,100	\$261,100
Electrical		\$115,600
Mechanical		\$106,100
<b>Total</b>	<b>\$230,400</b>	<b>\$952,300</b>
Importance Code A	\$162,300	\$469,500
Importance Code B	\$68,100	\$394,600
Importance Code C		\$88,200
<b>Total</b>	<b>\$230,400</b>	<b>\$952,300</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$83,600</b>	<b>\$90,200</b>	<b>\$119,600</b>	<b>\$75,700</b>
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				
<b>Total</b>	<b>\$83,600</b>	<b>\$90,200</b>	<b>\$119,600</b>	<b>\$75,700</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL PAVILION**  
**Asset # : 14112**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
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	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Modified Bitumen	35%			2028	**	10	\$24,600	
Single Ply Membrane	5%			2028	**	10	\$3,500	
<b>Interior</b>								
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	

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

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 PAVILION**  
**Asset # : 14112**

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

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

**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

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

**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

100%

2032

\* \*

5

\$8,300

Steam

*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

*Note : 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 PAVILION**  
**Asset # : 14112**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : (3) B, G, 1-5, (2) B, G, 1-6</i>					
		<i>Explanation : 5 Units</i>					
Fire Suppression							
Standpipe Generic	100%			2049	* *	1-5	\$70,600
Sprinkler Generic	100%			2049	* *	1-2	\$39,200
Fire Pump Generic	100%			2026	\$106,100	1	\$26,200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Building E</i>					
		<i>Explanation : Fire Pump Is Located In Building E</i>					

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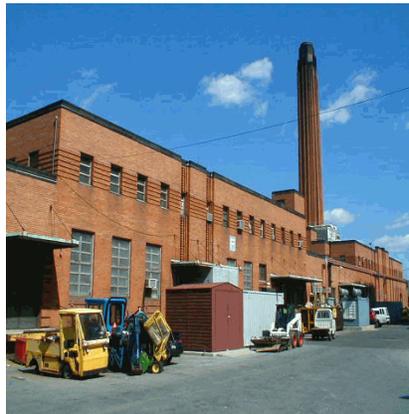
Print Date : 23-Oct-2015

**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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$592,700	\$38,600
Electrical		\$503,600
Mechanical		\$96,500
<b>Total</b>	<b>\$592,700</b>	<b>\$638,700</b>
Importance Code A	\$592,700	\$38,600
Importance Code B		\$600,100
<b>Total</b>	<b>\$592,700</b>	<b>\$638,700</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$75,000</b>	<b>\$55,600</b>	<b>\$31,000</b>	<b>\$10,700</b>
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				
<b>Total</b>	<b>\$75,000</b>	<b>\$55,600</b>	<b>\$31,000</b>	<b>\$10,700</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL POWER PLANT - E**  
**Asset # : 995**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$238,200	LIFE	**	5	\$38,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corners</i>								
Masonry: Granite	3%	Now	\$31,100	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
Masonry: Limestone	5%	Now	\$47,900	LIFE	**	5	\$1,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Slate Panels	2%	Now	\$45,900	LIFE	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	20%			2039	**	5	\$1,200	
Steel	80%	Now	\$260,600	2048	**	5	\$30,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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		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	

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Gypsum Board	15%			LIFE	**	5	\$1,300	
Masonry: Brick	75%			LIFE	**			
Plaster	10%			LIFE	**	5	\$400	
<b>Ceilings</b>								
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	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	70%			2049	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Chiller Room 1st Floor</i>								
<i>Explanation : Two 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2043	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room Basement</i>								
<i>Explanation : One 4000 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2036	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva 480hv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2043	**	5		
Fused Disc Sw	50%			2049	**	5		
Molded Case Bkrs	20%			2043	**	5	\$100	
<b>Raceway</b>								
Conduit	60%			2023	\$410,500	1		
Conduit	30%			2043	**	1		
Conduit	10%			2049	**	1		
<b>Panelboards</b>								
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	

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

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

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
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		
<b>Motor Controllers</b>								
Locally Mounted	20%			2021	\$4,600	5		
Motor Control Center	50%			2036	**	5	\$300	
Motor Control Center	30%			2040	**	5	\$200	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2036	**	1	\$6,100	
<b>Generators</b>								
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>								
<b>Batteries</b>								
Lead/Acid	100%			2017	\$1,500	5	\$700	
<b>Fuel Storage</b>								
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>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
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		
<b>Egress Lighting</b>								
Emergency, Service	45%			2031	**	1		
Emergency, Battery	5%			2023	\$1,200	10	\$200	
Exit, LED	30%			2058	**	1		
Exit, Service	20%			2023	\$400	1		
<b>Exterior Lighting</b>								
HID	100%			2023	\$76,100	10	\$100	
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2026	\$18,100	5	\$200	
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
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. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	**	1		
<hr/>								
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>					
<hr/>								
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$1,300	
<hr/>								
Terminal Devices								
Convactor/Radiator	80%			2028	**	1	\$4,500	
Fan Coil Unit/Heat	20%			2023		1	\$1,100	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	**	1		
<hr/>								
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>					
<hr/>								
Window/Wall Unit	10%			2018		1	\$3,700	
No Component	89%							
<hr/>								
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>					
<hr/>								
No Component	99%							
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,000	
No Component	80%							
<hr/>								
Exhaust Fans								
Roof	30%			2028	**	2	\$200	
Wall Unit	30%			2018		2	\$8,100	
No Component	40%							
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	20%			2033	**	1		
Galv Iron/Steel	80%			2021		1	\$42,800	

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 POWER PLANT - E**  
**Asset # : 995**

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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,037,400	\$92,600
Interior Architecture		\$137,100
Electrical	\$269,100	\$1,435,800
Mechanical	\$63,600	
<b>Total</b>	<b>\$1,370,100</b>	<b>\$1,665,400</b>
Importance Code A	\$1,037,400	\$92,600
Importance Code B	\$332,600	\$1,572,800
<b>Total</b>	<b>\$1,370,100</b>	<b>\$1,665,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$86,400</b>	<b>\$34,000</b>	<b>\$67,200</b>	<b>\$8,800</b>
Importance Code A		\$600	\$9,000	
Importance Code B	\$68,000	\$33,400	\$58,300	\$8,800
Importance Code C	\$18,400			
<b>Total</b>	<b>\$86,400</b>	<b>\$34,000</b>	<b>\$67,200</b>	<b>\$8,800</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$36,400	LIFE	**	5	\$15,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Canopy At South Entrance</i>								
Masonry: Brick	90%	Now	\$350,400	LIFE	**	5	\$56,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	2%			LIFE	**	5	\$900	
Metal Coiling Doors	3%			2036	**	5	\$5,900	
Windows								
Steel	80%	Now	\$306,000	2048	**	5	\$35,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	20%			2039	**	5	\$17,900	
Parapets								
Masonry: Brick	95%	Now	\$84,100	LIFE	**	5	\$7,100	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$500	
Roof								
Built-Up (BUR)	100%	Now	\$260,500	2033	**			
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

## Interior

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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First And Third Floors</i>								
Vinyl Tile	5%			2028	**	3	\$1,300	
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	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exit V / C</i>								
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	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Basement Underneath Loading Dock</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Under Loading Dock</i>								
Exposed Concrete	80%			LIFE	**	5	\$8,700	
Plaster	5%			LIFE	**	5	\$2,200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$5,000	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$33,000	5	\$1,300	
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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$22,700	2048	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2033	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2021	\$7,700	5		
Motor Control Center	90%			2021	\$17,100	5	\$1,200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$700	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	85%			2023	\$1,337,500	10	\$36,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	10%			2023	\$62,000	10	\$200	
Incandescent	5%			2018	\$78,700	2	\$100	
<b>Egress Lighting</b>								
Emergency, Service	45%			2023	\$10,500	1		
Emergency, Battery	5%			2023	\$3,200	10	\$600	
Exit, Service	50%			2023	\$3,400	1		
<b>Exterior Lighting</b>								
HID	100%			2018	\$190,400	10	\$200	
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							
Generic	40%			2028	**	1	\$7,400	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic	30%			2031	**	1-3	\$9,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Campus Steam	100%			2033	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2026	\$29,500	5	\$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.

