Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : BELLEVUE HOSPITAL AMBULATORY CARE BUILDING

Address : 462 FIRST AVENUE AT 27TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 207,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 23-Apr-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,p

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$240,300	\$862,000
Interior Architecture		\$355,500
Electrical		\$1,607,500
Mechanical		\$51,300
Total	\$240,300	\$2,876,300
Importance Code A	\$240,300	\$862,000
Importance Code B		\$1,885,400
Importance Code C		\$129,000
Total	\$240,300	\$2,876,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$16,100	\$22,000		\$29,100
Interior Architecture		\$9,600	\$23,000	
Electrical	\$26,000	\$52,500	\$24,200	\$37,900
Mechanical	\$58,300	\$41,200	\$100,300	\$43,400
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$130,000	\$154,900	\$177,100	\$140,000
Importance Code A	\$23,100	\$24,600	\$2,000	\$31,200
Importance Code B	\$106,900	\$130,300	\$175,100	\$108,800
Importance Code C				
Total	\$130,000	\$154,900	\$177,100	\$140,000



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Architecture		Current I	Repair	Future Replacement Mainter		aintenance	tenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	42%			LIFE	* *	5	\$98,800	
Masonry: Granite	5%	0-2	\$72,700	LIFE	* *	5	\$8,800	
	Cracking/	Crumbling,	Extent: Light, Are	a Affecte	ed : 5%			
	Location	ı : Through	out					
Metal Panel	5%			2045	* *	5-10	\$80,800	
Pre-Cast Concrete	3%			LIFE	* *	5	\$22,900	
Stucco Cement	7%			2042	* *	5	\$41,200	
Window Wall	38%			2051	* *	5	\$335,100	
Windows							. ,	
Aluminum	95%			2047	* *	5	\$3,200	
Metal Louvers	5%			2038	* *	10	\$1,100	
Parapets							· · · · · · · · · · · · · · · · · · ·	
Concrete Masonry Unit	35%			LIFE	* *	5	\$3,400	
Masonry: Brick		Now	\$3,700	LIFE	* *	5	\$3,000	
, ·			ents, Extent : Light		ffected : 10%		40,000	
		_	shing Loose On Th		, ,			
Metal Rail	5%			2042	* *	5-10	\$7,800	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,700	
Stucco Cement	20%			2042	* *	5	\$4,500	
Roof	2070			2012			ψ 1,500	
IRMA/Protected	65%	Now	\$12,500	2030	* *			
Membrane	0370	11011	Ψ12,500	2030				
Tytemerane	Paver Blo	ck Ballast.	Extent : Moderate,	Area Afi	fected : 50%			
		ı : Lower Ro		33				
			Extent : Light, Area	Affected	: 100%			
	_		oof Adjacent To Ge					
Sloped Glazing	35%			LIFE	* *	5	\$536,800	
nterior	3370			LIFE			\$330,800	
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	
Tranic Topping			Extent : Severe, Ared			3	φ19,200	
		i : Basemen		ı 11jjecie	u. 100/0			
			s To Epoxy Paint W	Jith Sand	1			
Vinyl Tile			5 10 <u>Бролу 1 ини V</u>		* *	2	¢40 100	
Vinyl Tile	60%			2033	4. 4.	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.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 13727

Architecture	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior						
Interior Walls						
Cast in Place Concrete	2%	LIFE	* *			
	Other Observation, Extent: Sev	ere, Area Affected	d : 100%			
	Location : Penthouse					
	Explanation: Wall Location					
Ceramic Tile	5%	2038	* *	5	\$13,300	
Concrete Masonry Unit	5%	LIFE	* *	5	\$5,300	
Glass: Single Pane	2%	LIFE	* *	5	\$4,000	
Gypsum Board	81%	LIFE	* *	5	\$129,000	
Masonry: Brick	5%	LIFE	* *			
Ceilings						
AcousTileSusp.Lay-In	30%	2038	* *	5	\$92,200	
Exposed Concrete	15%	LIFE	* *	5	\$7,200	
	Other Observation, Extent: Seve	ere, Area Affected	d: 100%			
	Location: Basement And Mech	hanical Space				
	Explanation: Ceiling Location	ı				
Exposed Struc: Steel	5%	LIFE	* *			
•	Other Observation, Extent: Seve	ere, Area Affected	d: 100%			
	Location: Basement And Pent	house				
	Explanation: Ceiling Location	ı				
Exposed Struc: Steel	30%	LIFE	* *			
1	Other Observation, Extent : Light	ht, Area Affected	: 30%			
	Location: At Entrance Lobby					
	Explanation : Space Frame					
Gypsum Board	20%	LIFE	* *	5	\$76,800	

Gypsum Board							
ectrical	Current Repair	pair Future Replacement		Maintenance			
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priori	
der 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2055	* *	5	\$1,100		
	Other Observation, Extent: Mode	rate Area Affected .	100%				
	Other Observation, Extent . Mode	ruie, Area Ajjeciea .	100/0				
	Location: Electrical Room	тине, Атей Ајјесней .	100/0				
		For A, B, C, D / 1-400	00 Amperes F		Pump, 2-4000		
Transformers	Location : Electrical Room Explanation : 4-4000 Amperes F	For A, B, C, D / 1-400	00 Amperes F		Pump, 2-4000		
Transformers Dry Type	Location : Electrical Room Explanation : 4-4000 Amperes F	For A, B, C, D / 1-400	00 Amperes F		Pump, 2-4000 \$800		
	Location : Electrical Room Explanation : 4-4000 Amperes F Amperes A B 2 And A B 3, 3-400	For A, B, C, D / 1-400 O Amperes Alternate  2042	00 Amperes F And 1-4000 . * *	Spare			
	Location: Electrical Room Explanation: 4-4000 Amperes F Amperes A B 2 And A B 3, 3-400	For A, B, C, D / 1-400 O Amperes Alternate  2042	00 Amperes F And 1-4000 . * *	Spare			
	Location: Electrical Room Explanation: 4-4000 Amperes F Amperes A B 2 And A B 3, 3-400  100% Other Observation, Extent: Mode	For A, B, C, D / 1-400 O Amperes Alternate 2042 Trate, Area Affected :	00 Amperes F And 1-4000 . * *	Spare			
	Location: Electrical Room Explanation: 4-4000 Amperes F Amperes A B 2 And A B 3, 3-400  100% Other Observation, Extent: Mode Location: Multiplelocations	For A, B, C, D / 1-400 O Amperes Alternate 2042 Trate, Area Affected :	00 Amperes F And 1-4000 . * *	Spare			
Dry Type	Location: Electrical Room Explanation: 4-4000 Amperes F Amperes A B 2 And A B 3, 3-400  100% Other Observation, Extent: Mode Location: Multiplelocations	For A, B, C, D / 1-400 O Amperes Alternate 2042 Trate, Area Affected :	00 Amperes F And 1-4000 . * *	Spare			

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Asset #: 13727

Electrical	Current Repair	Future Rep	acement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		•				•
Raceway						
Conduit	90%	2051	* *	1		
Conduit	10%	2055	* *	1		
Panelboards						
Fused Disc Sw	10%	2047	* *	5	\$500	
Molded Case Bkrs	85%	2047	* *	5	\$4,600	
Molded Case Bkrs	5%	2050	* *	5	\$300	
Wiring						
Thermoplastic	95%	2051	* *	1		
Thermoplastic	5%	2055	* *	1		
Motor Controllers						
Locally Mounted	20%	2042	* *	5	\$300	
Motor Control Center	50%	2042	* *	5	\$2,800	
Variable Frequency	30%	2045	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,000	
Stand-by Power						
Transfer Switches						
Automatic	90%	2042	* *	1	\$57,300	
	Other Observation, Extent: Moder	ate, Area Affected : !	90%			
	Location: Throughout					
	Explanation: 8 Units For The Bu	iilding				
Automatic	10%	2042	* *	1	\$6,400	
	Other Observation, Extent: Light,	Area Affected : 100%	6			
	Location: Penthouse					
	Explanation: 2 Units For Fire Pa	итр				
Generators	<del>-</del>	-				
Diesel	100%	2038	* *	1	\$80,200	
	Other Observation, Extent: Moder	ate, Area Affected :	100%			
	Location: Penthouse					
	Explanation: One 900 Kw					
Batteries						
Nickel Cadmium	100%	2020	\$1,600	5	\$46,100	
Fuel Storage						
Day Tank	50%	2047	* *	5	\$14,900	
	Other Observation, Extent: Moder	ate, Area Affected :	100%			
	Location: Generator Room Penti	house				
	Explanation: One 250 Gallons					
Main Tank	50%	2040	* *	5	\$2,400	
	Other Observation, Extent : Moder		100%		. ,	
	Location: Underground					
	Explanation : 15,000 Gallons - Si	hared With Ruilding	7.			

Lighting

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Asset #: 13727

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Interior Lighting								
Fluorescent	84%			2033	* *	10	\$159,500	
			xtent : Moderate, A	Area Affe	cted : 100%			
			out The Building					
	Explanatio	on : T-8 L	amps					
Fluorescent	10%			2035	* *	10	\$19,000	
	-		es, Extent : Moder	ate, Arec	a Affected : 100%			
		Through	out The Building					
Fluorescent	5%			2035	* *	10	\$9,500	
	-		es, Extent : Moder out The Building	ate, Ared	a Affected : 100%			
LED	1%			2035	* *			
Egress Lighting								
Emergency, Service	5%			2035	* *	1		
Emergency, Service	55%			2033	* *	1		
Exit, LED	5%			2065	* *	1		
Exit, Service	35%			2033	* *	1		
Exterior Lighting								
HID	100%			2033	* *	10	\$600	
Alarm								
Security System								
No Component	50%							
Generic	50%			2025	\$327,400	1	\$38,700	
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2025	\$1,120,700	1-3	\$65,700	
			xtent : Moderate, A	Area Affe	cted : 100%			
			ilding 9th Floor					
	Explanatio	on : Alarn	ı Control System L	ocated A	t Main Building			

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

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

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

Asset #: 13727

Mechanical	Current Repair	Future Replace	Future Replacement Maintena		aintenance	nce	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estimat FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Distribution (P.	2007	2041	ala ala		Φ2 000		
Hot Wtr Piping/Pump	20%	2041	* *	4	\$2,000		
	Other Observation, Extent: Light, Ar	rea Affected : 100%					
	Location : Throughout Explanation : Serves Perimeter Hea	**					
Control Disease Conse		2045	* *	4	<b>#9.200</b>		
Central Plant Steam Piping/Pmp	80%	2043		4	\$8,200		
Terminal Devices							
Air Handler	80%	2030	* *	1	\$102,400		
Convector/Radiator	20%	2038	* *	1	\$13,400		
Air Conditioning	2070	2030		1	Ψ15,100		
Energy Source							
Electricity	2%	2041	* *	1			
No Component	98%						
Conversion Equipment							
Exterior Pkg Unit -	2%	2030	* *	2	\$300		
Cooling							
	Other Observation, Extent: Light, Ar	rea Affected : 2%					
	Location: Roof						
	Explanation : Split Units						
No Component	98%						
Distribution							
CW & CHW Wtr	100%	2045	* *	4	\$10,200		
Pipe/Pump							
	Other Observation, Extent: Light, Ar	ea Affected : 100%					
	Location: Building H						
Touris 1 Davis	Explanation : Chilled Water From A	Adjacent Building					
Terminal Devices Air Handler/Cool/Ht	1000/	2020	* *	1	¢120 000		
	100%	2030		1	\$128,000		
Heat Rejection Dry Cooler	2%	2030	* *	2	\$2,900		
Dry Coolei	Other Observation, Extent : Light, Ar			2	\$2,900		
	Location: Roof	ей пусстей . 100/0					
	Explanation: R-22						
No Component	98%						
Ventilation	7070						
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$115,400		
Exhaust Fans					,		
Interior	90%	2030	* *	2	\$5,700		
Roof	10%	2030	* *	2	\$600		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2051	* *	1			
HW Heat Exchanger Steam Fired	100%	2051	* *	4	\$30,700		

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

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Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2030	* *	4	\$4,400	
Backflow Preventer						
Generic	100%	2030	* *	1	\$12,700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 1	100%			
	Location: (3) B-4, (3) G-4					
	Explanation: 6 Units					
Fire Suppression						
Standpipe						
Generic	100%	2051	* *	1-5	\$104,400	
Sprinkler						
Generic	100%	2051	* *	1-2	\$58,000	
Fire Pump						
Generic	100%	2038	* *	1	\$38,700	

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : BELLEVUE HOSPITAL BLDG A
Address : 462 FIRST AVENUE AT 27TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 325,200 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 23-Apr-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,10,p

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,015,200	\$905,900
Interior Architecture	\$501,800	\$1,542,200
Electrical	\$708,400	\$5,786,900
Mechanical	\$634,200	\$4,244,900
Total	\$2,859,500	\$12,480,000
Importance Code A	\$1,086,200	\$971,300
Importance Code B	\$1,454,700	\$11,338,800
Importance Code C	\$318,500	\$169,900
Total	\$2,859,500	\$12,480,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$5,200	\$47,600		
Interior Architecture	\$68,700	\$40,300	\$536,200	\$9,400
Electrical	\$41,600	\$40,900	\$31,900	\$37,900
Mechanical	\$41,600	\$43,400	\$43,300	\$33,300
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$196,500	\$211,700	\$650,800	\$120,100
Importance Code A	\$10,400	\$54,700	\$6,200	\$6,200
Importance Code B	\$136,300	\$157,000	\$644,600	\$113,900
Importance Code C	\$49,800			
Total	\$196,500	\$211,700	\$650,800	\$120,100