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
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	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	**	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2023	\$22,000	2	\$300	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
Window/Wall Unit	65%			2018	\$63,600	1		
No Component	25%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$5,200	
No Component	80%							
Exhaust Fans								
Roof	20%			2018	\$7,600	2	\$300	
No Component	80%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	20%			2033	**	1		
Galv Iron/Steel	80%			2028	**	1		
Water Heater								
Electric	100%			2018	\$7,400	4	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : This Is A Solar System</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-3</i>					
			<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2033	**	1-5	\$23,500	
Sprinkler								
Generic	100%			2033	**	1-2	\$13,000	

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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 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$9,743,900</b>	<b>\$11,482,200</b>
Importance Code A	\$5,433,300	\$817,900
Importance Code B	\$3,999,100	\$10,005,600
Importance Code C	\$311,500	\$658,800
<b>Total</b>	<b>\$9,743,900</b>	<b>\$11,482,200</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$216,400</b>	<b>\$130,500</b>	<b>\$106,000</b>	<b>\$113,700</b>
Importance Code A	\$63,900	\$11,600		
Importance Code B	\$126,700	\$118,800	\$106,000	\$113,700
Importance Code C	\$25,800			
<b>Total</b>	<b>\$216,400</b>	<b>\$130,500</b>	<b>\$106,000</b>	<b>\$113,700</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$297,900	LIFE	**	5	\$86,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Canopy At North Entrance</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exposed Rebar At Undersides Of All West Elevation Balconies From The Third Floor To The Ninth Floor.</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Underneath East Elevation Entrance Canopy</i>								
Copper/terne	3%			2043	**	10	\$12,100	
Masonry: Brick	77%			LIFE	**	5	\$132,600	
Masonry: Limestone	5%	Now	\$96,200	LIFE	**	5	\$6,500	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : West Elevation Base And All Window Sills Throughout.</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$12,700	2033	**	5	\$16,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Balconies</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Balconies</i>								
Windows								
Aluminum	10%			2031	**	5	\$9,200	
Steel	90%	Now	\$4,435,200	2048	**	5	\$518,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%	Now	\$94,200	LIFE	**	5	\$16,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : 10th Floor West Wall</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 10th Floor</i>								
Masonry: Limestone	10%	Now	\$21,300	LIFE	**	5	\$2,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Wood Rail	10%	Now	\$29,900	2028	**	5	\$14,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Missing Section 9th Floor On The South Side</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	97%	Now	\$509,900	2033	**			
	<i>Blisters, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Stair C, Room 10 B-3, Kitchen</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
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	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Sixth Floor</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Room B C-10 A</i>							
	<i>Explanation : 9x9s Evident</i>							
Vinyl Tile	5%	Now	\$156,800	2033	**	3	\$6,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Lobby</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Lobby</i>							
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	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 10th Floor</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 10th Floor</i>							
Plaster	40%			LIFE	**	5	\$47,200	
SGFT/Glazed Masonry	20%	Now	\$311,500	LIFE	**			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Abandoned Kitchen In The Basement.</i>							

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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%			2028	**	5	\$108,200	
Plaster	60%			LIFE	**	5	\$135,200	
Plaster	10%	Now	\$48,400	LIFE	**	5	\$22,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 6 B-18 A, Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair C, Room 10 B-3, Kitchen</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair C, Room 10 B-c, Kitchen</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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	
<hr/>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$349,800	5	\$6,400	
<hr/>								
<b>Raceway</b>								
Conduit	90%			2023	\$359,100	1		
Conduit	10%			2033	**	1		
<hr/>								
<b>Panelboards</b>								
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	
<hr/>								
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$430,200	2048	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Thermoplastic	10%			2033	**	1		
Thermoplastic	20%			2023	\$122,900	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2021	\$765,000	5	\$1,600	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	0-2	\$9,700	LIFE	**	5	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<hr/>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2021	\$69,000	1	\$75,200	

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Generators								
Diesel	100%			2019	\$536,000	1	\$94,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sub Basement</i>						
		<i>Explanation : One 350 Kw</i>						
<hr/>								
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$9,100	
<hr/>								
Fuel Storage								
Main Tank	100%			2026	\$29,800	5	\$7,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub Basement</i>						
		<i>Explanation : 500 Gallons</i>						
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2028	* *	10	\$209,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
<hr/>								
Incandescent	5%			2018	\$692,400	2	\$300	
<hr/>								
Egress Lighting								
Emergency, Service	50%			2028	* *	1		
Exit, Service	50%			2018	\$41,100	1		
<hr/>								
Exterior Lighting								
HID	100%			2018	\$943,800	10	\$700	
<hr/>								
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2026	\$87,600	5	\$1,200	
<hr/>								
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2023	\$226,800	1	\$27,400	
<hr/>								
Fire/Smoke Detection								
No Component	60%							
Generic	40%			2023	\$1,035,400	1-3	\$62,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2033	* *	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam Provided From Adjacent Building E</i>						
<hr/>								
Distribution								
Steam Piping/Pump	100%			2023	\$1,720,400	4	\$11,900	

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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
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		
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Water Main, Basement</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 : (2) B-10, (2) B-9</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$121,500	
Sprinkler								
No Component	85%							
Generic	15%			2033	* *	1-2	\$10,100	

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. #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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$141,600	\$982,400
Interior Architecture	\$303,300	\$286,800
Electrical	\$389,700	\$7,617,700
Mechanical		\$2,652,100
<b>Total</b>	<b>\$834,600</b>	<b>\$11,539,000</b>
Importance Code A	\$141,600	\$1,029,300
Importance Code B	\$506,600	\$10,406,800
Importance Code C	\$186,400	\$102,800
<b>Total</b>	<b>\$834,600</b>	<b>\$11,539,000</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$141,200</b>	<b>\$108,900</b>	<b>\$174,800</b>	<b>\$161,100</b>
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		
<b>Total</b>	<b>\$141,200</b>	<b>\$108,900</b>	<b>\$174,800</b>	<b>\$161,100</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**  
**Asset # : 1001**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
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	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
IRMA/Protected Membrane	95%	0-2	\$141,600	2024			\$708,100	
<i>Ponding, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
Floors								
Carpet	10%			2023	\$349,000	3	\$49,000	
Cast in Place Concrete	10%			LIFE	**	5	\$53,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Receiving Area</i>								
Vinyl Tile	65%			2029	**	3	\$79,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Units</i>								
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	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
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	

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	50%			2024	\$23,400	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2024	\$23,400	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1000 Amps Main Disconnect Switch For Emergency</i>								
<b>Transformers</b>								
Liquid Filled	100%			2022	\$17,600	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480lv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	70%			2024	\$133,500	5	\$3,000	
Molded Case Bkrs	30%			2034	**	5	\$1,300	
<b>Raceway</b>								
Conduit	90%			2024	\$195,800	1		
Conduit	10%			2044	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2032	**	5	\$400	
Molded Case Bkrs	80%			2032	**	5	\$3,500	
Molded Case Bkrs	10%			2040	**	5	\$400	
<b>Wiring</b>								
Thermoplastic	90%			2034	**	1		
Thermoplastic	10%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2037	**	5	\$200	
Locally Mounted	50%			2022	\$177,300	5	\$600	
Motor Control Center	30%			2029	**	5	\$1,300	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2022	\$50,200	1	\$50,400	
<b>Generators</b>								
Diesel	100%			2020	\$389,700	1	\$63,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 250 Kw</i>								
<b>Batteries</b>								
Lead/Acid	100%			2019	\$1,700	5	\$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**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**  
**Asset # : 1001**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
<b>Fuel Storage</b>								
Day Tank	50%			2023	\$6,600	5	\$15,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Basement</i>								
<i>Explanation : One 25 Gals</i>								
Main Tank	50%			2027	**	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : One 1080 Gals</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	40%			2032	**	10	\$60,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	57%			2024	\$5,852,500	10	\$85,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	3%			2024	\$308,000	2	\$100	
<b>Egress Lighting</b>								
Emergency, Service	20%			2024	\$18,000	1		
Emergency, Service	30%			2032	**	1		
Exit, LED	20%			2059	**	1		
Exit, Service	30%			2024	\$18,300	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$689,900	10	\$500	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2032	**	1	\$18,400	
<b>Fire/Smoke Detection</b>								
No Component	30%							
Generic	70%			2032	**	1-3	\$72,800	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Campus Steam	100%			2044	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bldg 15</i>								
<i>Explanation : From New Power Plant</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**