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 71

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	20/	3.7	#0 <b>2</b> 000	2015	de de			
Copper/Terne		Now	\$92,800	2045	* *			
		_	nents, Extent : Mode		ea Affected : 5%			
			est Corner Of East	-	ad . 100/			
		: West Fac	, Extent : Light, Are	а Ајјеси	ea : 10%			
M D.:-1-				LIEE	* *		¢196 200	
Masonry: Brick		Now Cracks Fr	\$587,500	LIFE		5	\$186,300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%  Location : Throughout Courtyard							
		_	di, Extent : Moderat	e Area A	Affected · 20%			
		: Through		c, 11/cu 1	1)) cerea : 2070			
		_	, Extent : Moderate	, Area A	ffected : 25%			
		: West Fac		, ,	J			
Masonry: Brick	30%			LIFE	* *	5	\$139,700	
Masonry: Granite	5%	0-2	\$57,600	LIFE	* *	5	\$17,500	
ý			d, Extent : Moderat		Affected : 20%		<b>,</b> ,,,,,,,,	
	Location	: West Fac	cade					
	Staining/D	iscoloring	, Extent : Moderate	, Area Aj	ffected : 20%			
	Location	: West Fac	cade					
Masonry: Limestone	3%			LIFE	* *	5	\$10,500	
Metal Panel	15%			2045	* *	5-10	\$480,200	
Pre-Cast Concrete	5%			LIFE	* *	5	\$75,700	
Windows								
Aluminum	100%			2041	* *	5	\$76,300	
Parapets	<b>5</b> 0/				de de	_	<b>#2.2</b> 00	
Cast Stone/Terra Cotta	5%	3.7	#20 500	LIFE	* *	5	\$3,200	
Masonry: Brick	80%	Now Wine/Free	\$39,500	LIFE		5	\$6,500	
			d, Extent : Moderat out, East Facade, V					
			: Light, Area Affec					
		: Through		.ca . 507				
Metal Panel	5%			2045	* *	5	\$1,600	
Metal Rail	10%			2038	* *	5-10	\$1,800	
Roof	1070			2030		3 10	Ψ11,000	
Copper/Terne	5%			2040	* *	10	\$15,600	
Modified Bitumen	25%			2030	* *	10	\$31,200	
Paver: Asphalt	10%			2028	\$116,900	10	\$18,700	
Roll Roofing	5%			2024	\$26,900	5	\$10,400	
	Other Observation, Extent: Severe, Area Affected: 100%							
			ds Over Main Roof					
		tion : Refer	rs To Green Paintea			•		
Single Ply Membrane	55%			2030	* *	10	\$68,600	
nterior								

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

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

Asset #: 71

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors								
Carpet	10%			2021	\$503,200	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%		\$183,300	LIFE	* *	5	\$58,900	
		Crumbling, 1 : Through	Extent : Light, Are out	a Affecte	ed : 10%			
Traffic Topping	5%			2025	\$244,500	5	\$23,600	
	Location	ı : Basemer	Extent : Severe, Arec at art Epoxy Paint Fir					
Vinyl Tile	20%			2025	\$978,800	3	\$37,700	
Vinyl Tile	30%			2030	* *	3	\$42,400	
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$31,500	
Gypsum Board	25%	0-2	\$34,100	LIFE	* *	5	\$94,400	
	_	Crumbling, 1 : Through	Extent : Light, Are out	a Affecte	ed : 5%			
Granite Panels	5%			LIFE	* *			
Plaster	40%			LIFE	* *	5	\$75,500	
SGFT/Glazed Masonry	25%	Now	\$318,500	LIFE	* *			
·			ents, Extent : Light Locations At The Bo					
Ceilings								
AcousTile,Adhered	10%			2030	* *	5	\$28,800	
AcousTileSusp.Lay-In	15%			2038	* *	5	\$43,300	
AcousTileSusp.Lay-In	5%			2038	* *	5	\$14,400	
Exposed Concrete	15%			LIFE	* *	5	\$6,800	
Gypsum Board	5%			LIFE	* *	5	\$18,000	
Plaster	50%			LIFE	* *	5	\$90,100	

Electrical	Current Repair	Future Replac	cement Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts						
Service Equipment						
Air Circuit Breaker	50%	2055	* *	5	\$800	
	Other Observation, Extent : Moderate,	Area Affected: 50%	%			
	Location : Electrical Room					
	Explanation: Two 4000 Amperes Ma	in Disconnect Swite	ch			
Air Circuit Breaker	50%	2055	* *	5	\$800	
	Other Observation, Extent: Moderate,	Area Affected: 50%	%			
	Location : Electrical Room					
	Explanation: Two 2500 Amperes Ma	in Disconnect Swite	ch			

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

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

Asset #: 71

Electrical	Current	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Transformers							
Dry Type	100%		2045	* *	5	\$1,200	
	Other Observation,						
		al Room And Electr					
<del></del>	Explanation: Two	300 Kva And Eight	30 Kva 4	480hv-208/120lv			
Switchgear / Switchboard Molded Case Bkrs	100%		2055	* *	5	\$8,600	
Raceway							
Conduit	80%		2025	\$326,300	1		
Conduit	20%		2055	* *	1		
Panelboards							
Fused Disc Sw	5%		2050	* *	5	\$400	
Fused Disc Sw	5%		2024	\$18,800	5	\$400	
Molded Case Bkrs	80%		2024	\$300,000	5	\$6,900	
Molded Case Bkrs	10%		2050	* *	5	\$900	
Wiring							
Braided Cloth	80% 2-4	\$502,700	2050	* *	1		
	Insulation Aged, Ext Location : Through		a Affecte	d: 100%			
Thermoplastic	10%		2025	\$62,800	1		
Thermoplastic	10%		2055	* *	1		
Motor Controllers							
Locally Mounted	35%		2023	\$273,800	5	\$800	
Motor Control Center	60%		2030	* *	5	\$5,300	
Variable Frequency	5%		2045	* *			
Drive							
Ground							
Grounding Devices							
Not Accessible	100%						
tand-by Power							
Transfer Switches							
Automatic	100%		2045	* *	1	\$100,100	
	Other Observation,						
		al Room And Electr		set			
	Explanation : 6- U	nits With Diferrent	Ratings				
ighting							
Interior Lighting	/						
Fluorescent	89%		2030	* *	10	\$205,600	
	Other Observation,		Area Affe	cted : 100%			
	Location: Through						
	Explanation: T-8	Lamps					
Fluorescent	10%	_	2035	* *	10	\$23,100	
	T-5 Lamps And Fixt		ate, Ared	a Affected : 10%			
	Location : Through	hout The Building					
LED	1%		2035	* *			

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

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

Electrical	Current Repair	Future	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Egress Lighting								
Emergency, Service	60%	2030	* *	1				
Exit, LED	20%	2060	* *	1				
Exit, Service	20%	2030	* *	1				
Exterior Lighting								
HID	100%	2025	\$1,284,000	10	\$1,000			
Alarm								
Security System								
No Component	70%							
Generic	30%	2030	* *	1	\$36,400			
	Other Observation, Extent : Li	ght, Area Affected .	: 100%					
	Location: Throughout							
	Explanation : Fixed Cameras	S						
Fire/Smoke Detection								
Generic, Analog	100%	2025	\$3,521,200	1-3	\$206,500			
	Other Observation, Extent : M	oderate, Area Affec	cted : 100%					
	Location: Main Building							
	Explanation : Sub Panel Onl	y, Main Control Pa	inel In Other Build	ling				

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Utility Steam	100%			2035	* *	1		
Conversion Equipment								
Heat Exchanger, Plate &	20%	4+	\$1,400	2021	\$71,100	1	\$22,400	
Frame								
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 33%			
	Location	i : Basemen	t Mechanical Room	n				
	Explana	tion : Deter	iorating Insulation					
Heat Exchanger, Plate & Frame	30%			2038	* *	1	\$37,400	
1	Recent Ins	stallation, E	Extent : Light, Area	Affected	: 66%			
	Location	i : Basemen	t Mechanical Room	n				
Pres. Reducing Valve/LP Steam	40%			2028	\$65,300	5	\$6,000	
Pres. Reducing Valve/LP Steam	10%			2038	* *	5	\$1,500	

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 71

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Ieating										
Distribution	50%			2024	¢102 200	4	¢0.200			
Hot Wtr Piping/Pump			tent : Moderate, A		\$192,300 ted: 80%	4	\$9,300			
			c Hot Water Piping			oom Is B	eyond Useful Life			
	Cycle Re	-								
Hot Wtr Piping/Pump	15%			2047	* *	4	\$2,800			
			Extent : Light, Area		: 100%					
G . IN . G			nt Mechanical Room		<b>#1.042.000</b>		#2.100			
Central Plant Steam Piping/Pmp	25%		\$52,200	2025	\$1,043,800	4	\$3,100			
		nsul. Deteriorating, Extent : Moderate, Area Affected : 30%								
		Location : Throughout On Extended Life, Extent : Moderate, Area Affected : 80%								
		-	aent : Moaerate, Al nd Condensate Pip			l Room I	s Revond Useful			
		le Rating	ia conacnisate i ipi	mg Beyo	na The Meenanica	. 1100/// 1.	, Beyona Osejin			
Central Plant Steam	10%			2051	* *	4	\$1,900			
Piping/Pmp										
			Extent : Light, Area		! : 100%					
	Location	ı : Basemer	nt Mechanical Room	n						
Terminal Devices Air Handler	25%			2030	* *	1	\$20,000			
Convector/Radiator	70%		\$92,400	2030	\$924,500	1 1	\$39,000 \$51,300			
Convector/Radiator	Leak Evia		: Severe, Area Affe		· ·	1	ψ51,500			
		_	oui tent : Moderate, Ai	rea Affec	ted · 95%					
		-	er Radiators Are Be			ele Rating	3			
Convector/Radiator	5%			2042	**	1	\$4,100			
Converting readings	_		Extent : Light, Area		! : 100%	•	\$ 1,100			
	Location	ı : 5th Floo	r							
ir Conditioning										
Energy Source	1000/			2022	* *	1				
Electricity	100%			2033	* *	1				
Conversion Equipment Centrifugal, Elec Chille	er 15%			2034	* *	1	\$40,900			
Centinugai, Elec Cinne			Extent : Light, Area		1 : 100%	1	\$40,500			
			erves 8th And 9th F							
			Extent : Light, Area		: 100%					
	Location	n : Roof								
	Explana	tion : 1 Pac	ckage Air Cooled C	hiller W	ith Reciprocating C	Compress	ors			
Split Unit	10%			2030	* *					
Window/Wall Unit	75%			2020	\$385,600	1				
Distribution				2015	ناه باله		** **			
CW & CHW Wtr	15%			2045	* *	4	\$1,900			
Pipe/Pump No Component	85%									
No Component	6370									

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

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

Asset #: 71

Mechanical	Current Repair	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning						•	
Terminal Devices							
Air Handler/Cool/Ht	15%	2030	* *	1	\$23,400		
No Component	85%						
Ventilation							
Distribution	150/	LIDE	ماد ماد	2.5	<b>#21 1</b> 00		
Ductwork/Diffusers	15%	LIFE	* *	2-5	\$21,100		
No Component	85%						
Exhaust Fans	100/	2025	<b>#07</b> 000	2	<b>#</b> 000		
Interior	10%	2025	\$87,800	2	\$800		
No Component	90%						
Plumbing							
H/C Water Piping	1000/	2025	¢1 020 000	1			
Brass/Copper	100%	2025	\$1,838,900	1			
HW Heat Exchanger	1000/	2051	* *	4	¢27.400		
Steam Fired	100%	2051		4	\$37,400		
	Recent Installation, Extent: Light, A Location: Basement Mechanical		100%				
			1000/				
	Other Observation, Extent: Light, A	Area Affectea : 1	100%				
	Location: Basement	117 . 17 .					
G '' D' '	Explanation: 2 Steam Instantanio	ous Water Heate	rs				
Sanitary Piping	100%	LIEE	* *	1			
Cast Iron		LIFE		1			
	On Extended Life, Extent: Moderat Location: Sanitary Piping Is Beyo						
G. D., B.,	Location . Summary 1 tping 1s Beyo		Cycle Kaling				
Storm Drain Piping Cast Iron	100%	LIFE	* *	1			
Cast Iron	On Extended Life, Extent : Light, A			1			
			1070				
	Location . Storm Dining Is Revon	d Usoful Life Cv	ala Patina				
Common Description	Location : Storm Piping Is Beyond	d Useful Life Cy	cle Rating				
Sump Pump(s)				<i>A</i>	ØC 000		
Sump Pump(s) Non-Submersible	100%	2033	* *	4	\$6,900		
	100% Recent Installation, Extent : Light, 1	2033 Area Affected : 1	* *	4	\$6,900		
Non-Submersible	100%	2033 Area Affected : 1	* *	4	\$6,900		
Non-Submersible  Sewage Ejector(s)	100% Recent Installation, Extent : Light, A Location : Basement Mechanical	2033 Area Affected : I Room	**				
Non-Submersible  Sewage Ejector(s)  Compressed Air	100% Recent Installation, Extent : Light, 1	2033 Area Affected : 1	* *	4	\$6,900 \$3,300		
Non-Submersible  Sewage Ejector(s)  Compressed Air  Fixtures	100%  Recent Installation, Extent: Light, A  Location: Basement Mechanical  100%	2033 Area Affected : I Room	**				
Non-Submersible  Sewage Ejector(s)  Compressed Air  Fixtures  Generic	100% Recent Installation, Extent : Light, A Location : Basement Mechanical	2033 Area Affected : I Room	**				
Non-Submersible  Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport	100%  Recent Installation, Extent: Light, A  Location: Basement Mechanical  100%	2033 Area Affected : I Room	**				
Non-Submersible  Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport Elevators	100%  Recent Installation, Extent: Light, A  Location: Basement Mechanical  100%  100%	2033 Area Affected : I Room 2025	**				
Non-Submersible  Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport	100% Recent Installation, Extent: Light, A Location: Basement Mechanical 100% 100%	2033 Area Affected : I Room 2025	** 100% \$59,300 **				
Non-Submersible  Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport Elevators	100% Recent Installation, Extent: Light, A Location: Basement Mechanical 100%  100%  100% Other Observation, Extent: Light, A	2033 Area Affected : I Room 2025	** 100% \$59,300 **				
Non-Submersible  Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport Elevators	100% Recent Installation, Extent: Light, A Location: Basement Mechanical 100%  100%  100% Other Observation, Extent: Light, A Location: B, G, 1-8	2033 Area Affected : I Room 2025	** 100% \$59,300 **				
Non-Submersible  Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport Elevators Geared Traction	100% Recent Installation, Extent: Light, A Location: Basement Mechanical 100%  100%  100% Other Observation, Extent: Light, A	2033 Area Affected : I Room 2025	** 100% \$59,300 **				
Non-Submersible  Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport Elevators	100% Recent Installation, Extent: Light, A Location: Basement Mechanical 100%  100%  100% Other Observation, Extent: Light, A Location: B, G, 1-8	2033 Area Affected : I Room 2025	** 100% \$59,300 **				

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Curren	Current Repair Future Replacement		M			
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Sprinkler							
No Component	80%						
Generic	20%		2045	* *	1-2	\$14,100	
Fire Pump							
Generic	100%		2034	* *	1	\$47,100	
Chemical System							
Generic	100%		2020	\$2,000	1-3	\$3,700	

Page: 16

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : BELLEVUE HOSPITAL BLDG C-D
Address : 462 FIRST AVENUE AT 27TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 224,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Apr-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,p

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,776,000	\$579,300
Interior Architecture	\$326,700	\$2,302,200
Electrical	\$576,700	\$2,032,400
Mechanical	\$1,072,900	\$4,901,300
Total	\$3,752,200	\$9,815,200
Importance Code A	\$1,979,500	\$641,600
Importance Code B	\$1,772,800	\$8,889,900
Importance Code C		\$283,700
Total	\$3,752,200	\$9,815,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,700	\$22,600		
Interior Architecture	\$89,100		\$491,700	\$47,300
Electrical	\$15,600	\$18,400	\$13,800	\$15,300
Mechanical	\$31,000	\$35,400	\$30,100	\$34,100
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$175,000	\$111,900	\$571,100	\$132,200
Importance Code A	\$10,900	\$30,200	\$7,100	\$7,100
Importance Code B	\$149,900	\$81,700	\$564,000	\$125,000
Importance Code C	\$14,200			
Total	\$175,000	\$111.900	\$571,100	\$132,200



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 70

chitecture	Current Repa	ir Futur	e Replacement	M		
tem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior						
Exterior Walls Cast in Place Concrete Copper/Terne	5% 5% 4+ Staining/Discoloring, Exte		* * * * ffected : 40%	5	\$107,200	
	Location: Throughout, S					
Masonry: Brick	75% Now  Jnt Mortar Miss/Erod, Ext  Location: Throughout  Staining/Discoloring, Exte  Location: Throughout			5	\$321,500	
	Vegetation Growth, Extent Location: West Facade	: Light, Area Affected	: 10%			
Masonry: Granite	5% Now  Jnt Mortar Miss/Erod, Ext  Location: Throughout	\$132,500 LIFE tent : Moderate, Area A	* * Affected : 20%	5	\$16,100	
	Loose/Delam Surface, Ext Location: South Facade Staining/Discoloring, Exte Location: Throughout	Base And Various Oth	ner Locations			
Masonry: Limestone	5% Now  Jnt Mortar Miss/Erod, Ext  Location: Cornice  Staining/Discoloring, Exte			5	\$16,100	
	Location : Cornice	_				
Metal Panel	5%	2045	* *	5-10	\$147,400	
Windows Aluminum	100%	2041	* *	5	\$86,800	
Parapets Cast Stone/Terra Cotta	10% Now Broken/Missing Elements, Location: At 6th And 7t.		* * ea Affected : 15%	5	\$14,300	
	Jnt Mortar Miss/Erod, Ext Location: Throughout	tent : Moderate, Area A	Affected : 10%			
Masonry: Brick	85% Now Diagonal Cracks, Extent: Location: At Corners The Jnt Mortar Miss/Erod, Extendin: Throughout	iroughout		5	\$15,700	
Metal Panel	5% Now Broken/Missing Elements, Location: At Copings	\$3,700 2045 Extent : Moderate, Ar	* * ea Affected : 10%	5	\$1,800	
Roof						
	10%	2040	* *	10	\$22,600	

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.

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

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors						_		
Carpet			\$24,000 Extent : Light, Are out	2021 ea Affecte	\$480,400 ed : 10%	3	\$54,000	
Cast in Place Concrete		Now etration F	\$7,800 xtent : Severe, Area	LIFE	* * 1 · 75%	5	\$78,800	
			ain Supply Room	rigjeeree	. 7570			
Ceramic Tile	5%			2028	\$364,700	5	\$18,000	
Terrazzo	5%	Now	\$118,100	LIFE	* *	5	\$14,100	
	Horizonta	l Cracks, E	xtent : Light, Area	Affected	: 25%			
	Location	: Various	Locations Through	out Corr	idors			
Vinyl Tile	25%			2030	* *	3	\$33,800	
•	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 10%			
	Location	: 6th Floo	r Admin Space					
	Explana	tion : High	Impact Resistant V	inyl With	h Wood Grain Finis	sh		
Vinyl Tile	45%			2025	\$1,440,100	3	\$81,000	
Interior Walls							-	
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2028	\$283,700	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	\$14,200	LIFE	* *	5	\$25,400	
	Broken/M	issing Elem	ents, Extent : Ligh	t, Area Ą	ffected : 10%			
	Location	: Mechani	cal Penthouse Wal	l				
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	2%			LIFE	* *	5	\$15,700	
Ceilings							4-0,,,,,	
AcousTile,Adhered	50%	0-2	\$87,500	2038	* *	5	\$90,000	
,	Cracking/	Crumbling,	Extent : Light, Are		ed : 10%		. ,	
	_	: Through	_					
AcousTileSusp.Lay-In	15%	0-2	\$22,800	2030	* *	5	\$27,000	
nesus mesuspizuy m	Cracking/		Extent : Light, Are		ed : 10%	3	Ψ27,000	
AcousTileSusp.Lay-In	5%			2042	* *	5	\$18,000	
Exposed Concrete	5%	Now	\$121,100	LIFE	* *	5	\$2,800	
Exposed Concrete	Diagonal	Cracks, Ex	tent : Light, Area A	ffected :		J	Ψ2,000	
			Areas On Basemen	_				
		-	: Moderate, Area A	Affected	: 00%			
			out Basement	T T	a. •		<b></b>	
Gypsum Board	10%			LIFE	* *	5	\$45,000	
Plaster	15%			LIFE	* *	5	\$33,800	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 70

ectrical		Current Repair	Future Replacement Maintenance						
tem Component Type		ail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
ler 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2055	* *	5	\$1,000			
	Location:	vation, Extent : Moderate, Electrical Room m : Two 3000 Amperes Ana			isconnec	t Switch			
Transformers									
Dry Type	10%		2045	* *	5	\$100			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room								
		n : One 1000 Kva 480hv-2	08/120lv						
Dry Type	90%		2038	* *	5	\$700			
		vation, Extent : Moderate,	Area Affe	ected : 100%					
		Location : Throughout The Building							
	Explanatio	n : 6- 30 Kva 480hv-208/1.	20lv						
Switchgear / Switchboard									
Molded Case Bkrs	100%		2055	* *	5	\$5,900			
Raceway									
Busway	5%		2045	* *	1				
Conduit	65%		2025	\$265,100	1				
Conduit	20%		2055	* *	1				
Conduit	10%		2035	* *	1				
Panelboards									
Fused Disc Sw	5%		2050	* *	5	\$300			
Fused Toggle Switch	15%	2-4 \$56,300	2050	* *	5	\$400			
	Location:	uipment, Extent : Moderate							
	Location:	l Life, Extent : Light, Area . Throughout							
Molded Case Bkrs	10%		2024	\$37,500	5	\$600			
Molded Case Bkrs	10%		2050	* *	5	\$600			
Molded Case Bkrs	60%		2033	* *	5	\$3,500			
Wiring					_				
Braided Cloth		2-4 \$377,000 ged, Extent : Moderate, Ar Some Areas	2050 ea Affecte	* * ed : 100%	1				
Thermoplastic	10%		2035	* *	1				
Thermoplastic	10%		2025	\$62,800	1				
Thermoplastic	20%		2055	**	1				
Motor Controllers	20,0								
Locally Mounted	50%		2023	\$391,100	5	\$800			
Locally Mounted	10%		2045	**	5	\$200			
Motor Control Center	20%		2023	\$148,200	5	\$1,200			
Variable Frequency Drive	20%		2045	**	5	ψ1,200			

Ground

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

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

Asset #: 70

Electrical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
round	•	•				
Grounding Devices						
Generic	50%	LIFE	* *	5	\$1,600	
Generic	50%	LIFE	* *	5	\$1,600	
tand-by Power						
Transfer Switches						
Automatic	100%	2045	* *	1	\$68,900	
	Other Observation, Extent: Moderate, A	Area Affe	cted : 100%			
	Location : Throughout The Building					
	Explanation: 4- Units					
ighting						
Interior Lighting						
Fluorescent	65%	2030	* *	10	\$143,400	
	T-8 Lamps And Fixtures, Extent: Moder Location: Throughout The Building	rate, Arec	a Affected : 100%			
Fluorescent	20%	2035	* *	10	\$44,100	
11001000000	T-8 Lamps And Fixtures, Extent: Model		a Affected : 100%	10	Ψ,100	
	Location : Throughout The Building	,	35			
Fluorescent	10%	2035	* *	10	\$22,100	
Tuorescent	T-5 Lamps And Fixtures, Extent : Modes		Affected · 100%	10	\$22,100	
	Location: Throughout The Building	ше, ттес	111Jecieu : 10070			
LED	5%	2035	* *			
	370	2033				
Egress Lighting Emergency, Service	40%	2030	* *	1		
_ ,	20%	2030	* *	1		
Emergency, Service Exit, LED	5%	2055	* *	1		
Exit, Service	30%	2003	* *	1		
-	5%	2030	* *	1		
Exit, Service	370	2033		1		
Exterior Lighting HID	100%	2030	* *	10	\$700	
	10070	2030		10	\$/00	
Alarm Security System						
Security System	70%					
No Component	30%	2025	\$212,600	1	\$25,100	
Generic				1	\$43,100	
	Other Observation, Extent : Light, Area Affected : 100%  Location : Throughout					
	Explanation : Fixed Cameras					
Fire/Smoke Detection	<u> Елрининон</u> . 1 ілеа Сатегаs					
No Component	65%					
<u> </u>	35%	2025	\$848,900	1 2	\$49,800	
Generic, Analog	0ther Observation, Extent : Moderate, A		· ·	1-3	\$ <del>4</del> 9,800	
	Location : Main Building	ътеи Ајје	ciea . 10070			
	Explanation : All Alarm Control Syste.	m Marie	n I coated At M	D.,;1.12	~	
	Explanation . All Alarm Control Syste.	n wonite	n Locatea At Math	в ринанц	3	

Mechanical	Current l	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 70

Mechanical	Current Repair	Future F	Future Replacement Maintenance					
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating								
Energy Source	000/		de de					
Utility Steam	98%	2035	* *	l				
Electricity	2%	2045		1				
	Other Observation, Extent: Lig Location: Roof	пі, Агеа Ајјестеа : Т	00%					
	Explanation : Electric Heat Ir	a Air Handlino Units	Servino 7th An	d 8th Flo	oors			
Conversion Equipment	Explanation : Electric Heat II	The Handling Onlis	Serving / in The	a om i to	7013			
Heat Exchanger, Plate &	60%	2021	\$203,500	1	\$71,400			
Frame			4 7		, , , , , ,			
Pres. Reducing Valve/LP	40%	2028	\$62,400	5	\$5,700			
Steam								
Distribution								
Hot Wtr Piping/Pump	60%	2024	\$220,300	4	\$10,700			
	On Extended Life, Extent: Mod							
	Location: Hot Water Piping I							
Hot Wtr Piping/Pump	10%	2047	* *	4	\$1,800			
	Recent Installation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room, Newly Installed Pumps, Heat Exchanger And							
	Location : Basement Mechani Piping	cal Room, Newly Ins	stalled Pumps, F	leat Excl	nanger And			
Central Plant Steam	20%	2025	\$797,300	4	\$2,400			
Piping/Pmp	2070	2023	\$797,300	7	\$2,400			
	Insul. Deteriorating, Extent: M	oderate, Area Affect	ed : 100%					
	Location : Basement Mechanical Room							
	On Extended Life, Extent: Mod	erate, Area Affected	: 100%					
	Location: Steam And Conden	sate Return Piping E	Beyond The Mec	hanical I	Room Are Beyond			
	Useful Life Cycle Rating							
Central Plant Steam	10%	2051	* *	4	\$1,800			
Piping/Pmp	D . I . II . I . I . I . I . I . I . I .	1. 4. 466 . 1. 2	00/					
	Recent Installation, Extent: Light, Area Affected: 20% Location: Basement Mechanical Room, Newly Installed Steam And Condensate Piping And							
	Condensate Pumping System.	cai koom, newiy ins	tailea Steam An	ia Conae	nsate Piping Ana			
Terminal Devices	Tanada Tumpung Bystem.							
Air Handler	15%	2033	* *	1	\$22,300			
Convector/Radiator	85%	2023	\$1,071,800	1	\$66,000			
	On Extended Life, Extent: Mod							
	Location : Hot Water Radiato	rs Are Beyond Usefu	l Life Cycle Rat	ing				
Air Conditioning								
Energy Source	1000/	2021	ф <b>л.1.2</b> .000					
Electricity	100%	2024	\$712,000	1				
Conversion Equipment	50/-	2024	* *	1	¢12 000			
Centrifugal, Elec Chiller	5% Other Observation, Extent: Lig	2034		1	\$13,000			
	Location: East Side By Parki		00/0					
	Explanation: Serves Telecom	=						
Int Pkg Unit -	5%	2026	\$250,500	2	\$700			
Heating/Cooling	J / U	2020	Ψ230,300	۷	Φ/00			
Window/Wall Unit	90%	2020	\$441,700	1				
	× * · ·		Ţ <b>.</b> ,,,,,,					

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

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

Mechanical	Current Repair	Future	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning							
Distribution				_			
CW & CHW Wtr	15%	2051	* *	4	\$2,700		
Pipe/Pump	950/						
No Component Terminal Devices	85%						
Air Handler/Cool/Ht	15%	2020	\$396,200	1	\$22,300		
No Component	85%	2020	\$390,200	1	\$22,300		
Plumbing	8370						
H/C Water Piping							
Brass/Copper	100%	2025	\$1,755,700	1			
FF	On Extended Life, Extent : Mo						
	Location : Domestic Water D			e Cycle I	Rating		
Sanitary Piping		<del></del>					
Cast Iron	100%	LIFE	* *	1			
	On Extended Life, Extent : Mo	derate, Area Affecte	d : 100%				
	Location: Sanitary Piping B	eyond Useful Life C	ycle Rating				
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
	On Extended Life, Extent : Mo						
	Location : Storm Piping Is B	eyond Useful Life C	ycle Rating				
Sump Pump(s)				_	*		
Non-Submersible	100%	2030	* *	4	\$4,700		
Sewage Ejector(s)	1000/	2020	* *		<b>#0.000</b>		
Electric	100%	2030	* *	4	\$8,900		
Backflow Preventer	1000/	2020	* *	1	¢12.700		
Generic	100%	2030	* *	1	\$13,700		
Fixtures Generic	100%						
Vertical Transport	10070						
Elevators							
Geared Traction	100%	LIFE	* *				
Gourea Traction	Other Observation, Extent : Li		100%				
	Location : B, G, 1-8	O , 33					
	Explanation: 4 Units						
Fire Suppression							
Standpipe							
Generic	100%	2035	* *	1-5	\$121,300		
Sprinkler							
No Component	60%						
Generic	40%	2045	* *	1-2	\$27,000		

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

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

Page: 23

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : BELLEVUE HOSPITAL BLDG H
Address : 462 FIRST AVENUE AT 27TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 1,520,400 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 23-Apr-2014 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,3,5,7,9,11,13,15,17,23