**Asset # : 1001**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$6,700	
Distribution								
Hot Wtr Piping/Pump	50%			2032	**	4	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Hot Water Pumps Serve The Dual Temperature Induction Units</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dual Temperature Induction Units Observed</i>								
<b>Air Conditioning</b>								
Energy Source								
Campus Steam	90%			2044	**	1		
Electricity	10%			2040	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	90%			2033	**	1	\$110,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Pit</i>								
<i>Explanation : 2 Steam Driven Absorption Chillers With Lithium Bromide Refrigerant</i>								
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	
<b>Ventilation</b>								
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	
<b>Plumbing</b>								
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		

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**  
**Asset # : 1001**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Plumbing</b>							
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%						
<b>Vertical Transport</b>							
Elevators Geared Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-5</i>					
		<i>Explanation : 5 Units</i>					
<b>Fire Suppression</b>							
Standpipe No Component	15%						
Generic	85%			2034	* *	1-5	\$48,400
Sprinkler Generic	100%			2034	* *	1-2	\$31,700
		<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$433,100	
Interior Architecture		\$35,800
Electrical	\$642,600	\$142,500
Mechanical		\$153,900
<b>Total</b>	<b>\$1,075,600</b>	<b>\$332,100</b>
Importance Code A	\$433,100	
Importance Code B	\$642,600	\$332,100
<b>Total</b>	<b>\$1,075,600</b>	<b>\$332,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$203,600</b>	<b>\$3,400</b>	<b>\$25,600</b>	<b>\$49,200</b>
Importance Code A	\$112,500		\$500	
Importance Code B	\$82,200	\$3,400	\$25,100	\$49,200
Importance Code C	\$8,900			
<b>Total</b>	<b>\$203,600</b>	<b>\$3,400</b>	<b>\$25,600</b>	<b>\$49,200</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**

**Asset # : 977**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%	Now	\$22,000	LIFE	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Over Main Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Main Entrance</i>								
Copper/Terne	5%	Now	\$37,100	2044	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
Stucco Cement	92%	Now	\$138,100	2029	**	5	\$26,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Courtyard</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Windows								
Aluminum	10%			2032	**	5	\$700	
Wood	90%	Now	\$199,000	2049	**	5	\$31,800	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	85%	Now	\$58,900	2044	**	5	\$7,400	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
Stucco Cement	15%	Now	\$4,700	2029	**	5	\$700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Courtyard</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations In Courtyard</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**

**Asset # : 977**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	10%	Now	\$5,100	2034	* *			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Storage Area And Offices</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area And Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area And Offices</i>								
Clay Tile	55%	Now	\$30,800	2034	* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	25%	Now	\$16,300	2034	* *			
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
Skylight, Metal/Glass	10%	Now	\$33,000	2034	* *			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Storage Area</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%	4+	\$13,400	2020	\$44,700	3	\$4,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Wrinkling, Extent : Light, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Ceramic Tile	5%			2027	* *	5	\$600	
Quarry Tile	10%			2029	* *	5	\$1,900	
Terrazzo	30%	0-2	\$19,600	LIFE	* *	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$2,400	2027	**	5	\$100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Corridor</i>								
Plaster	70%	Now	\$6,500	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Corridor</i>								
Wood	25%			LIFE	**	5	\$5,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2029	**	5	\$1,900	
Plaster	85%			LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor, Various Locations Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2044	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Liquid Filled	100%			2022	\$17,600	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480hv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2044	**	5	\$1,000	
<b>Raceway</b>								
Conduit	20%			2044	**	1		
Conduit	80%			2024	\$52,900	1		
<b>Panelboards</b>								
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	
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$27,200	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2019	\$114,900	10	\$7,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
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	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Campus Steam	100%			2044	**	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	\$500	
Distribution								
Steam Piping/Pump	100%			2024	\$65,400	4	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit</i>								
Terminal Devices								
Convector/Radiator	100%			2022	\$88,500	1	\$2,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Steam Radiators 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 1 - ADMIN. OFFICES**

**Asset # : 977**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
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	
							<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>
							<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
							<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>
							<i>Location : Storm Piping Is Beyond Useful Life Cycle Limit</i>
							<i>Other Observation, Extent : Light, Area Affected : 100%</i>
							<i>Location : Perimeter Of The Building</i>
							<i>Explanation : Leaders And Gutters Down To Cast Iron Pipping Below Grade</i>
Sump Pump(s)							
Submersible	100%			2017	\$7,500	4	\$2,500
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2044	**	1-5	\$4,400
							<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>
							<i>Location : Next To Stairwells</i>

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

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

Print Date : 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

<b>CAPITAL</b>		<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture		\$48,300	
Electrical		\$63,000	
<b>Total</b>		<b>\$111,300</b>	
Importance Code A		\$48,300	
Importance Code B		\$63,000	
<b>Total</b>		<b>\$111,300</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$49,000		\$5,800	\$100
Interior Architecture	\$11,500			\$300
Electrical	\$8,200		\$21,800	
Mechanical	\$600	\$700	\$4,200	\$600
<b>Total</b>	<b>\$69,300</b>	<b>\$700</b>	<b>\$31,800</b>	<b>\$1,000</b>
Importance Code A	\$49,400	\$400	\$6,300	\$500
Importance Code B	\$10,300	\$300	\$25,500	\$500
Importance Code C	\$9,600			
<b>Total</b>	<b>\$69,300</b>	<b>\$700</b>	<b>\$31,800</b>	<b>\$1,000</b>



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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS**  
**Asset # : 979**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
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	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Southeast Corner</i>								
Masonry: Limestone	5%	Now	\$6,600	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<b>Windows</b>								
Aluminum	10%			2040	**	5	\$200	
Glass Block	5%	Now	\$1,000	LIFE	**	5	\$100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Wood	85%	4+	\$48,300	2049	**	5	\$7,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	50%			LIFE	**	5	\$900	
Masonry: Limestone	50%	Now	\$10,600	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cornice</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
<b>Roof</b>								
Built-Up (BUR)	35%			2024	\$6,900	10	\$1,400	
Copper/Terne	60%			2039	**	10	\$5,800	
Skylight, Metal/Glass	5%			2034	**	10	\$600	
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
Plaster	80%	Now	\$9,600	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement, Second Floor Office</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Staircase</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Office</i>								
SGFT/Glazed Masonry	20%			LIFE	**			

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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 12-BALLET OFFICES & STUDIOS**  
**Asset # : 979**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	0-2	\$600	2029	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Dance Studio</i>								
Exposed Concrete	10%			LIFE	**	5	\$100	
Plaster	85%			LIFE	**	5	\$3,600	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2044	**	5	\$100	
<b>Transformers</b>								
Liquid Filled	100%			2022	\$17,600	5		
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2044	**	5	\$100	
<b>Raceway</b>								
Conduit	90%			2024	\$13,900	1		
Conduit	10%			2044	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$1,700	5		
Molded Case Bkrs	20%			2040	**	5		
Molded Case Bkrs	70%			2023	\$11,700	5	\$100	
<b>Wiring</b>								
Braided Cloth	40%	2-4	\$8,100	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2024	\$10,200	1		
Thermoplastic	10%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2022	\$32,900	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	98%			2019	\$63,000	10	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	2%			2019	\$1,300	2		
<b>Exterior Lighting</b>								
Incandescent	100%			2019	\$16,300	2		

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS**  
**Asset # : 979**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	10%			2041	**	1	\$200	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Level</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Level</i>					
			<i>Explanation : Serves Ballet Studio</i>					
Steam Boiler	90%			2029	**	1	\$4,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Gas Fired Steam Boiler</i>					
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	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2019	\$2,100	1		
No Component	80%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,500	
Exhaust Fans								
Roof	10%			2024	\$400	2		
No Component	90%							
<b>Plumbing</b>								
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.