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$28,694,600	\$1,674,700		
Interior Architecture	\$5,603,700	\$49,880,800		
Electrical	\$2,255,500	\$27,112,800		
Mechanical	\$36,108,500	\$29,362,900		
Total	\$72,662,300	\$108,031,300		
Importance Code A	\$28,694,600	\$2,784,700		
Importance Code B	\$43,848,800	\$103,837,400		
Importance Code C	\$118,900	\$1,409,200		
Total	\$72,662,300	\$108,031,300		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$8,200	\$24,300		
Interior Architecture			\$59,900	
Electrical	\$249,300	\$260,200	\$215,800	\$236,300
Mechanical	\$451,900	\$423,000	\$923,000	\$420,500
Elevators/Escalators	\$499,400	\$499,400	\$499,400	\$499,400
Total	\$1,208,700	\$1,206,900	\$1,698,100	\$1,156,100
Importance Code A	\$13,000	\$29,800	\$1,600	\$1,600
Importance Code B	\$1,195,700	\$1,177,100	\$1,696,500	\$1,154,600
Total	\$1,208,700	\$1,206,900	\$1,698,100	\$1,156,100



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 73

Architecture	Current Repair	Future Replace	Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior								
Exterior Walls								
Masonry: Brick	3%	LIFE	* *	5	\$12,200			
Metal Panel	2%	2045	* *	5-10	\$55,800			
Pre-Cast Concrete	93% 0-2 \$1,304,600	LIFE	* *	5	\$1,226,800			
	Expansion Int Failure, Extent: Moder	ate, Area Affected :	40%					
	Location : Throughout							
	Caulking Deteriorated, Extent : Severe, Area Affected : 60%							
	Location: Throughout							
	Water Penetration, Extent: Light, Area	a Affected : 60%						
	Location: Throughout							
Window Wall	2% Now \$8,200	2045	* *	5	\$15,200			
	Glazing Broken/Cracked, Extent: Light	it, Area Affected : 7	75%					
	Location: (2) Glass Panes On The E	ast Facade						
Windows								
Aluminum	100% 0-2 \$27,209,400	2050	* *	5	\$310,500			
	Air Infiltration, Extent : Moderate, Ar	ea Affected : 75%						
	Location: Throughout							
	Hardware Missing, Extent: Moderate	Area Affected: 10	%					
	Location : Various Locations Throug	hout						
Parapets								
Pre-Cast Concrete	100%	LIFE	* *	5	\$96,700			
Roof								
IRMA/Protected	75%	2030	* *	10	\$135,500			
Membrane								
	Vegetation Growth, Extent: Light, Area Affected: 5%							
	Location : Various Areas Throughou	t Between Concrete	Block Ba	ıllast				
Modified Bitumen	5%	2030	* *	10	\$9,000			
Skylight, Metal/Glass	5%	2045	* *	10	\$30,100			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Throughout							
	Explanation: 4 Units							
Traffic Topping	15%	2030	* *	10	\$45,200			
11 5	Cracking/Crumbling, Extent : Light, A	rea Affected : 10%			•			
	Location: Throughout	<del></del>						

Interior

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

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors	100/	0.2	¢52 100	LIEE	* *	-	¢522 000	
Cast in Place Concrete	10%	0-2 l Cracks F	\$52,100 xtent : Light, Area	LIFE	. 50/	5	\$523,900	
			Locations Through					
Ceramic Tile	5%	0-2	\$48,500	2034	* *	5	\$59,900	
Ceramic The			Extent : Light, Are			3	\$39,900	
	_	: Through	_	и Ајјесте	a. 1070			
Sheet Vinyl/Rubber	60%	0-2	\$2,228,900	2025	\$44,578,500	5	\$1,077,700	
Sheet vinyl/Rubbei			\$2,228,900 amage, Extent : Lig			3	\$1,077,700	
		: Through		,111, 111001	Tijjeeted . 1070			
			: Moderate, Area A	ffected :	40%			
		: Through		33				
Slate	3%			LIFE	* *	5	\$76,300	
Siace		ervation, E.	xtent : Severe, Ared		d: 100%	J	Ψ70,500	
		: Through		55				
	Explana	tion : Locat	ed On Ground Flo	or Lobby	/ Vestibule Area			
Vinyl Tile	20%			2030	* *	3	\$179,600	
•	Other Obs	ervation, E.	xtent : Severe, Area	a Affecte	d: 20%			
	Location	: 16th Floo	or And Elevator Co	ore Areas	Throughout			
	Explana	tion : This T	Tile Is A Quartz/No	atural Sto	one Composite Ma	terial		
Wood	2%			2053	* *	5	\$89,800	
			xtent : Severe, Area					
			mate/Psychiatric	Basketba	all Court Area			
	Explana	tion : Refer:	s To Oak Flooring					
Interior Walls	<b>5</b> 0 /			2024		_	<b>01.50.5</b> 00	
Ceramic Tile	5%			2034	* *	5	\$152,700	
Concrete Masonry Unit	7%	NT	£42.500	LIFE	* *	5	\$85,500	
Concrete Masonry Unit	3%		\$42,500 ent : Light, Area A	LIFE		5	\$36,600	
	_		eni : Ligni, Area A ip Room In Baseme	-	13/0			
Glass: Single Pane	5%		T -100 In Dasonic	LIFE	* *	5	\$114,500	
Glass: Single Pane Gypsum Board	3% 15%			LIFE	* *	5 5	\$114,300	
Plaster	63%			LIFE	* *	5	\$577,100	
Wood	2%			LIFE	* *	5	\$244,300	

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

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

Asset #: 73

Architecture	Current R	Current Repair		<b>Future Replacement</b>		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Ceilings							
AcousTile,Adhered	20%	*	2030	* *	5	\$479,000	
AcousTile,Adhered	5% 0-2	\$1,164,000	2045	**	5	\$59,900	
	Cracking/Crumbling, Location: Througho		rea Affecte	ed : 100%			
AcousTileSusp.Lay-In	5%		2038	* *	5	\$119,700	
	Other Observation, Ex	-	Affected :	100%			
	Location: Througho						
	Explanation : Elevat	or Lobby And Co	rridors				
<b>Exposed Concrete</b>	5% Now	\$80,600	LIFE	* *	5	\$18,700	
	Cracking/Crumbling, Location: Bulkhead Exposed Reinforcemen Location: Bulkhead						
Gypsum Board	20% Now Cracking/Crumbling, Location: Througho	_	LIFE ea Affected	**!	5	\$598,700	
	Water Penetration, Ex. Location : Througho		Affected :	10%			
Metal Panel	20% 4+	\$836,100	LIFE	* *	5	\$598,700	
	Broken/Missing Elements, Extent: Moderate, Area Affected: 100% Location: Basement Corridor						
	Deformed/Dented, Ext Location : Througho		rea Affecto	ed : 5%			
Metal Panel	5%		LIFE	* *	5	\$149,700	
Plaster	20% Now	\$328,600	LIFE	* *	5	\$299,400	
	Cracking/Crumbling, Location: Througho	ut					
	Water Penetration, Ex. Location: Througho	-	Affected :	10%			

Electrical	Current Repair	Future Replacement	Maintenance		
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts					
Service Equipment					
Air Circuit Breaker	100%	2055 **	5	\$7,900	
	Other Observation, Extent: Moderate,	Area Affected: 100%			
	Location : 13th Floor				
	Explanation: Five 4000 Amperes Ma	in Disconnect Switch			
Transformers					
Dry Type	100%	2038 **	5	\$5,600	
	Other Observation, Extent : Light, Area	a Affected : 100%		•	
	Location : Electrical Room And Each	ı Floor			
	Explanation : Two 300 Kva, Two 150 480hv-208/120lv - Each Electrical C		ne 45 Kva	ı	

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

Estimates are rounded to the nearest hundred dollars.

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 73

Electrical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Es (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	75%			2051	* *	5	\$5,900	
Molded Case Bkrs	25%			2051	* *	5	\$10,000	
Raceway								
Busway	10%			2045	* *	1		
Conduit	50%			2025	\$815,800	1		
Conduit	25%			2045	* *	1		
Conduit	15%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	* *	5	\$1,700	
Fused Disc Sw	5%			2050	* *	5	\$1,700	
Molded Case Bkrs	25%			2050	**	5	\$10,000	
Molded Case Bkrs	65%			2024	\$985,300	5	\$26,000	
Wiring								
Braided Cloth	50%	2-4	\$1,256,800	2050	* *	1		
		_	Moderate, Are	a Affecte	d : 100%			
		Upper Floor	rs					
Busway	5%			2023	\$125,700	1		
Thermoplastic	20%			2025	\$502,700	1		
Thermoplastic	25%			2055	* *	1		
Motor Controllers								
Locally Mounted	35%			2023		5	\$3,600	
Motor Control Center	55%			2023	\$1,629,700	5	\$22,800	
Variable Frequency	10%			2045	* *			
Drive								
Ground								
Grounding Devices	<b>-</b> 00/				di di	_	444	
Generic	50%			LIFE	* *	5	\$11,200	
Generic	50%			LIFE	* *	5	\$11,200	
Stand-by Power								
Transfer Switches	1000/			2045	* *	1	\$467,900	
Automatic	100%	mintion Ento	ut . Madanata /	2045		1	\$467,800	
			nt : Moderate, A Electrical Room					
					ciricai Cioseis			
C	Explanalio	on : 33- Unii	s With Different	Kanngs				
Generators Diesel	20%			2034	* *	1	\$117,800	
Diesei		rvation Exta	nt · Liaht Araa		. 100%	1	\$117,800	
Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room - 13th Floor								
		on : One 600		OI.				
D: 1		on : One 000	<b>N</b> W	20.40	<b>4</b> 4	1	Φ4 <b>71</b> 000	
Diesel	80%			2040	**	1	\$471,000	
			nt : Moderate, A		стеа : 80%			
			Generator Roon	ı				
	Explanatio	on : Four 750	) Kw					

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 73

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power					
Batteries	1000/	2020 \$1.600	_	¢56.200	
Lead/Acid	100% Other Observation, Extent : Moderate,	2020 \$1,600	5	\$56,300	
	Location : Generator Room - 13th Fi				
	Explanation : 5- Units				
Fuel Storage					
Day Tank	50%	2041 **	5	\$148,400	
	Other Observation, Extent: Moderate,				
	Location: Generator Room - 13th Fl	loor			
	Explanation: One 250 Gallons Per G	Generator			
Main Tank	50%	2040 **	5	\$23,500	
	Other Observation, Extent : Moderate,	, Area Affected : 100%			
	Location: Underground				
r · 17·	Explanation: 15,000 Gallons				
Lighting Interior Lighting					
Fluorescent	63%	2030 **	10	\$924,500	
Tuorescent	Other Observation, Extent : Moderate,		10	Ψ724,300	
	Location: Throughout The Building				
	Explanation: T-8 Lamps				
Fluorescent	5%	2035 **	10	\$73,400	
	T-5 Lamps And Fixtures, Extent: Mod	erate, Area Affected : 5%			
	Location: Lobby And Some Hallway	'S			
Fluorescent	30%	2035 **	10	\$440,300	
	T-8 Lamps And Fixtures, Extent: Mod	erate, Area Affected : 30%			
	Location: Throughout The Building				
HID	2%	2030 **	10	\$1,000	
Egress Lighting					
Emergency, Service	20%	2035 **	1		
Emergency, Service	40%	2030 **	l		
Exit, LED	15%	2003	1		
Exit, Service Exit, Service	20% 5%	2030 ** 2035 **	1 1		
Exterior Lighting	370	2033	1		
HID	100%	2025 \$6,003,000	10	\$4,700	
IIID	Other Observation, Extent : Light, Are		10	ψ 1,700	
	Location : Around The Perimeter	33			
	Explanation: Recessed And Wall Mo	ounted			
Alarm					
Security System					
No Component	70%	2020		<b>4-0</b>	
Generic	30%	2030 **	1	\$170,400	
	Other Observation, Extent: Light, Are	a Affected: 100%			
	Location : Throughout Explanation : Fixed Cameras				
Fire/Smoke Detection	<u> Ехрининон</u> . Гілей Ситегиз				
Generic, Analog	100%	2025 \$16,462,800	1-3	\$965,300	
	20070			4,700,500	

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.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 73

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Energy Source							
Utility Steam	98%		2035	* *	1		
Electricity	2%		2035	* *	1		
		Extent: Light, Area	Affected	: 10%			
	Location: Throug						
Conversion Equipment	Explanation : Un	reliable Operation					
Conversion Equipment Hot Water Boiler	2% Now	\$4,800	2030	* *	1	\$14,200	
That water Boller		Extent : Light, Area		: 100%	1	ψ14,200	
		loor, 3 Of 4 Boilers I			ments.		
		ot Water Boilers For	-	_			
Pres. Reducing Valve/LP	98%		2028	\$1,016,900	5	\$93,100	
Steam							
Distribution							
Hot Wtr Piping/Pump	50% Now	\$122,100	2024	\$1,221,000	4	\$39,400	
	-	g, Extent : Moderate,					
	Location : Hot Wo Life Cycle	nter Piping And Pum	ping Syst	ems Are Approach	ing End	Of Their Useful	
Central Plant Steam Piping/Pmp	50% Now	\$1,325,900	2025	\$13,258,900	4	\$39,400	
	-	g, Extent : Moderate, And Condensate Pip			nd Of Use	eful Life Cycle	
Terminal Devices							
Air Handler	70% 0-2	\$771,100	2020	\$15,422,200	1	\$623,400	
		Extent : Moderate, A					
		loor - Air Handlers A	-		e Cycle I	Rating	
		Extent : Severe, Are					
		loor Mechanical Equ eriorating Pipe Insu	-		na And H	laatina Coil	
Air Handler	10%	eriorating 1 tpe Insu	2030	* *	1 1		
Air Handler		Extent : Moderate, A			1	\$99,000	
	Location: 13th F		пец Ајје	ciea . 10070			
		eral Newer Units In	Place				
Convector/Radiator	10%		2030	* *	1	\$51,700	
Fan Coil Unit/Heat	10%		2025	\$2,346,500	1	\$51,700	
Tan Con Chicheat		Extent : Light, Area			-	Ψ51,700	
	Location: Throug	_	33				
	_	al Temperature Induc	ction Uni	ts Observed			
Air Conditioning							
Energy Source							
District C.W.	25%		2035	* *	1		
Electricity	75%		2033	* *	1		

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

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

Asset #: 73

Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller				2034	* *	1	\$1,212,100	
	Location	ı : 13th Flo						
	Location	ı : 13th Flo		Affected	: 75%			
	Explana	tion : 3 Ele	ctric Chillers					
Centrifugal,Compressor Turbine	25%			2034	* *	1	\$432,900	
		efrigerant, . 1 : 13th Flo	Extent : Light, Arec or	ı Affected	l : 100%			
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 25%			
	Location	ı : 13th Flo	or					
	Explana	tion : 1 Ste	am Driven Chiller					
Interior Pkg Unit - Cooling	5%			2023	\$2,929,200	2	\$4,900	
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$95,600	2035	* *	4	\$78,900	
			oderate, Area Affe chanical Room	cted : 109	%			
Terminal Devices								
Air Handler/Cool/Ht	30%			2020	\$5,271,700	1	\$296,800	
Induction Unit	70%			2020	\$6,518,000	1	\$361,700	
Heat Rejection						_		
Water Cooling Tower	100% Now \$2,973,000 2023 \$5,945,900 2 \$1,288,300 On Extended Life, Extent: Moderate, Area Affected: 100% Location: Cooling Towers On Roof Are Approaching End Of Their Useful Life Cycle							
						ır Usejui	і Life Сусіе	
	Location		Extent : Severe, Are	а Ајјесте	a: 30%			
			re Pan Leaks					
entilation	Ехрійни	iion . sevei	e I un Leuks					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$892,200	
Exhaust Fans	-00/0						+ >> <b>-</b> , <b>-</b> > 0	
Interior	60%			2020	\$3,344,600	2	\$29,400	
			tent : Moderate, A				· · · · · ·	
	Location	ı : 22nd Flo	oor - Exhaust Fans	Are Beyo	ond Their Useful L	ife Cycle	Rating	
Interior	40%			2030	* *	2	\$19,600	
umbing	·							
H/C Water Piping								
Brass/Copper	75%			2035	* *	1		
Galvanized Steel	25%			2023	\$1,718,700	1		
		-	tent : Moderate, A omestic Water Stor			g End Of	Their Useful Life	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 73

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater					****	
Electric	4%	2020	\$55,200	4	\$600	
	Other Observation, Extent: Light, Area	a Affected .	: 100%			
	Location: 13th Floor Explanation: For Emergency Use					
No Component	96%					
HW Heat Exchanger	9078					
Steam Fired	100%	2035	* *	4	\$237,300	
Sanitary Piping	10070	2033		•	Ψ237,300	
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2025	\$227,000	4	\$32,100	
	Recent Repair Evident, Extent : Light,					
<del></del>	Location: Near Receiving Bay, Sump	Pumps W	ere Recently Rebu	ilt		
Sewage Ejector(s)	1000/	2025	alo -4.	,	<b>#22</b> 000	
Compressed Air	100%	2035	**	4	\$23,000	
	Recent Repair Evident, Extent: Light,			,		
Dooleflow Do	Location : Sewer Ejector Pumping Sy	vsiem was	кесениу кераігеа			
Backflow Preventer Generic	100%	2030	* *	1	\$98,000	
Fixtures	10070	2030		1	Ψ20,000	
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area					
	Location: (2) G-3 (2) B-6 (4) B-21 (		, ,			
	Explanation : All 22 Elevators Are N	earing Ena	l Of Their Useful I	Life Cyclo	e	
Fire Suppression						
Standpipe	1000/	2045	* *	1.5	£007 000	
Generic Sprinkler	100%	2045		1-5	\$806,800	
No Component	35%					
Generic	65%	2045	* *	1-2	\$291,300	
Fire Pump	0570	2043		1 2	Ψ271,300	
Generic	100%	2034	* *	1	\$298,800	
	Recent Repair Evident, Extent : Light,		ted : 100%	•	<i>\$270,000</i>	
	Location : Basement Fire Pump Roon Were Recently Repaired	n - The Pu	mp, Pump Motor A	And Fire	Pump Controller	
Chemical System	Ž 1					
Generic	100%	2020	\$2,000	1-3	\$3,700	
	Other Observation, Extent : Moderate,	Area Affec	cted : 100%			
	Location: Kitchen					
	Explanation: There Is No Onsite Cod	oking				

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

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : BELLEVUE HOSPITAL BLDG I - K Address : 462 FIRST AVENUE AT 27TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 25,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Apr-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$76,300	\$113,000
Interior Architecture	\$774,700	\$88,000
Electrical		\$270,700
Mechanical		\$206,500
Total	\$851,000	\$678,300
Importance Code A	\$76,300	\$113,000
Importance Code B	\$613,600	\$565,200
Importance Code C	\$161,100	
Total	\$851,000	\$678,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$1,200			
Interior Architecture		\$1,300		
Electrical	\$2,300	\$2,300	\$1,900	\$2,300
Mechanical	\$1,200	\$3,800	\$100	\$100
Total	\$4,800	\$7,400	\$2,000	\$2,400
Importance Code A	\$1,200			
Importance Code B	\$3,600	\$7,400	\$2,000	\$2,400
Importance Code C				
Total	\$4,800	\$7,400	\$2,000	\$2,400



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

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

Asset #: 74

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	\$400	
No Component	95%							
Parapets								
Metal Panel	5%		\$1,200	2045	* *	5	\$1,500	
		· ·	ents, Extent : Light	t, Area A	ffected : 40%			
			Along Street Side					
Metal: Cage/Fence	95%			2038	* *	5-10	\$113,000	
Roof								
Modified Bitumen	100%			2030	* *	10	\$76,300	
nterior								
Floors								
Cast in Place Concrete	,	Now	\$43,700	LIFE	* *	5	\$88,000	
			xtent : Moderate, A		cted : 75%			
	Location	ı : Various I	Locations Through	out				
Traffic Topping	5%			2025	\$27,500	5	\$2,600	
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$4,000	
Masonry: Brick	80%	Now	\$161,100	LIFE	* *			
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location	ı : Various I	Locations Through	out				
	Jnt Morta	r Miss/Eroc	l, Extent : Moderat	e, Area A	Affected : 75%			
	Location	ı : Various I	Locations Through	out				
Ceilings								
Exposed Concrete		Now	\$569,900	LIFE	* *	5	\$6,600	
			Extent : Severe, Ared		d : 75%			
			Locations Through					
			rete Is Delaminated	d Or Mis	sing From Water In	ıfiltratioı	n Exposing And	
	Rusting	The Roof Si	tructural Steel					

Electrical	Cur	rent Repair	Futu	re Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts							
Raceway							
Conduit	100%		2055	* *	1		
Panelboards							
Fused Disc Sw	10%		2050	* *	5	\$100	
Molded Case Bkrs	90%		2050	* *	5	\$600	
Wiring							
Thermoplastic	100%		2055	* *	1		
Motor Controllers							
Locally Mounted	100%		2045	* *	5	\$200	

Lighting

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Electrical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2035	* *	10	\$26,000	
	Other Observation, Extent : Me	oderate, Area Affec	cted : 100%			
	Location: Basement					
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Service	50%	2035	* *	1		
Exit, Service	50%	2035	* *	1		
Alarm						
Security System						
No Component	50%					
Generic	50%	2035	* *	1	\$4,700	
Fire/Smoke Detection						
Generic, Analog	100%	2025	\$270,700	1-3	\$15,900	
	Other Observation, Extent : Me	oderate, Area Affec	cted : 100%			
	Location : Throughout The B	uilding				
	Explanation : Alarm Control Pullbox, Horn And Smoke De	•	Main Building Is	Old But	Strobe Lights,	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Utility Steam	100%			2025	\$9,700	1		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2025	\$206,500	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$1,100	2020	\$3,700	4	\$500	
	Noisy/Vibr	ating, Exte	ent : Moderate, Are	a Affecte	d: 20%			
	Location	: Large St	orage Area					
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	\$800	

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

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : BELLEVUE HOSPITAL BLDG Z
Address : 462 FIRST AVENUE AT 27TH STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : HHC0001.120 / 1006 Yr Built/Renovated : 1969 /

Area Sq Ft : 1,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 23-Apr-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical	\$76,500	
Total	\$76,500	
Importance Code B	\$76,500	
Total	\$76,500	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$23,000			
Interior Architecture	\$900			
Electrical	\$2,100	\$45,700	\$200	\$200
Mechanical	\$100	\$100	\$100	\$100
Total	\$26,100	\$45,800	\$300	\$300
Importance Code A	\$23,000			
Importance Code B	\$2,600	\$45,800	\$300	\$300
Importance Code C	\$400			
Total	\$26,100	\$45,800	\$300	\$300



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

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

Asset #: 1006

Architecture	Current Repair		Future Replacement		Maintenance			
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Masonry: Brick	100%	Now	\$4,600	LIFE	* *	5	\$7,300	
	Staining/L	Discoloring,	, Extent : Light, Are	ea Affecte	ed : 75%			
	Location	: East Wal	U					
Windows								
Metal Louvers	100%			2028	\$5,600	10	\$1,100	
Roof								
Built-Up (BUR)	100%	Now	\$18,400	2035	* *			1
	Cracking/Crumbling, Extent: Severe, Area Affected: 100%							
	Location	: Through	out					
	Water Penetration, Extent: Severe, Area Affected: 100%							
	Location	: Through	out					
terior								
Floors								
Cast in Place Concrete	100%	Now	\$400	LIFE	* *	5	\$4,200	
	Horizontal Cracks, Extent: Light, Area Affected: 75%							
	Location	ı : Adjaceni	t To The Generator	Mounts				
Interior Walls								
Concrete Masonry Unit	100%	Now	\$400	LIFE	* *	5	\$100	
•	Vertical C	racks, Exte	nt : Light, Area Aff	ected : 7.	5%			
	Location	: Building	Entrance Wall					
Ceilings								
Exposed Concrete	100%			LIFE	* *	5	\$300	

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2035	* *	5		
	Other Observation, Extent: Moderate,	Area Affect	ted : 100%			
	Location: Electrical Room					
	Explanation: Two 2500 Amperes Ma	in Disconne	ect Switch			
Transformers						
Dry Type	100%	2030	* *	5		
	Other Observation, Extent: Moderate,	Area Affect	ted : 100%			
	Location: Electrical Room					
	Explanation : 2- 225 Kva 480hv-208/	/120lv				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2025	\$25,500	5	\$100	
Raceway						
Conduit	100%	2025	\$3,900	1		
Panelboards						
Fused Disc Sw	10%	2024	\$800	5		
Molded Case Bkrs	90%	2024	\$7,000	5		

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

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

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

Asset #: 1006

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Wiring						
Thermoplastic	100%	2025	\$8,500	1		
Motor Controllers						
Locally Mounted	100%	2023	\$7,500	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5		
Stand-by Power						
Transfer Switches						
Automatic	100%	2023	\$9,300	1	\$600	
Generators						
Diesel	100%	2021	\$76,500	1	\$700	
	Other Observation, Extent : Moder	ate, Area Affec	rted : 100%			
	Location: Generator Room					
	Explanation : One 600 Kw And O	ne 750 Kw				
Batteries			** ***	_	* * * * *	
Nickel Cadmium	100%	2019	\$1,600	5	\$400	
Fuel Storage	<b>-</b> 00/		4100	_	4.00	
Day Tank	50%	2024	\$100	5	\$200	
	Other Observation, Extent: Moder	ate, Area Affec	rted : 100%			
	Location: Generator Room					
	Explanation: 275 Gallons					
Main Tank	50%	2028	\$100	5		
	Other Observation, Extent : Moder	ate, Area Affec	rted : 100%			
	Location: Underground					
	Explanation: 15,000 Gallons					
Lighting						
Interior Lighting	1000/	2020	Φ1 C <b>2</b> 00	1.0	<b>#100</b>	
HID	100%	2020	\$16,200	10	\$100	
Egress Lighting	500/	2020	<b># # 0 0</b>			
Emergency, Service	50%	2020	\$500	1		
Emergency, Battery	10%	2020	\$300	10		
Exit, Service	40%	2020	\$200	1		
Exterior Lighting	1000/	2020	<b>A.S. 5. 0. 0.</b>	1.0		
HID	100%	2020	\$7,500	10		
Alarm						
Fire/Smoke Detection	1000/	2020	<b>#20 COO</b>	1.2	¢1 200	
Generic, Analog	100%	2020	\$20,600	1-3	\$1,200	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source Electricity	100%	2045 **	1	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

Mechanical	Current Re	pair F	uture Repl	acement	Ma	aintenance	
System Component Type	% of Fail Date F Total (Years)		ear Estin Y	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Terminal Devices							
Fan Coil Unit/Heat	100%	20	25	\$27,900	1	\$600	
	Other Observation, Ext	ent : Light, Area Affec	cted : 100%	ó			
	Location: Throughou	t					
	Explanation: Electric	c Unit Heaters					
Ventilation							
Exhaust Fans							
Wall Unit	100%	20	25	\$700	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%	20	35	* *	1		
Sanitary Piping							
Cast Iron	100%	LI	FE	* *	1		
Storm Drain Piping							
Cast Iron	100%	LI	FE	* *	1		

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : BELLEVUE HOSPITAL EMERGENCY G BLDG. AND F BLDG.