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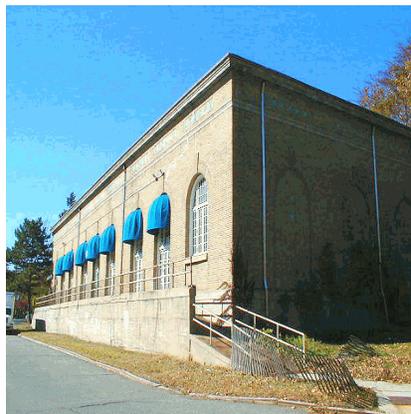
Print Date : 23-Oct-2015

**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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$333,200	\$74,300
Electrical	\$112,400	\$986,400
Mechanical		\$46,800
<b>Total</b>	<b>\$445,600</b>	<b>\$1,107,500</b>
Importance Code A	\$333,200	\$74,300
Importance Code B	\$112,400	\$1,033,200
<b>Total</b>	<b>\$445,600</b>	<b>\$1,107,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$142,600</b>	<b>\$8,400</b>	<b>\$16,500</b>	<b>\$8,600</b>
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		
<b>Total</b>	<b>\$142,600</b>	<b>\$8,400</b>	<b>\$16,500</b>	<b>\$8,600</b>



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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

**Asset # : 980**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$7,500	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : East Facade - Walkway Projecting From Facade</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : East Facade - Walkway Projecting From Facade</i>								
Masonry: Brick	90%	Now	\$215,800	LIFE	**	5	\$21,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i> <i>Location : South Facade</i> <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i> <i>Location : South Facade</i> <i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i> <i>Location : South Facade</i>								
Masonry: Limestone	5%	Now	\$28,900	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> <i>Location : South Facade</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> <i>Location : South Facade, Throughout</i>								
Windows								
Wood	100%	Now	\$68,600	2049	**	5	\$11,000	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i> <i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	90%			LIFE	**	5	\$74,300	
Masonry: Brick	10%	Now	\$6,900	LIFE	**	5	\$1,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Locations Throughout</i>								
Roof								
Asphalt Shingle	75%	Now	\$48,800	2033	**			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Loose Units, Extent : Moderate, Area Affected : 15%</i> <i>Location : Main Roof</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Over Restrooms</i>								
Modified Bitumen	15%			2024		10	\$4,200	
Skylight, Metal/Glass	10%			2034	**	10	\$9,400	
Interior								

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

**Asset # : 980**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$600	
Plaster	95%	Now	\$32,900	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Hall, Backstage Area Offices</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Main Hall, Backstage Area, Offices</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	Now	\$2,100	2037	**	5	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Restrooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Restrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Restrooms</i>								
Plaster	95%	0-2	\$32,400	LIFE	**	5	\$13,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Hall Corridor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Hall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Hall</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2034	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amps Main Diasconnect Switch</i>								
<b>Transformers</b>								
Liquid Filled	100%			2029	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480hv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2034	**	5	\$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 14 - COLONY HALL**

**Asset # : 980**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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 &amp; 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	

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

**Asset # : 980**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
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
<b>Air Conditioning</b>							
Energy Source							
Electricity	100%			2040	**	1	
Conversion Equipment							
Reciprocating Compr/Chiller	100%			2029	**	1	\$7,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Ground Level</i>							
<i>Explanation : Unit Mounted On Exterior Slab</i>							
Distribution							
Chilled Wtr Pipe/Pump	100%			2044	**	4	\$800
Terminal Devices							
Air Handler/Cool/Ht	100%			2029	**	1	\$9,600
<b>Ventilation</b>							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,700
Exhaust Fans							
Interior	100%			2029	**	2	\$500
<b>Plumbing</b>							
H/C Water Piping							
Galv Iron/Steel	100%			2037	**	1	
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>							
<i>Location : Throughout</i>							
Water Heater							
Electric	50%			2022	\$1,300	4	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Second Floor Mechanical Room</i>							
<i>Explanation : Unit Serves Rest Rooms</i>							
Gas Fired	50%			2022	\$2,000	2	\$100
<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
<i>Location : Kitchen</i>							
<i>Explanation : Unit Serves Kitchen</i>							
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	

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

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**HEALTH AND HOSPITALS CORP. - 819  
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

**Asset # : 980**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Backflow Preventer								
No Component	80%							
Generic	20%			2029	* *	1	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Unit Serves Boiler Only</i>						
<hr/>								
<b>Fixtures</b>								
Generic	100%							
<hr/>								
<b>Fire Suppression</b>								
<b>Chemical System</b>								
Generic	100%			2022	\$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 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Electrical		\$61,200
<b>Total</b>		<b>\$61,200</b>
Importance Code B		\$61,200
<b>Total</b>		<b>\$61,200</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$67,600			
Interior Architecture	\$13,100	\$100		\$300
Electrical	\$300	\$200	\$500	\$300
Mechanical	\$100	\$200	\$100	\$200
<b>Total</b>	<b>\$81,100</b>	<b>\$500</b>	<b>\$600</b>	<b>\$800</b>
Importance Code A	\$67,600	\$100		\$100
Importance Code B	\$12,900	\$400	\$600	\$700
Importance Code C	\$600			
<b>Total</b>	<b>\$81,100</b>	<b>\$500</b>	<b>\$600</b>	<b>\$800</b>



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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Stucco Cement	100%	4+	\$17,700	2029	**	5	\$3,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	50%	Now	\$8,800	2040	**	5	\$1,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Steel	50%	Now	\$15,500	2049	**	5	\$1,700	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$1,000	LIFE	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Component Is Actually Clay Tile</i>								
Metal Rail	25%	Now	\$5,300	2044	**	5	\$1,300	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Balconies</i>								
Stucco Cement	70%	Now	\$1,400	2029	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Roof</b>								
Clay Tile	85%	Now	\$14,100	2034	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Valley Between Roof Pitch Change</i>								
Copper/Terne	5%	Now	\$2,200	2064	**			1
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Circular Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Circular Stair</i>								
Roll Roofing	10%	Now	\$1,400	2026	\$1,400	5	\$200	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Office Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Second Floor</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	Now	\$9,400	2026	\$9,400	3	\$1,000	
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
Ceramic Tile	5%			2033	**	5	\$200	
Terrazzo	45%			LIFE	**	5	\$1,200	
Wood	30%			2052	**	5	\$1,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : First Floor Offices, 2012</i>								
<b>Interior Walls</b>								
Gypsum Board	10%			LIFE	**	5	\$200	
Plaster	5%	Now	\$600	LIFE	**	5		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Spiral Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Spiral Stair</i>								
Plaster	85%			LIFE	**	5	\$700	