Address : 462 FIRST AVENUE AT 27TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 65,500 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 23-Apr-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$153,600	\$276,000
Interior Architecture	\$194,500	\$415,100
Electrical		\$512,800
Mechanical		\$88,700
Total	\$348,200	\$1,292,700
Importance Code A	\$153,600	\$364,700
Importance Code B		\$870,600
Importance Code C	\$194,500	\$57,400
Total	\$348,200	\$1,292,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	_	\$35,500	\$5,500	_
Interior Architecture	\$34,900	\$6,400	\$19,700	
Electrical	\$5,300	\$6,700	\$4,800	\$5,300
Mechanical	\$25,000	\$43,500	\$83,300	\$26,900
Total	\$65,100	\$92,000	\$113,300	\$32,200
Importance Code A	\$100	\$35,600	\$5,500	\$100
Importance Code B	\$65,000	\$56,400	\$107,800	\$32,100
Importance Code C				
Total	\$65,100	\$92,000	\$113,300	\$32,200



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

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

Asset #: 72

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior	I							
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	0.1.6.000	
Sloped Glazing	5%			LIFE	* *	5	\$146,300	
nterior								
Floors Cast in Place Concrete	10%	Now	\$11,100	LIFE	* *	5	\$44,800	
Cast III Flace Colletete			xtent : Light, Area			3	\$44,000	
			Locations Through		. 100/0			
Ceramic Tile	3%			2034	* *	5	\$6,100	
Quarry Tile	5%			2038	* *	5	\$15,400	
Traffic Topping	5%			2025	\$132,800	5	\$12,800	
Vinyl Tile	72%			2030	* *	3	\$55,300	
Vinyl Tile	5%			2033	* *	3	\$3,800	
Interior Walls								
Cast in Place Concrete	5%		\$194,500	LIFE	* *			
		_	ents, Extent : Mode		ea Affected : 75%			
	Location	ı : Basemen	nt Foundation Wall.	S				
Glass: Single Pane	3%			LIFE	* *	5	\$3,300	
Gypsum Board	60%			LIFE	* *	5	\$52,900	
Gypsum Board	5%			LIFE	* *	5	\$4,400	
		place Evide ı : M R I Ro	ent, Extent : Light, . oom	Area Affe	ected : 100%			
Masonry: Brick	7%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$4,400	
SGFT/Glazed Masonry	10%			LIFE	* *	5	ψ1,100	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 72

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	63%			2038	* *	5	\$129,000	
Exposed Concrete	10%			LIFE	* *	5	\$3,200	
Gypsum Board	20%			LIFE	* *	5	\$51,200	
Metal Panel	5%	0-2	\$17,900	LIFE	* *	5	\$12,800	
	Bent/Warp	ed Elemen	ts, Extent : Modera	te, Area	Affected : 10%			
	Location	: Basemen	nt					
Plaster	2%	Now	\$2,800	LIFE	* *	5	\$2,600	
	Paint Peel	ing, Extent	: Severe, Area Affe	ected : 10	00%			
	Location	: Stair Sha	ıft					

Electrical	Current Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ver 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2055	* *	3	\$300		
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation: 1-1000 Amperes Main	Disconne	ct Switch				
Transformers				_	*		
Dry Type	100%	2045	* *	3	\$400		
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation: 3-4160pri-480/277sec						
Feeders	2007	20.42	de de				
Busway	30%	2042	* *	1			
Cable	70%	2050	* *	1			
Raceway	0.007						
Conduit	90%	2055	* *	1			
Tray	10%	2045	* *	l			
nder 600 Volts							
Service Equipment	1000/	2055	ala ala	_	<b>#200</b>		
Air Circuit Breaker	100%	2055	**	5	\$300		
	Other Observation, Extent: Moderate,	Area Affe	ctea : 100%				
	Location: Electrical Room	D.	. 6 . 1				
T. C.	Explanation: 4-4000 Amperes Main	Disconne	ct Switch				
Transformers	50%	2045	* *	<i>-</i>	¢100		
Dry Type	* *	2045		5	\$100		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Throughout The Building	.11 15 1	Z				
ъ т	Explanation: 1-75 Kva, 1-30 Kva Ai				***		
Dry Type	50%	2045	**	5	\$100		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Electrical Room						
	Explanation : 3- 300 Kva						

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 72

Electrical	rical Current Repair Future Replacement		eplacement	Ma		
System Component Type	% of Fail Date Estima Total (Years)	nted Cost   Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts		•				
Switchgear / Switchboard						
Fused Disc Sw	20%	2055	* *	5	\$100	
Molded Case Bkrs	80%	2055	* *	5	\$1,400	
Raceway						
Conduit	100%	2055	* *	1		
Panelboards	100/	• • • •	de de	_	4.00	
Fused Disc Sw	10%	2050	* *	5	\$200	
Molded Case Bkrs	90%	2050	* *	5	\$1,600	
Wiring	1000/	2055	* *	1		
Thermoplastic	100%	2055	* *	1		
Motor Controllers	400/	2045	* *	_	<b>2000</b>	
Locally Mounted Variable Frequency	40% 60%	2045	* *	5	\$200	
Drive	0076	2043				
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,000	
Stand-by Power					4-,000	
Transfer Switches						
Automatic	100%	2045	* *	1	\$20,200	
	Other Observation, Extent: N Location: Throughout The Explanation: 6 Units		l : 100%			
Lighting	*					
Interior Lighting						
Fluorescent	90%	2035	* *	10	\$112,900	
	T-8 Lamps And Fixtures, Exte	ent : Moderate, Area Af	fected : 100%			
	Location: Throughout The	Building				
Fluorescent	10%	2035	* *	10	\$12,500	
	T-5 Lamps And Fixtures, Exte Location : Throughout The		fected : 100%			
Egress Lighting						
Emergency, Service	60%	2035	* *	1		
Exit, Service	40%	2035	* *	1		
Exterior Lighting						
HID	100%	2035	* *	10	\$200	
Alarm						
Security System	<b>7</b> 00 (					
No Component	50%	2025	<b>#102</b>		012.20	
Generic	50%	2025	\$103,600	1	\$12,200	
Fire/Smoke Detection	600/					
No Component	60%	2025	<b>0000 700</b>	1.2	Ø17 700	
Generic, Analog	40% Other Observation Extent A	2025	\$283,700	1-3	\$16,600	
	Other Observation, Extent: M		ı : 100%			
	Location: Throughout The Explanation: Alarm Contro Horn, Pullbox And Smoke D	ol System Located At M	ain Building Is	Old But	Stobe Lights,	

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

Asset #: 72

Mechanical	Current	Repair	Futur	uture Replacement Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	•						
Energy Source							
Utility Steam	100%		2035	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2028	\$88,700	5	\$8,100	
Distribution							
Hot Wtr Piping/Pump	50% Other Observation, I Location : First Flo		2041 Affected	* * : 100%	4	\$3,400	
	Explanation: Hot	Water Serves Rehea	t Coils In	The Ductwork An	d Radiat	ors In Building F	
Central Plant Steam Piping/Pmp	50%		2035	* *	4	\$5,100	
Terminal Devices	000/		2020	* *	1	Φ.C7. 700	
Air Handler	80%		2030	* *	1 1	\$67,700	
Convector/Radiator	20%		2030		1	\$8,800	
Air Conditioning Energy Source							
Electricity	100%		2041	* *	1		
Distribution	10070		2011		-		
Ductwork/Diffusers	100%		LIFE	* *	2	\$178,000	
Terminal Devices Air Handler/Cool/Ht	100%		2030	* *	1	\$84,600	
	Other Observation, I Location: Roof Explanation: Pack Coils Used For Coo	aged Equipment An			t Used -	Chilled Water	
Heat Rejection							
Dry Cooler	20% Other Observation, I Location: Roof	Extent : Light, Area	2030 Affected	* * : 100%	2	\$19,100	
		pment No Longer Ii	ı Use				
No Component	80%						
Ventilation Distribution	0070						
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$76,300	
Exhaust Fans Roof	1000/		2020	* *	2	\$4.200	
	100%		2030		2	\$4,200	
Plumbing H/C Water Piping Brass/Copper	100%		2035	* *	1		
Sanitary Piping					-		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sewage Ejector(s)						
Electric	100%	2030	* *	4	\$2,600	
	Other Observation, Extent : Li	ight, Area Affected : 100%				
	Location: Basement					
	Explanation: 1 Unit					
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2045	* *	1-5	\$69,000	
Sprinkler						
No Component	10%					
Generic	90%	2045	* *	1-2	\$34,500	
	Other Observation, Extent : Li	ight, Area Affected : 100%				
	Location : Emergency Buildi	ing				
	Explanation : Sprinklers In I	Emergency Building Only				

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

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 : 01-Mar-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,Pen

Block : 1373 Lot : 50 BIN : 1086492

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,439,000	\$447,500
Interior Architecture	\$1,291,000	\$579,900
Electrical	\$930,300	\$2,031,000
Mechanical	\$712,600	\$1,250,200
Total	\$4,372,800	\$4,308,700
Importance Code A	\$1,439,000	\$447,500
Importance Code B	\$2,727,700	\$3,787,400
Importance Code C	\$206,200	\$73,700
Total	\$4,372,800	\$4,308,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$6,300		
Interior Architecture		\$10,700	\$5,900	\$8,300
Electrical	\$7,400	\$8,000	\$9,300	\$36,900
Mechanical	\$60,200	\$30,800	\$39,000	\$78,100
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$91,200	\$79,500	\$77,900	\$147,000
Importance Code A	\$5,000	\$12,100	\$5,000	\$7,400
Importance Code B	\$86,200	\$67,400	\$72,900	\$139,500
Importance Code C				
Total	\$91,200	\$79,500	\$77,900	\$147,000



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #:83

Architecture	Current Repair	Future	Replacement	М	aintenance				
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
xterior									
Exterior Walls Masonry: Brick	100% Now \$1,104,000 Efflorescence, Extent: Moderate, Area Location: All Facades	LIFE Affected :	* *	5	\$350,000				
	Patching Evident, Extent : Moderate, A Location : Throughout	rea Affecte	ed : 30%						
	Recent Repair Evident, Extent : Light, Location : At Window Lintels	Area Affeci	red : 20%						
	Repointing Failure, Extent : Light, Area Location : At Window Lintels	a Affected .	: 15%						
	Water Penetration, Extent : Moderate, Location : Perimeter Walls At Soffits,			ge					
Windows									
Aluminum	100% Now \$334,900 Air Infiltration, Extent : Moderate, Are Location : Throughout	2052 a Affected	* * : 30%	5	\$3,800				
	Broken/Missing Elements, Extent : Moderate, Area Affected : 35% Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Moder Location : Throughout	ate, Area A	Affected : 50%						
Parapets									
Masonry: Brick	95% Recent Repair Evident, Extent : Light, 2			5	\$14,000				
	Location: Parapets Repointed And R	eflashed T							
Masonry: Limestone	5%	LIFE	* *	5	\$900				
	Recent Repair Evident, Extent : Light, Location : Throughout	Area Affeci	ed : 100%						
Roof IRMA/Protected	12%	2035	* *	10	\$13,800				
Membrane	-2,0	_000			<b>\$12,000</b>				
	Recent Replace Evident, Extent : Light, Location : Throughout	Area Affe	cted : 100%						
Metal Panel	3%	2040	* *	10	\$6,300				

Interior

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

Asset #: 83

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior	•							•	
Floors									
Carpet	5%			2023	\$126,700	3	\$14,200		
Cast in Place Concrete	5%			LIFE	* *	5	\$20,800		
Terrazzo	5%			LIFE	* *	5	\$7,400		
Vinyl Tile	25%			2027	\$421,900	3	\$17,800		
Vinyl Tile	25%			2035	* *	3	\$17,800		
	Other Observation, Extent: Light, Area Affected: 100%								
	Location	ı : Through	out						
	Explana	tion : Planh	k Vinyl Floated Ove	er Existin	ng Floors				
Vinyl Tile 9" X 9"	35%	Now	\$765,300	2037	* *	3	\$24,900		
•	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 20%				
	Location	ı : Through	out						
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 25%				
	Location	ı : Through	out						
	Other Ob:	servation, E	Extent : Severe, Ared	a Affecte	d : 100%				
	Location	ı : Through	out						
	Explana	tion : Tiles	Adhered With Hot	Black Me	astic				
Interior Walls									
Gypsum Board	10%			LIFE	* *	5	\$26,800		
Plaster	55%	Now	\$206,200	LIFE	* *	5	\$73,700		
	Water Per	etration, E.	xtent : Moderate, A	rea Affe	cted : 20%				
	Location	ı : Soffits A	bove Window Head	ls					
SGFT/Glazed Masonry	35%			LIFE	* *				
Ceilings									
AcousTile,Adhered	15%	0-2	\$276,800	2047	* *	5	\$14,200		
7 teous i iie,7 tunereu			nents, Extent : Light		ffected : 25%	3	ψ14,200		
		_	_	, 11/00/11	geerea : 2370				
	Location : Corridor(s) Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
	Location : Corridor(s)								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
		ı : Corridoi		ууссиси .	2370				
A T'I C I I			(6)	2022	* *		DOT 400		
AcousTileSusp.Lay-In	45%			2032	* *	5	\$85,400		
Exposed Concrete	5%			LIFE		5	\$1,500		
Plaster	35%			LIFE	* *	5	\$41,500		

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2057	* *	5	\$4,800		
	Other Observation, Extent : Moderate,	Area Affected: 1	00%				
	Location: Electrical Room 1st Floor						
	Explanation : Two 4000 Amperes Hp	c Main Disconnec	t Switch				
Switchgear / Switchboard							
Molded Case Bkrs	100%	2057	* *	5	\$4,800		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #:83

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System	% of Fail Date	Estimated Cost	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component	Total (Years)		FY		(Yrs)		
Type							
Under 600 Volts							
Raceway	0.50/		2027	¢172.400	1		
Conduit	85%		2027	\$173,400 * *	1		
Conduit	15%		2057	* *	1		
Panelboards	<b>50</b> /		2052	* *	-	<b>#200</b>	
Fused Disc Sw	5%		2052		5	\$200	
Fused Disc Sw	5%		2026	\$9,400	5	\$200	
Molded Case Bkrs	75%		2026	\$140,600 * *	5	\$3,600	
Molded Case Bkrs	15%		2052	* *	5	\$700	
Wiring	(50/ 2.4	<b>#204.200</b>	20.52	* *			
Braided Cloth	65% 2-4	\$204,200	2052		1		
	Insulation Aged, Ext		a Affecte	ra: 100%			
	Location: Through	nout The Building					
Thermoplastic	20%		2037	* *	1		
Thermoplastic	15%		2057	* *	1		
Motor Controllers							
Locally Mounted	40%		2025	\$148,600	5	\$500	
Locally Mounted	50%		2032	* *	5	\$600	
Locally Mounted	10%		2047	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,700	
Stand-by Power							
Transfer Switches							
Automatic	100%		2047	* *	1	\$56,600	
Lighting							
Interior Lighting							
Fluorescent	20%		2032	* *	10	\$23,300	
	Other Observation,		Area Affe	cted : 100%			
	Location: Through	_					
	Explanation: Usin	ng T-8 Lamps					
Fluorescent	65%		2027	\$1,417,100	10	\$75,600	
	Other Observation,		Area Affe	cted : 100%			
	Location: Through	_					
	Explanation: Usin	ng T-12 Lamps					
Fluorescent	5%		2037	* *	10	\$5,800	
	Compact Fluorescen	nt Light, Extent : Mo	oderate, A	Area Affected : 100	%	•	
	Location : Hallway	ys					
Fluorescent	10%		2037	* *	10	\$11,600	
	T-8 Lamps And Fixti	ures, Extent : Modei		a Affected : 100%		ψ11,000	
	Location : Through		,	JJ			
Egress Lighting		8					
Emergency, Service	45%		2032	* *	1		
Emergency, Battery	10%		2027	\$17,900	10	\$3,100	
Exit, Service	45%		2027	\$17,900	10	ψ5,100	
	0 / لا <del>ـ</del>		2021	\$19,900	1		
Exterior Lighting HID	100%		2022	\$726,100	10	\$600	
ши	100/0		2022	\$/20,100	10	\$000	