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2029	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
Exposed Struc: Wood	50%			LIFE	**			
Plaster	10%	Now	\$1,500	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Transportation Office Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Transportation Office Second Floor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch</i>								
Transformers								
Liquid Filled	100%			2029	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480hv-208/120lv</i>								
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								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	75%			2024	\$61,200	10	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	25%			2024	\$20,400	2		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Chandeliers</i>								
Egress Lighting Emergency, Battery	40%			2029	**	10	\$200	
Exit, Service	60%			2029	**	1		
Exterior Lighting HID	100%			2024	\$14,700	10		
<b>Alarm</b>								
Fire/Smoke Detection Generic	100%			2029	**	1-3	\$2,200	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2034	**	1		
Conversion Equipment Heat Pump	100%			2028	**	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : The Perimeter Of The Building</i>								
<i>Explanation : 3 Heat Pumps</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2032	**	1		
Conversion Equipment Split Unit	100%			2032	**			
Terminal Devices Fan Coil - Cool/Heat	100%			2032	**	1	\$700	
<b>Ventilation</b>								
Exhaust Fans Wall Unit	20%			2032	**	2		
No Component	80%							
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2034	**	1		
Water Heater Gas Fired	100%			2023	\$600	2		

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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 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
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 : Leaders And Gutters On Perimeter Of The Roof</i>						
		<i>Explanation : Leaders And Gutters Run Into Cast Iron Piping Below Grade</i>						
<b>Fixtures</b>								
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 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$213,200	
Electrical		\$182,200
<b>Total</b>	<b>\$213,200</b>	<b>\$182,200</b>
Importance Code A	\$213,200	
Importance Code B		\$182,200
<b>Total</b>	<b>\$213,200</b>	<b>\$182,200</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$36,000		\$1,700	
Interior Architecture	\$7,700		\$400	
Electrical	\$100		\$200	
Mechanical	\$300	\$300	\$10,600	\$300
<b>Total</b>	<b>\$44,100</b>	<b>\$300</b>	<b>\$12,800</b>	<b>\$300</b>
Importance Code A	\$36,200	\$200	\$8,800	\$200
Importance Code B	\$7,900	\$100	\$4,000	\$100
Importance Code C				
<b>Total</b>	<b>\$44,100</b>	<b>\$300</b>	<b>\$12,800</b>	<b>\$300</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	3%	Now	\$18,200	2044	**	5	\$800	1
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Protruding Beams</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Protruding Beams</i>								
Windows								
Steel	100%	Now	\$105,900	2049	**	5	\$10,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$400	
Stucco Cement	60%	Now	\$3,000	2029	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood Cornice	35%	Now	\$4,200	2034	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE**  
**Asset # : 981**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Built-Up (BUR)	15%	Now	\$10,500	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over First Floor</i>								
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		
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Over Stage</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
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	

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE**  
**Asset # : 981**

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,800	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2022	\$16,400	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Domestic Hot And Cold Water Piping Is Beyond Useful Life Cycle Limit</i>								
Water Heater								
Electric	100%			2019	\$900	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Sanitary Piping Is Beyond Useful Life Cycle Limit</i>								
Fixtures								
Generic	100%							

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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
<b>Total</b>	<b>\$19,200</b>	<b>\$17,300</b>	<b>\$50,200</b>	<b>\$17,300</b>
Importance Code A	\$900	\$900	\$35,900	\$1,600
Importance Code B	\$18,300	\$16,400	\$13,500	\$15,700
Importance Code C			\$700	
<b>Total</b>	<b>\$19,200</b>	<b>\$17,300</b>	<b>\$50,200</b>	<b>\$17,300</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT**  
**Asset # : 982**

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
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	
<b>Windows</b>								
Wood	98%			2049	**	5	\$69,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Wood	2%			2040	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Office</i>								
<i>Explanation : Stained Glass Windows</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	60%			LIFE	**	5	\$21,200	
Masonry: Brick	30%			LIFE	**	5	\$1,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout, 2012</i>								
Masonry: Limestone	10%			LIFE	**	5	\$600	
<b>Roof</b>								
Clay Tile	90%			2044	**	10	\$24,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout, 2012</i>								
Skylight, Metal/Glass	10%			2044	**	10	\$8,900	
<b>Interior</b>								
<b>Floors</b>								
Carpet	30%			2026	\$118,000	3	\$16,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Cast in Place Concrete	40%			LIFE	**	5	\$24,200	
Vinyl Tile	20%			2034	**	3	\$2,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Wood	10%			2052	**	5	\$5,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2039	**	5	\$1,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Gypsum Board	5%			LIFE	**	5	\$800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Plaster	90%			LIFE	**	5	\$7,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT**

**Asset # : 982**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2044	**	5	\$1,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Exposed Concrete	10%			LIFE	**	5	\$400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Plaster	85%			LIFE	**	5	\$14,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2054	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch - Recent Installation</i>								
Transformers								
Liquid Filled	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480hv-208/120lv - Recently Installed</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2034	**	10	\$1,700	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallway</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT**  
**Asset # : 982**

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

**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	

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

**Heating**

Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$9,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$1,400	
Terminal Devices								
Air Handler	20%			2034	**	1	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Heat Recovery Ventilating Unit Observed</i>								
Fan Coil Unit/Heat	80%			2034	**	1	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Plenum</i>								
<i>Explanation : Fan Powered Boxes With Reheat Coil Observed</i>								

**Air Conditioning**

Conversion Equipment								
Reciprocating Compr/Chiller	100%			2034	**	1	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Building</i>								
<i>Explanation : Air Cooled Chiller With Plate And Frame Heat Exchanger Observed</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2054	**	4	\$1,400	

**Ventilation**

Exhaust Fans								
Not Accessible	100%							

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT**  
**Asset # : 982**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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 Generic	80% 20%			2034	* *	1	\$200
Fixtures Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B, 1, 2</i>					
		<i>Explanation : 1 Unit</i>					
Fire Suppression							
Sprinkler Generic	100%			2054	* *	1-2	\$5,200
Chemical System Generic	100%			2024	\$29,100	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** : 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$145,700	\$51,500
Electrical		\$382,600
<b>Total</b>	<b>\$145,700</b>	<b>\$434,200</b>
Importance Code A	\$145,700	\$51,500
Importance Code B		\$382,600
<b>Total</b>	<b>\$145,700</b>	<b>\$434,200</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$85,800</b>	<b>\$6,400</b>	<b>\$23,300</b>	<b>\$65,400</b>
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			
<b>Total</b>	<b>\$85,800</b>	<b>\$6,400</b>	<b>\$23,300</b>	<b>\$65,400</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**  
**Asset # : 13435**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Copper/Terne	10%	Now	\$29,900	2044	**			
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : West Facade</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : West Facade</i>							
Stucco Cement	90%	4+	\$81,700	2029	**	5	\$15,800	
	<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
<b>Windows</b>								
Aluminum	50%			2032	**	5	\$2,000	
Wood	50%	Now	\$64,000	2049	**	5	\$10,200	
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : First Floor</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : First Floor</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : First Floor</i>							
<b>Parapets</b>								
Copper/Terne	100%			2044	**	5	\$12,700	
<b>Roof</b>								
Clay Tile	70%	Now	\$20,100	2044	**			
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over Southeast Corridor</i>							
Copper/Terne	5%			2039	**	10	\$1,900	
Sloped Glazing	25%			LIFE	**	5	\$51,500	
<b>Interior</b>								
Floors								
Carpet	25%			2025	\$56,700	3	\$6,000	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Second Floor, 2012</i>							
Carpet	25%			2020	\$56,700	3	\$8,000	
Ceramic Tile	25%			2027	**	5	\$4,000	
Ceramic Tile	25%			2039	**	5	\$4,000	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Second Floor, 2012</i>							

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**  
**Asset # : 13435**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	40%	0-2	\$19,900	2027	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$600	
Gypsum Board	45%			LIFE	**	5	\$4,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Second Floor, 2012</i>								
Plaster	5%	Now	\$700	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	50%			2044	**	5	\$8,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor, 2012</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : Luminous Panels</i>								
Ceramic Tile	10%			LIFE	**	5	\$1,000	
Gypsum Board	10%			LIFE	**	5	\$2,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Second Floor, 2012</i>								
Plaster	30%			LIFE	**	5	\$3,000	
<b>Electrical</b>								
<b>System Component Type</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Liquid Filled	100%			2029	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480hv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2050	**	5	\$300	
<b>Raceway</b>								
Conduit	50%			2034	**	1		
Conduit	50%			2050	**	1		

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**  
**Asset # : 13435**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st floor</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2032	**	10	\$4,900	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
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	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**  
**Asset # : 13435**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
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>						
<b>Distribution</b>								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$3,000	
Hot Wtr Piping/Pump	50%			2032	**	4	\$300	
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2029	**	1	\$3,400	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2032	**	1		
<b>Conversion Equipment</b>								
Split Unit	50%			2032	**			
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ceiling</i>						
Window/Wall Unit	10%			2022		1	\$2,400	
No Component	40%							
<b>Terminal Devices</b>								
Fan Coil - Cool/Heat	100%			2032	**	1	\$3,400	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	**	1		
<b>HW Heat Exchanger</b>								
Low Temp	100%			2050	**	4	\$1,600	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
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>						
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 1 Unit</i>						

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**  
**Asset # : 13435**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		
Fire Suppression									
Standpipe									
	No Component	50%							
	Generic	50%			2044	* *	1-5	\$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.*

*Maintenance \$ are aggregated over a 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 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,079,200	
Interior Architecture		\$62,800
Electrical	\$100,700	
Mechanical		\$140,600
<b>Total</b>	<b>\$1,180,000</b>	<b>\$203,500</b>
Importance Code A	\$1,079,200	
Importance Code B	\$100,700	\$203,500
<b>Total</b>	<b>\$1,180,000</b>	<b>\$203,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture				
Interior Architecture	\$63,100	\$800		
Electrical	\$2,800	\$100	\$14,600	
Mechanical	\$1,700	\$1,700	\$16,200	\$2,000
<b>Total</b>	<b>\$67,600</b>	<b>\$2,600</b>	<b>\$30,700</b>	<b>\$2,000</b>
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			
<b>Total</b>	<b>\$67,600</b>	<b>\$2,600</b>	<b>\$30,700</b>	<b>\$2,000</b>



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

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

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

**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	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%	Now	\$858,300	LIFE	**	5	\$25,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Wood	100%	Now	\$132,500	2049	**	5	\$21,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Asphalt Shingle	100%	Now	\$88,400	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$4,100	
Ceramic Tile	5%			2027	**	5	\$900	
Vinyl Tile	35%			2024		3	\$2,500	
Under Construction	50%							
<hr/>								
Interior Walls								
Plaster	50%	Now	\$28,100	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<hr/>								
Under Construction	50%							

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION**  
**Asset # : 983**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
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%							
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								
<b>Switchgear / Switchboard</b>								
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		5	\$300	
<b>Raceway</b>								
Conduit	55%			2024		1	\$2,300	
Under Construction	45%							
<b>Panelboards</b>								
Fused Disc Sw	5%			2023		5	\$400	
Molded Case Bkrs	50%			2023		5	\$200	
Under Construction	45%							
<b>Wiring</b>								
Thermoplastic	55%			2024		1	\$5,000	
Under Construction	45%							
<b>Motor Controllers</b>								
Locally Mounted	100%			2022		5	\$16,000	\$100
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	55%			2019		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.

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION**  
**Asset # : 983**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
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		
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
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	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2019	\$14,500	1		
No Component	50%							
<b>Plumbing</b>								
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
<b>Total</b>	<b>\$4,300</b>	<b>\$300</b>	<b>\$1,000</b>	<b>\$400</b>
Importance Code A	\$2,500	\$200	\$900	\$200
Importance Code B	\$1,800	\$100	\$100	\$200
Importance Code C				
<b>Total</b>	<b>\$4,300</b>	<b>\$300</b>	<b>\$1,000</b>	<b>\$400</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE**  
**Asset # : 4079**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$2,300	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
Masonry: Brick	85%			LIFE	**	5	\$3,200	
Window Wall	10%			2044	**	5	\$1,400	
Roof								
Built-Up (BUR)	100%			2024	\$21,300	10	\$4,200	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$6,900	
Interior Walls								
Cast in Place Concrete	35%			LIFE	**			
Concrete Masonry Unit	65%			LIFE	**	5	\$500	
Ceilings								
Exposed Concrete	90%			LIFE	**	5	\$300	
Exposed Struc: Steel	10%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2054	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 200 Amps Main Disconnect Switch</i>								
Transformers								
Liquid Filled	100%			2029	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480hv-208/120lv</i>								
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	65%			2049	**	5		
Molded Case Bkrs	30%			2032	**	5		
Wiring								
Thermoplastic	35%			2034	**	1		
Thermoplastic	65%			2054	**	1		
Motor Controllers								
Locally Mounted	70%			2022	\$5,600	5		
Motor Control Center	30%			2041	**	5		

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE**  
**Asset # : 4079**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5		
Lighting								
Interior Lighting								
Fluorescent	80%			2034	**	10	\$1,500	
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
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		
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground Vault</i>						
		<i>Explanation : (2) 25,000 Gallon Tanks</i>						
Conversion Equipment								
Steam Boiler	100%			2029	**	1	\$2,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Power Plant</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$200	
Terminal Devices								
Fan Coil Unit/Heat	100%	0-2	\$1,800	2024	\$35,000	1	\$600	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 35%</i>						
		<i>Location : Boiler Room, 2 Of 6 Defective Unit Heaters</i>						
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		

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE**  
**Asset # : 4079**

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

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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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$496,500	\$73,900
Interior Architecture	\$439,100	
Electrical	\$153,800	\$250,600
Mechanical		\$365,000
<b>Total</b>	<b>\$1,089,500</b>	<b>\$689,500</b>
Importance Code A	\$496,500	\$73,900
Importance Code B	\$471,000	\$615,600
Importance Code C	\$122,000	
<b>Total</b>	<b>\$1,089,500</b>	<b>\$689,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$28,100</b>	<b>\$3,900</b>	<b>\$72,500</b>	<b>\$92,700</b>
Importance Code A	\$17,900		\$11,900	\$400
Importance Code B	\$9,400	\$3,900	\$60,600	\$92,300
Importance Code C	\$800			
<b>Total</b>	<b>\$28,100</b>	<b>\$3,900</b>	<b>\$72,500</b>	<b>\$92,700</b>



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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**

**Asset # : 978**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Stucco Cement	95%	Now	\$181,400	2029	* *	5	\$35,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade, North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$17,300	2029	* *	5	\$3,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormers</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Dormers</i>								
<b>Windows</b>								
Aluminum	10%			2040	* *	5	\$900	
Wood	90%	Now	\$242,600	2049	* *	5	\$38,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Copper/Terne	100%			2044	* *	5	\$17,900	
<b>Roof</b>								
Clay Tile	90%	Now	\$72,600	2044	* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2039	* *	10	\$2,700	
Skylight, Metal/Glass	5%			2034	* *	10	\$3,600	
<b>Interior</b>								
<b>Floors</b>								
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	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Stairs</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Stairs</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**

**Asset # : 978**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2027	**	5	\$1,500	
Gypsum Board	15%			LIFE	**	5	\$2,700	
Plaster	75%	Now	\$122,000	LIFE	**	5	\$6,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
Wood	5%			LIFE	**	5	\$6,100	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2037	**	5	\$4,500	
Plaster	85%	Now	\$185,500	LIFE	**	5	\$15,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2044	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Liquid Filled	100%			2029	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480hv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2044	**	5	\$600	
<b>Raceway</b>								
Conduit	100%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	95%			2032	**	5	\$500	
<b>Wiring</b>								
Thermoplastic	100%			2034	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	

**Lighting**

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**

**Asset # : 978**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
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		
<b>Egress Lighting</b>								
Emergency, Battery	50%			2019	\$15,000	10	\$2,400	
Exit, Service	50%			2019	\$3,700	1		
<b>Exterior Lighting</b>								
HID	100%			2019	\$91,400	10	\$100	
<b>Alarm</b>								
Fire/Smoke Detection Generic	100%			2024	\$250,600	1-3	\$13,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
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	
<b>Distribution</b>								
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>							
<b>Terminal Devices</b>								
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>							
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2040	* *	1		
<b>Conversion Equipment</b>								
Window/Wall Unit	40%			2019	\$18,300	1		
No Component	60%							
<b>Plumbing</b>								
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>							