#### Alarm

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

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

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

Asset #: 83

Electrical	Currer	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	90%						
Generic	10%		2027	\$58,200	1	\$6,900	
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2032	* *	1-3	\$11,300	

Mechanical		Current I	Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source Plant Campus Steam / PRV	100%			2037	* *	1			
			Extent : Light, Area Of The Building	Affected	: 100%				
	Explana	tion : Provi	ided From Outside	Tempora	ıry Boiler.				
Conversion Equipment Heat Exchanger, Plate & Frame	80%			2030	* *	1	\$50,200		
Pres. Reducing Valve/LP Steam	20%	1		2030	* *	5	\$1,500		
Distribution									
Hot Wtr Piping/Pump	80%			2035	* *	4	\$7,500		
Central Plant Steam Piping/Pmp	20%			2037	* *	4	\$1,300		
Terminal Devices									
Air Handler	20%			2027	\$349,300	1	\$15,700		
Convector/Radiator	80%	ı		2032	* *	1	\$32,800		
xir Conditioning Energy Source Electricity	100%			2043	* *	1			
Conversion Equipment	10070	'		2073		1			
Reciprocating Compr/Chiller	20%			2027	\$210,900	1	\$11,800		
<u>*</u>	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :	100%				
	Location	n: 1 Unit P	enthouse Mechanic	al Equip	oment Room				
Reciprocating Compr/Chiller	20%	ı		2035	* *	1	\$11,800		
*	Recent Installation, Extent: Light, Area Affected: 100%								
	Location	n: 1 Unit P	enthouse Mechanic	al Equip	oment Room				
			Extent : Light, Area						
			enthouse Mechanic	al Equip	oment Room				
			g Refrigerant 410a						
Window/Wall Unit	60%			2022	\$155,300	1			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 83

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution	400/		2027	* *	4	¢2.500	
CW & CHW Wtr Pipe/Pump	40%		2037		4	\$2,500	
No Component	60%						
Terminal Devices	0070						
Air Handler/Cool/Ht	40% Now	\$11,100	2022	\$557,300	1	\$28,200	
	Damaged, Extent : M	Ioderate, Area Affe	cted : 50	%			
	Location: Penthou	-	-		! Flexible	e Connection	
	Malfunctioning, Exte	-	-			14	
	Location : Penthou	ise Mechanical Equ	ıpment K	doom, Defective Re	turn Fan	n Motor	
No Component	60%						
Heat Rejection	600/		2022	* *	2	\$52,000	
Air Cooled Condenser Unit	60%		2032		2	\$53,000	
Dry Cooler	40% Now	\$27,000	2027	\$270,200	2	\$28,300	
Biy ecolor	Not in Service, Exten				_	Ψ20,300	
	Location: 7th Floo	r Roof					
/entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$70,700	
Exhaust Fans	050/		2027	¢410.000	2	¢2.700	
Interior Roof	95% 5%		2027 2027	\$419,800 \$10,300	2 2	\$3,700 \$200	
Plumbing	370		2027	\$10,500		\$200	
H/C Water Piping							
Galvanized Steel	100%		2032	* *	1		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
	Other Observation, I			cted : 100%			
	Location : Galvani	=					
Ct Duein Dieine	Explanation: Pipir	ig Nearing End Of	Useful L	ife			
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Cast IIOII	Other Observation, I	Extent : Moderate. )		cted: 100%	1		
	Location : Galvani						
	Explanation: Pipir	_		ife			
Sump Pump(s)	-						
Non-Submersible	100%		2022	\$27,500	4	\$3,900	
Backflow Preventer	1000					*= **	
Generic	100%	T	2035	**	1	\$7,800	
	Other Observation, I		Affected	: 100%			
	Location : East Sid Explanation : Loca		Ruilding	,			
Fixtures	влушшион . воси	ica Oniside Of The	Dunung	·			
Generic	100%						
Vertical Transport							

Vertical Transport

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Curren	Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Vertical Transport										
Elevators										
Geared Traction	100%		LIFE	* *						
Other Observation, Extent : Light, Area Affected : 100%										
	Location: Two C-6, Two 1-6									
	Explanation : Foi	ır Units. Motors Bre	ak Down	Frequently Due T	o Age Of	The Units				
Fire Suppression										
Standpipe										
Generic	100%		2037	* *	1-5	\$66,300				
Sprinkler										
No Component	85%									
Generic	15%		2037	* *	1-2	\$5,300				
Chemical System										
Generic	100%		2026	\$2,000	1-3	\$3,700				

Page: 52

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG

Address : ROOSEVELT ISLAND (NORTH END)

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 327,200 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 01-Mar-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Total

Block : 1373 Lot : 50 BIN : 1040750

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$3,942,700	\$581,800
Interior Architecture	\$744,100	\$2,106,000
Electrical	\$1,862,700	\$1,305,000
Mechanical	\$428,800	\$5,733,900
Total	\$6,978,300	\$9,726,700
Importance Code A	\$3,942,700	\$581,800
Importance Code B	\$3,035,600	\$9,021,900
Importance Code C		\$123,000
Total	\$6,978,300	\$9,726,700

EAPENSE	F1 2019	F1 2020	F1 2021	F1 2022
Exterior Architecture	\$9,500	\$11,700		\$7,600
Interior Architecture		\$55,300	\$30,200	\$2,900
Electrical	\$13,100	\$14,500	\$16,300	\$26,400
Mechanical	\$87,400	\$69,000	\$123,000	\$69,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$117,900	\$158,300	\$177,400	\$114,400
Importance Code A	\$21,800	\$25,900	\$12,300	\$24,200
Importance Code B	\$96,100	\$132,500	\$165,100	\$90,100
Importance Code C				

\$158,300

\$177,400

\$114,400



\$117,900

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 84

rchitecture		Current R	epair	Futur	e Replacement	М	aintenance		
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	* *	5	\$50,800		
Glass Block	3%		<b>4</b>	LIFE	**	5	\$3,800		
Masonry: Brick	90%		\$576,700	LIFE	**	5	\$182,800		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Above Window Lintels								
	Location: Above window Lintels Patching Evident, Extent: Moderate, Area Affected: 25%								
	Location : All Facades								
	Water Penetration, Extent: Moderate, Area Affected: 10%								
				55	nea . 1070 en Buildings B And	1 C			
Window Wall	2%			2037	* *	5	\$15,200		
Windows	270			2037			Ψ12,200		
Aluminum	97%	Now	\$2,656,600	2052	* *	5	\$30,300		
	-	ation, Exten ı : Througho	t : Severe, Area Afj	fected : 2	25%		. ,		
	Broken/M	_	ents, Extent : Mode	erate, Ar	ea Affected : 25%				
	Ctrwt/Bal	_	t, Extent : Modera	te, Area	Affected : 35%				
Metal Louvers	3%		·ui	2030	* *	10	\$11,700		
Parapets	370			2030		10	\$11,700		
Masonry: Brick	50%	Now	\$232,200	LIFE	* *	5	\$19,200		
,	Jnt Morta		, Extent : Moderat	e, Area A	Affected : 20%		, , , , ,		
		_	rui xtent : Moderate, A	l mag Affa	atad . 250/				
		ı Growin, E. ı : Througho		ней Аује	ciea . 2570				
		_	tent : Moderate, A	rea Affe	rted · 15%				
			Wall Atop 3rd Floo						
Masonry: Limestone	5%		-	LIFE	**	5	\$2,400		
Metal Rail	45%			2032	* *	5-10	\$312,800		
Roof							40,000		
Copper/Terne	10%	Now	\$9,500	2055	* *				
		netration, Ex 1 : Above Ki	tent : Moderate, A tchen	rea Affe	cted : 5%				
Modified Bitumen	85%			2032	* *	10	\$287,300		
Sloped Glazing	5%			LIFE	* *	5	\$225,300		
erior	370			211 12			Ψ223,300		

Interior

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 84

Architecture		Current	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	20%	ı		2023	\$1,241,900	3	\$139,600	
Cast in Place Concrete	10%	ı		LIFE	* *	5	\$101,800	
Ceramic Tile	3%			2036	* *	5	\$14,000	
Terrazzo	7%			LIFE	* *	5	\$25,400	
Vinyl Tile	40%			2027	\$1,654,400	3	\$69,800	
Vinyl Tile	15%	ı		2035	* *	3	\$26,200	
			Extent : Light, Area	Affected	: 100%			
		n : Through						
	Explana	tion : Vinyl	Plank Flooring Fl		op Existing Floor			
Vinyl Tile 9" X 9"	5%	Now	\$267,900	2037	* *	3	\$8,700	
	Broken/M	issing Elen	nents, Extent : Seve	re, Area	Affected : 25%			
	Location	n : Basemer	ıt					
	Cracking/	Crumbling	, Extent : Severe, A	rea Affec	ted : 25%			
	Location	n : Basemer	ıt					
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%	ı		LIFE	* *			
Ceilings								
AcousTileConcealSpLn	15%			2044	* *	5	\$87,200	
AcousTileSusp.Lay-In	35%			2032	* *	5	\$162,900	
Exposed Concrete	10%			LIFE	* *	5	\$7,300	
Metal Panel	5%			LIFE	* *	5	\$29,100	
Plaster	25%	1		LIFE	* *	5	\$72,700	
Plaster	5%		\$31,900	LIFE	* *	5	\$14,500	
			, Extent : Moderate		ffected : 15%			
	Location: Connecting Corridor To C Building							
			xtent : Moderate, A		cted : 10%			
	Location	n : Connect	ing Corridor To C	Building				
Plaster	5%	Now	\$319,200	LIFE	* *	5	\$14,500	
	Cracking/	Crumbling,	, Extent : Moderate	, Area A	ffected : 25%		•	
	Location: Window Soffits - 3rd Floor Connecting Tunnel Between Buildings B And C							
	Water Per	etration, E	xtent : Moderate, A	rea Affe	cted : 50%			
	Location	n : Window	Soffits - 3rd Floor	Connect	ing Tunnel Betweer	ı Buildin	gs B And C	

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

Under 600 Volts

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 84

Electrical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2057	* *	5	\$8,600	
			Extent : Moderate, A	Area Affe	cted : 100%			
			al Room 1st Floor					
	Explana	tion : Two 4	4000 Amperes Hpc	Main Di	sconnect Switch			
Switchgear / Switchboard Molded Case Bkrs	100%			2057	* *	5	\$8,600	
Raceway								
Conduit	70%			2027	\$285,500	1		
Conduit	30%			2057	* *	1		
Panelboards								
Fused Disc Sw	5%			2026	\$18,800	5	\$400	
Fused Disc Sw	5%			2052	* *	5	\$400	
Molded Case Bkrs	70%			2026	\$262,500	5	\$6,000	
Molded Case Bkrs	20%			2052	* *	5	\$1,700	
Wiring Braided Cloth	50%	2-4	\$314,200	2052	* *	1		
		_	ent : Moderate, Are out The Building	a Affecte	ed : 100%			
Thermoplastic	30%			2037	* *	1		
Thermoplastic	20%			2057	* *	1		
Motor Controllers								
Locally Mounted	70%			2025	\$547,500	5	\$1,500	
Locally Mounted	20%			2032	* *	5	\$400	
Locally Mounted	10%			2047	* *	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	\$100,700	
Fuel Storage	-00			20.55		-	4	
Main Tank	50%			2062	**	5	\$4,600	
		ervation, E 1 : Outside	Extent : Moderate, A	Area Affe	cted : 100%			
	Explana	tion : 12,00	00 Gallons Capacit	v				
No Component	50%							
Lighting								

Lighting

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 84

Electrical	Current Repair		e Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting								
Fluorescent	30%	2032	* *	10	\$85,500			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation: Using T-8 Lamps							
Fluorescent	55%	2032	* *	10	\$156,800			
	Other Observation, Extent: Moderate							
	Location: Throughout							
	Explanation: Using T-12 Lamps							
Fluorescent	5%	2032	* *	10	\$14,300			
	Other Observation, Extent : Moderate	Area Affe	cted : 100%					
	Location : Hallways							
	Explanation: Compact Fluorescent	Light Fixtı	ıres					
Fluorescent	10%	2037	* *	10	\$28,500			
	T-8 Lamps And Fixtures, Extent: Mod							
	Location: Throughout The Building							
Egress Lighting								
Emergency, Service	50%	2032	* *	1				
Emergency, Battery	10%	2027	\$43,800	10	\$7,500			
Exit, Service	40%	2027	\$43,300	1				
Exterior Lighting								
HID	100%	2022	\$1,291,900	10	\$1,000			
Alarm								
Security System								
No Component	90%							
Generic	10%	2027	\$103,500	1	\$12,200			
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%	2032	* *	1-3	\$20,200			

Mechanical	Current I	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Plant Campus Steam / PRV	100%		2037	* *	1		
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: Outside	Temporary Boiler					
	Explanation: Steam	n Supply From Out	side Tem	pory Boiler.			
Conversion Equipment							
Heat Exchanger, Plate &	80%		2030	* *	1	\$123,000	
Frame							
Pres. Reducing Valve/LP	20%		2030	* *	5	\$3,700	
Steam							

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

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

Asset #: 84

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	•			•			•
Distribution							
Hot Wtr Piping/Pump	80%		2035	* *	4	\$18,400	
Central Plant Steam	20%		2037	* *	4	\$3,100	
Piping/Pmp							
Terminal Devices							
Air Handler	Location: Roof	\$85,600 Severe, Area Affected tent : Severe, Area Aj		**	1	\$34,600	
	Location: Roof						
Convector/Radiator	80%		2032	* *	1	\$80,300	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	35%		2027	\$904,300	1	\$50,500	
•	R-22 Refrigerant, E Location : Throug	Extent : Light, Area Aj ghout	ffected :	100%			
Exterior Pkg Unit -	25%		2032	* *	2	\$4,800	
Cooling							
Window/Wall Unit	40%		2022	\$253,700	1		
Distribution							
CW & CHW Wtr	35%		2037	* *	4	\$5,400	
Pipe/Pump	c <b>=</b> 0 /						
No Component	65%						
Terminal Devices	1000/		2027	Φ2 414 100	1	<b>#102.200</b>	
Air Handler/Cool/Ht	100%		2027	\$3,414,100	1	\$192,200	
Heat Rejection Air Cooled Condenser	35%		2027	\$214,800	2	\$75,800	
Unit						. ,	
No Component	65%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$173,300	
Exhaust Fans	1000/		2025	<b>#1 002 000</b>	2	<b>40.500</b>	
Interior	100%		2027	\$1,083,000	2	\$9,500	
Plumbing							
H/C Water Piping Galvanized Steel	100%		2032	* *	1		
HW Heat Exchanger	100/0		2032		1		
Steam Fired	100%		2037	* *	4	\$30,700	
		Extent : Moderate, A		cted : 30%			
	Location: Basem	ent Steam Room					
	Explanation: 3 U	Inits					