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**

**Asset # : 978**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		
<b>Plumbing</b>									
	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>							
<hr/>									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Storm Piping Is Beyond Useful Life Cycle Limit</i>							
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Perimeter Of The Building Down To Cast Iron Piping Below Grade.</i>							
		<i>Explanation : Copper Leaders And Gutters</i>							
<hr/>									
	Fixtures								
	Generic	100%							
<hr/>									
<b>Fire Suppression</b>									
	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				
<b>Total</b>	<b>\$1,600</b>			
Importance Code A	\$1,600			
Importance Code B				
<b>Total</b>	<b>\$1,600</b>			



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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION**  
**Asset # : 4370**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Exterior								
Roof								
Metal Panel	100%			2037	**	10	\$1,600	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$1,500	
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Two 1200 Amps</i>								
Transformers								
Liquid Filled	100%			2029	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Thirteen 15.5 Kva 480hv-208/120lv</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Shed</i>								
<i>Explanation : T-12 Lamps</i>								

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

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

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

Print Date : 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
<b>Total</b>	<b>\$19,600</b>	<b>\$1,700</b>	<b>\$12,500</b>	<b>\$8,500</b>
Importance Code A	\$15,400		\$10,500	\$2,300
Importance Code B	\$4,200	\$1,700	\$2,000	\$5,700
Importance Code C				\$600
<b>Total</b>	<b>\$19,600</b>	<b>\$1,700</b>	<b>\$12,500</b>	<b>\$8,500</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE**  
**Asset # : 64**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	70%			LIFE	**	5	\$11,800	
Window Wall	30%			2044	**	5	\$19,000	
<b>Windows</b>								
Aluminum	70%			2040	**	5	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Aluminum	30%			2049	**	5	\$2,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Greenhouse, 2012</i>								
<b>Roof</b>								
Clay Tile	40%			2044	**	10	\$9,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout, 2011</i>								
Copper/Terne	5%			2052	**	10	\$3,000	
Modified Bitumen	50%			2034	**	10	\$11,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Sloped Glazing	5%	Now	\$15,400	LIFE	**	5	\$15,700	
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Over Chapel</i>								
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2033	**	5	\$600	
Panel/Paver: Cer/Brk	25%			2040	**	5	\$6,400	
Vinyl Tile	70%			2029	**	3	\$4,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Corridor, 2012</i>								
<b>Interior Walls</b>								
Folding Partition	5%			2040	**	5	\$1,100	
Masonry: Brick	95%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2037	**	5	\$3,100	
Exposed Struc: Wood	60%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$2,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridor, 2012</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
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.

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE**

**Asset # : 64**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
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	
<b>Lighting</b>								
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		
<b>Alarm</b>								
Security System								
No Component	50%							
Generic	50%			2032	**	1	\$1,400	
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$4,800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
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	
<b>Air Conditioning</b>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE**

**Asset # : 64**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
District C.W.	100%			2034	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Robitzek Bldg</i>						
		<i>Explanation : Chilled Water From Main Chillers</i>						
Conversion Equipment								
Heat Pump	35%			2028	**	2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 35%</i>						
		<i>Location : Adjacent To Building</i>						
		<i>Explanation : The Heat Pumps Serve The Green House Portion Of The Building</i>						
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.

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

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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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$213,700	
Electrical		\$641,700
Mechanical		\$402,700
<b>Total</b>	<b>\$213,700</b>	<b>\$1,044,400</b>
Importance Code A	\$213,700	
Importance Code B		\$1,044,400
<b>Total</b>	<b>\$213,700</b>	<b>\$1,044,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$61,400			
Interior Architecture	\$51,600		\$7,000	
Electrical			\$300	
Mechanical	\$12,500	\$10,900	\$7,500	\$6,100
<b>Total</b>	<b>\$125,500</b>	<b>\$10,900</b>	<b>\$14,900</b>	<b>\$6,100</b>
Importance Code A	\$61,400			
Importance Code B	\$30,300	\$10,900	\$14,900	\$6,100
Importance Code C	\$33,800			
<b>Total</b>	<b>\$125,500</b>	<b>\$10,900</b>	<b>\$14,900</b>	<b>\$6,100</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER AUDITORIUM**  
**Asset # : 1002**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$15,600	
Weathering Steel	80%	Now	\$213,700	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gasketed Joints Eroding</i>								
Windows								
Aluminum	100%			2042	**	5	\$6,600	
Parapets								
Masonry: Brick	10%			LIFE	**	5-10	\$700	
Weathering Steel	90%	Now	\$6,500	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Soft Joints Are Deteriorated</i>								
Roof								
Metal Panel	35%	4+	\$11,100	2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Canted Returns, Lower Roof</i>								
Single Ply Membrane	60%	Now	\$11,300	2031	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Above Conference Rooms</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Pitch Pockets</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Auditorium At Pitch Pockets And Conference Room</i>								
Skylight, Metal/Glass	5%	Now	\$20,800	2046	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Stair Towers</i>								
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	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Plaster	25%			LIFE	**	5-10	\$13,100	

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER AUDITORIUM**  
**Asset # : 1002**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$600	
Wiring								
Thermoplastic	100%			2036	**	1		
<b>Lighting</b>								
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%							
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2026	\$78,200			

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	40%			2034	**	4	\$600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Adjacent To Auditorium</i>					
			<i>Explanation : From Main Bldg</i>					
Steam Piping/Pump	60%			2036	**	4	\$600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Adjacent To Auditorium</i>					
			<i>Explanation : From Main Bldg</i>					
Terminal Devices								
Air Handler	60%			2026	\$67,300	1	\$7,600	
Fan Coil Unit/Heat	40%			2026	\$124,700	1	\$2,600	
<b>Air Conditioning</b>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2046	**	4	\$1,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Adjacent To Auditorium</i>					
			<i>Explanation : From Main Bldg</i>					
Terminal Devices								
Air Handler/Cool/Ht	60%			2026	\$53,100	1	\$7,600	
Fan Coil - Cool/Heat	40%			2026	\$157,600	1	\$2,600	
<b>Ventilation</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**  
**WOODHULL MEDICAL CENTER AUDITORIUM**  
**Asset # : 1002**

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

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Estimates are rounded to the nearest hundred dollars.

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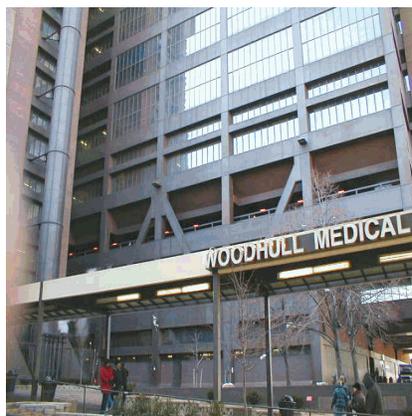
Print Date : 23-Oct-2015

**HEALTH AND HOSPITALS CORP. - FY 2016**

**Asset Name** : 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
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
<b>Total</b>	<b>\$24,283,800</b>	<b>\$59,116,100</b>
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
<b>Total</b>	<b>\$24,283,800</b>	<b>\$59,116,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
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
<b>Total</b>	<b>\$1,238,400</b>	<b>\$667,600</b>	<b>\$974,500</b>	<b>\$864,000</b>
Importance Code A	\$232,800	\$99,200	\$99,200	\$99,200
Importance Code B	\$1,005,700	\$568,300	\$875,300	\$764,700
<b>Total</b>	<b>\$1,238,400</b>	<b>\$667,600</b>	<b>\$974,500</b>	<b>\$864,000</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2031	**	10	\$11,900	
Masonry: Brick	25%	4+	\$39,200	LIFE	**	5	\$63,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Sidewalk Shed in Use, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Main Entrance Due To Corten Steel Panels Deteriorating</i>								
Metal Panel	3%	4+	\$1,100	2036	**	5	\$14,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Courtyard Areas</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$82,700	
Weathering Steel	45%	Now	\$1,570,300	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gasketed Joints Eroding, Panels Corroding; Staining From Corrosion Is Clouding Adjacent Glass And Deteriorating Caulking</i>								
Window Wall	20%	Now	\$750,500	2036	**	5	\$95,400	
<i>Glazing Clouded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Wall Of 10 Story Wing And Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Stair Near Entrance</i>								
Windows								
Aluminum	88%	0-2	\$15,460,100	2051	**	5	\$180,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Glass Block	2%			LIFE	**	5	\$10,300	
Metal Louvers	10%			2029	**	10	\$256,200	

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Parapets</b>								
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	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Rail	20%	0-2	\$12,700	2031	* *	5	\$33,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Pitch Pockets And Bottom Rail</i>								
Metal: Cage/Fence	10%	0-2	\$9,500	2031	* *	5	\$7,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Courtyards</i>								
Weathering Steel	30%	Now	\$23,700	LIFE	* *	1		
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Wing At West Side</i>								
<i>Explanation : Soft Joints Are Deteriorated</i>								
<b>Roof</b>								
Cast in Place Concrete	25%	Now	\$9,600	LIFE	* *			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Expansion Joint At Entrance To Garage Platform</i>								
IRMA/Protected Membrane	35%	Now	\$313,000	2031	* *			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Blocks</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Between Paver Blocks And At Roof Drains</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : 10th Floor Roof.</i>								
<i>Explanation : Roof Drains Leaking.</i>								
Modified Bitumen	5%			2034	* *	10	\$13,700	
Single Ply Membrane	25%	Now	\$11,800	2026	\$235,900			
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Adjacent To Stair Core 6b At 10 Story Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Core 6b</i>								
Sloped Glazing	10%	Now	\$656,500	LIFE	* *	5	\$365,700	1
<i>Glazing Clouded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor, Spiral Staircase</i>								
<b>Interior</b>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	20%			LIFE	**	5	\$1,458,200	
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor Garage</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Floor Drains In Fourth Floor Garage</i>								
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	
<b>Interior Walls</b>								
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Third Floor Near Recovery Room,</i>								
Masonry: Brick	5%	Now	\$84,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Stair Near Main Entrance</i>								
Plaster	15%	Now	\$52,300	LIFE	**	5	\$95,600	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : A Corridor Block 1 And 3</i>								
<b>Ceilings</b>								
AcousTile,Adhered	30%			2031	**	5	\$500,000	
Exposed Struc: Steel	12%			LIFE	**	10	\$400,000	
Exposed Struc: Steel	3%	Now	\$215,400	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Corrugated Metal Decking Rusted Through Under Ambulance Ramp, Visible From The Generator Room.</i>								
Gypsum Board	30%			LIFE	**	5-10	\$1,718,600	
Metal Panel	10%	Now	\$142,300	LIFE	**	5	\$208,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 4th Floor Parking Garage</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Northeast Corner Of 4th Floor Parking Garage.</i>								
Plaster	15%	Now	\$67,100	LIFE	**	5	\$156,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : A Corridor Block 1 And 3</i>								

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

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**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	60%			2026	\$128,900	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 2500 Amp.</i>								
Fused Disc Sw	40%			2046	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 5000 Amp.</i>								
<b>Transformers</b>								
Dry Type	80%			2031	**	5	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Each Floor</i>								
<i>Explanation : Three 300 Kva</i>								
Dry Type	20%			2031	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kva.</i>								
<i>One 45 Kva For Fire Alarm.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	60%			2036	**	5	\$2,700	
Fused Disc Sw	40%			2046	**	5	\$1,800	
<b>Raceway</b>								
Conduit	90%			2036	**	1		
Conduit	10%			2046	**	1		
<b>Panelboards</b>								
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	
<b>Wiring</b>								
Thermoplastic	90%			2036	**	1		
Thermoplastic	10%			2046	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2024		5	\$1,400	
Locally Mounted	10%			2039	**	5	\$700	
Motor Control Center	70%			2024	\$1,521,600	5	\$20,200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$31,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Flushing Ave. Water Main</i>								
<i>Explanation : Main Water Pipe</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
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**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Stand-by Power</b>								
Generators								
Diesel	100%			2022		1	\$409,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Two 1500 Kw.</i>							
<hr/>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$39,200	
<hr/>								
Fuel Storage								
Day Tank	50%			2034	* *	5	\$103,300	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Two 275 Gallons</i>							
<hr/>								
Main Tank	50%			2041	* *	5	\$16,400	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : 15000 Gallons</i>							
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	93%			2031	* *	10	\$949,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Mostly T-8 And T-5</i>							
<hr/>								
Incandescent	7%			2026	\$4,479,600	2	\$1,700	
<hr/>								
Egress Lighting								
Exit, Service	100%			2031	* *	1		
<hr/>								
Exterior Lighting								
HID	30%			2036	* *	10	\$1,000	
No Component	70%							
<hr/>								
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2029	* *	5	\$2,900	
<hr/>								
<b>Alarm</b>								
Security System								
No Component	25%							
Generic	75%			2026	\$2,454,900	1	\$296,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fixed Cameras.</i>							
<hr/>								
Fire/Smoke Detection								
No Component	25%							
Generic, Analog	75%			2026	\$8,404,000			
	<i>Other Observation, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Addressable.</i>							

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%	2-4	\$468,100	2046	**	1		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 150,000 Gallon Capacity Of #6 In Underground Tanks / Tanks Are On Extended Life</i>							
<b>Conversion Equipment</b>								
Heat Exchanger	20%			2035	**	1	\$110,100	
Steam Boiler	80%			2031	**	1	\$882,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 3 Units</i>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%	0-2	\$57,200	2034	**	4	\$27,400	
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Mechanical Spaces</i>							
Steam Piping/Pump	50%	0-2	\$79,500	2036	**	4	\$27,400	
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Valves, Boiler Room</i>							
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Mechanical Spaces</i>							
	<i>Steam Traps Faulty, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Various</i>							
<b>Terminal Devices</b>								
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	
<b>Air Conditioning</b>								
Energy Source								
Electricity	80%			2042	**	1		
Steam/HW System	20%			2036	**	1		
<b>Conversion Equipment</b>								
Absorption Chiller/Steam/HW	20%			2022	\$750,800	1	\$241,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : On Extended Life / 2 Units</i>							
Centrifugal, Elec Chiller	75%			2035	**	1	\$903,700	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Chiller Plant 4 Units</i>							
Ext Pkg Unit - Cooling	5%			2026	\$262,800	2	\$3,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Various</i>							
	<i>Explanation : Split Units</i>							

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	100%	0-2	\$556,500	2036	**	4	\$54,900	
<i>Corroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
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	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Vibration Eliminators</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$68,000	2036	**	1		
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Water Heater								
Electric	1%			2024	\$1,800	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 85 Gallon / 1 50 Gallon</i>								
No Component	99%							
HW Heat Exchanger								
High Temp	100%			2036	**	4	\$110,100	
Sanitary Piping								
Cast Iron	100%	Now	\$49,500	LIFE	**	1		
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Storm Drain Piping								
Cast Iron	100%	0-2	\$317,900	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Garage</i>								
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								

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport							
Elevators							
Geared Traction	90%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : (9) 1-10 (4) 1-14</i>						
	<i>Explanation : 13 Units (4 Units Serve Auditorium)</i>						
Hydraulic	10%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
	<i>Location : 1-3</i>						
	<i>Explanation : 1 Unit</i>						
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.**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>		<b>FY 2021 - 2026</b>	
Miscellaneous Buildings	553,600		518,800	
<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Miscellaneous Buildings	63,900	20,400	23,800	20,500

<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
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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