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Current Repair	Future Replacement	N	Maintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cos FY	Cycle (Yrs)		Priority				
Plumbing									
Sanitary Piping									
Cast Iron	100%	LIFE *	* 1						
	Other Observation, Extent : Mod	•••							
	Location : Galvanized Steel Th	o .							
	Explanation : Piping Nearing I	End Of Useful Life							
Storm Drain Piping									
Cast Iron	100%	LIFE *	* 1						
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Galvanized Steel Th	=							
	Explanation : Piping Nearing I	End Of Useful Life							
Sump Pump(s)	1000/	2022	0 4	Φ. 6.000					
Non-Submersible	100%	2022 \$48,90	0 4	\$6,900					
Sewage Ejector(s)	1000/	2022 *	<b>*</b> 4	Ø10.700					
Electric	100%	2032 *	* 4	\$19,500					
Backflow Preventer	1000/	2032 *	<b>*</b> 1	¢10,000					
Generic	100%	2032	* 1	\$19,000					
	Other Observation, Extent : Light, Area Affected : 100% Location : Building A Basement								
	Explanation : Water Main Loca								
Vertical Transport	Explanation : water Main Loca	пеа т Аајасет Винату							
Elevators									
Geared Traction	100%	LIFE *	*						
Geared Traction	Other Observation, Extent : Ligh								
	Location : (1) B-3 (1) 1-3	i, mea tyjeetea . 10070							
	Explanation: Two Units								
Fire Suppression	zapramon i mo omo								
Standpipe									
Generic	100%	2037 *	* 1-5	\$162,500					
Sprinkler	_00/0			\$10 <b>2</b> ,500					
No Component	50%								
Generic	50%	2037 *	* 1-2	\$43,500					
Chemical System				)					
Generic	100%	2026 \$2,00	0 1-3	\$3,700					

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : COLER MEMORIAL HOSPITAL BLDG C - NORTH BLDG

Address : ROOSEVELT ISLAND (NORTH END)

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 188,600 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 01-Mar-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,PEN

Block : 1373 Lot : 50 BIN : 1096493

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$1,272,800
Interior Architecture	\$48,700	\$172,400
Electrical	\$236,200	\$2,852,600
Mechanical	\$265,500	\$545,000
Total	\$550,400	\$4,842,700
Importance Code A		\$1,364,500
Importance Code B	\$550,400	\$3,354,500
Importance Code C		\$123,700
Total	\$550,400	\$4,842,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,800	\$19,300		
Interior Architecture		\$35,300	\$9,700	
Electrical	\$7,600	\$8,100	\$9,800	\$13,300
Mechanical	\$22,300	\$15,000	\$28,000	\$32,500
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$58,400	\$102,300	\$72,100	\$70,400
Importance Code A	\$7,000	\$24,400	\$3,200	\$5,700
Importance Code B	\$51,300	\$77,900	\$68,900	\$64,700
Total	\$58,400	\$102,300	\$72,100	\$70,400



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

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

Asset #: 85

Architecture	C	urrent Repair	Futur	Future Replacement		Maintenance			
System Component Type		l Date Estimated Cost /ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior									
Exterior Walls									
Glass Block	5%		LIFE	* *	5	\$10,800			
Masonry: Brick	95%		LIFE	* *	5	\$328,600			
Windows									
Aluminum	100%		2049	* *	5	\$7,600			
	Recent Replac	e Evident, Extent : Light,	Area Affe	ected : 100%					
	Location: T	hroughout							
Parapets									
Masonry: Brick	85%		LIFE	* *	5	\$15,000			
Masonry: Limestone	5%		LIFE	* *	5	\$1,100			
Metal Rail	10%		2040	* *	5-10	\$31,800			
Roof									
Copper/Terne	3%		2055	* *	10	\$10,300			
Modified Bitumen	97%		2027	\$810,900	10	\$133,200			
terior									
Floors									
Ceramic Tile	10%		2036	* *	5	\$19,500			
Terrazzo	5%		LIFE	* *	5	\$7,600			
Vinyl Tile	60%		2035	* *	3	\$43,800			
•	Other Observation, Extent : Light, Area Affected : 100%								
	Location: T	hroughout							
	Explanation	: Plank Vinyl Flooring F	loated Ab	ove Existing					
Vinyl Tile	25%		2032	* *	3	\$18,300			
Interior Walls						+ - j- + +			
Cast in Place Concrete	5%		LIFE	* *					
Gypsum Board	15%		LIFE	* *	5	\$41,200			
Plaster	60%		LIFE	* *	5	\$82,500			
SGFT/Glazed Masonry	20%		LIFE	* *	-	40-,-00			
Ceilings									
Acous TileSusp.Lay-In	50%		2032	* *	5	\$97,400			
Acous TileSusp.Lay-In	15%		2040	* *	5	\$29,200			
Exposed Concrete	5%		LIFE	* *	5	\$1,500			
Metal Panel	5%		LIFE	* *	5	\$12,200			
Plaster	25%		LIFE	* *	5	\$30,400			

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2057	* *	5	\$5,000	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Electrical Room 1st Floor					
	Explanation: One 2000 Amperes And	! 1200 Am	peres Main Discor	inect Swi	itch	
Switchgear / Switchboard	<del>-</del>	•				
Molded Case Bkrs	100%	2057	* *	5	\$5,000	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 85

Electrical	Current F	Current Repair		Future Replacement		Maintenance	
System	% of Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cvcle	<b>Estimated Cost</b>	Priority
Component	Total (Years)		FY		(Yrs)		
Туре	, ,				` ′		
Under 600 Volts							
Raceway	/						
Conduit	80%		2027	\$163,200	1		
Conduit	20%		2057	* *	1		
Panelboards							
Fused Disc Sw	5%		2052	* *	5	\$200	
Fused Disc Sw	5%		2026	\$9,400	5	\$200	
Molded Case Bkrs	70%		2026	\$131,300	5	\$3,500	
Molded Case Bkrs	20%		2052	* *	5	\$1,000	
Wiring							
Braided Cloth	60% 2-4	\$188,500	2052	* *	1		
	Insulation Aged, Exte		a Affecte	d : 100%			
	Location : Through	out The Building					
Thermoplastic	20%		2027	\$62,800	1		
Thermoplastic	20%		2057	* *	1		
Motor Controllers							
Locally Mounted	80%		2025	\$297,200	5	\$1,000	
Locally Mounted	20%		2047	* *	5	\$300	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,800	
Stand-by Power							
Transfer Switches							
Automatic	100%		2047	* *	1	\$58,000	
Lighting							
Interior Lighting							
Fluorescent	30%		2032	* *	10	\$35,800	
	Other Observation, E		Area Affe	cted : 100%			
	Location: Through						
	Explanation: T-8 L	amps					
Fluorescent	50%		2027	\$1,118,000	10	\$59,700	
	Other Observation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Through	out The Building					
	Explanation: T-12	Lamps					
Fluorescent	10%		2032	* *	10	\$11,900	
	Other Observation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Hallway	s					
	Explanation: Cfl -	Compact Fluoresce	ent Light	Fixtures			
Fluorescent	10%	-	2037	* *	10	\$11,900	
1100100000	T-8 Lamps And Fixtu	res. Extent : Modei	10	<b>\$11,500</b>			
	Location : Through		*	33			
Egress Lighting							
Emergency, Service	50%		2032	* *	1		
Emergency, Battery	5%		2027	\$9,200	10	\$1,600	
Exit, Service	45%		2027	\$20,400	10	Ψ1,000	
Exterior Lighting	7570		2021	Ψ20,π00	1		
HID	100%		2027	\$744,600	10	\$600	
111111111111111111111111111111111111111	100/0		2021	φ/ππ,000	10	\$000	

#### Alarm

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

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

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

Electrical	Currer	nt Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	90%						
Generic	10%		2027	\$59,700	1	\$7,000	
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2027	\$204,200	1-3	\$11,600	

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating								
Energy Source Plant Campus Steam / PRV	100%			2037	* *	1		
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Outside	Temporary Boiler					
	Explana	tion : Prov	ided Steam From O	utside Te	emporary Boiler.			
Conversion Equipment Heat Exchanger, Plate &	50%	1		2023	\$91,700	1	\$32,200	
Frame Pres. Reducing Valve/LP Steam	50%			2030	* *	5	\$3,900	
Distribution Hot Wtr Piping/Pump	50%			2043	* *	4	\$4,800	
Central Plant Steam Piping/Pmp	50%			2037	* *	4	\$3,200	
Terminal Devices Convector/Radiator	100%	ı		2032	* *	1	\$42,000	
ir Conditioning Energy Source Electricity	100%	ı		2035	* *	1		
Conversion Equipment Window/Wall Unit	100%	1		2022	\$265,500	1		
entilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$72,500	
Exhaust Fans Interior	100%			2027	\$453,200	2	\$4,000	
lumbing H/C Water Piping								
Galvanized Steel	100%	ı		2032	* *	1		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	ı		LIFE	* *	1		
Sump Pump(s) Non-Submersible  Note: All component repairs \$ estimate	100%			2027	\$28,200	4	\$6,000	

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2032	* *	1	\$8,000	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Outside Of B	uilding A				
	Explanation : Located In	n Adjacent Building				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Floors 1, 2, 3	, 4, 5				
	Explanation: Five Units	1				
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$68,000	
Sprinkler		_				
Generic	100%	2053	* *	1-2	\$36,400	

**HEALTH AND HOSPITALS CORP. - FY 2018** Print Date: 22-Sep-2017

: COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING **Asset Name** 

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** : NONE : 01-Mar-2016 **Landmark Status** 

**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4

: 1373 BIN : 1086491 Block Lot : 50

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,281,600	\$118,600
Interior Architecture	\$95,400	\$442,000
Electrical	\$94,000	\$305,400
Mechanical	\$180,000	\$319,200
Total	\$1,651,100	\$1,185,200
Importance Code A	\$1,281,600	\$118,600
Importance Code B	\$369,500	\$1,066,600
Total	\$1,651,100	£1 195 200

Total \$1,651,100 \$1,185,200

		ψ1,500	
		\$1,900	
\$13,200	\$24,100	\$26,500	\$44,300
\$1,100	\$9,700	\$1,100	\$1,600
\$14,300	\$33,800	\$29,500	\$46,000
\$3,900	\$3,900	\$3,900	\$3,900
\$8,300	\$9,600	\$15,000	\$16,800
\$2,100	\$2,300	\$2,400	\$3,400
	\$10,400	\$8,200	\$21,800
	\$7,600		
FY 2019	FY 2020	FY 2021	FY 2022
	\$2,100 \$8,300 \$3,900 <b>\$14,300</b> \$1,100	\$7,600 \$10,400 \$2,100 \$8,300 \$3,900 \$3,900 \$14,300 \$1,100 \$9,700	\$7,600 \$10,400 \$8,200 \$2,100 \$2,300 \$2,400 \$8,300 \$9,600 \$15,000 \$3,900 \$3,900 \$3,900 <b>\$14,300 \$33,800 \$29,500</b> \$1,100 \$9,700 \$1,100 \$13,200 \$24,100 \$26,500



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

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

Asset #:87

Architecture	Current Repair		Future	Future Replacement		Maintenance				
System Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Exterior										
Exterior Walls	1000/ NI	¢107.000	LIEE	* *	-	¢110.700				
Masonry: Brick	100% No	w \$187,000 ure, Extent : Moderate,	LIFE		5	\$118,600				
	-	chanical Bulkhead	Агеи Ајјесі	ea . 10%						
Windows	Location : Inco	manical Bullineau								
Aluminum	95% No	w \$1,017,200	2052	* *	5	\$11,600				
		Extent : Severe, Area Aj		%		Ψ11,000				
	-	Location: Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
	Location: Throughout									
	Ctrwt/Balnc No	t Funct, Extent : Moder	ate, Area A	ffected : 50%						
	Location: Thr	oughout								
Metal Louvers	5%		2030	* *	10	\$7,600				
Parapets										
Masonry: Brick	60%		LIFE	* *	5	\$6,900				
Masonry: Limestone	10%		LIFE	* *	5	\$1,500				
Metal Rail	30%		2032	* *	5-10	\$62,800				
Roof Modified Bitumen	100%		2032	* *	10	\$39,200				
Interior	10070		2032		10	\$39,200				
Floors										
Cast in Place Concrete	10%		LIFE	* *	5	\$18,100				
Terrazzo	20%		LIFE	* *	5	\$13,000				
Vinyl Tile	60%		2027	\$442,000	3	\$18,600				
Vinyl Tile 9" X 9"	10% No	w \$95,400	2037	* *	3	\$3,100				
	_	Elements, Extent : Seve	re, Area A <u>f</u>	fected : 25%						
	Location: Thr	-								
		xtent : Severe, Area Affe	ected : 25%	ó						
	Location : Thr	oughout								
Interior Walls	<b>7</b> 0 /		2026		_	Ф2 000				
Ceramic Tile	5%		2036	* *	5	\$3,900				
Concrete Masonry Unit	5%		LIFE	* *	5	\$1,600				
Gypsum Board Plaster	25% 50%		LIFE	* *	5 5	\$11,700 \$11,700				
SGFT/Glazed Masonry	50% 15%		LIFE LIFE	* *	J	\$11,700				
Ceilings	1370		LIFE							
AcousTileConcealSpLn	20%		2040	* *	5	\$20,700				
Acous TileSusp.Lay-In	50%		2032	* *	5	\$41,400				
Exposed Concrete	5%		LIFE	* *	5	\$600				
Plaster	25%		LIFE	* *	5	\$13,000				
1 10501	2370		LILL			Ψ15,000				

Electrical		Current F	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Electrical		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2057	* *	5	\$1,100	
			xtent : Moderate, A	Area Affe	cted : 100%			
			al Room 1st Floor					
	Explana	ion : One .	1200 Amperes Hpc	Main Di	sconnect Switch			
Switchgear / Switchboard	1000/					_	<b>4.100</b>	
Molded Case Bkrs	100%			2057	* *	5	\$1,100	
Raceway	000/				0.40.000			
Conduit	80%			2027	\$43,000	1		
Conduit	20%			2057	* *	1		
Panelboards						_		
Fused Disc Sw	5%			2026	\$2,300	5		
Fused Disc Sw	5%			2052	* *	5		
Molded Case Bkrs	60%			2026	\$28,100	5	\$700	
Molded Case Bkrs	30%			2052	* *	5	\$300	
Wiring								
Braided Cloth	60%	2-4	\$48,300	2052	* *	1		
		_	nt : Moderate, Are	a Affecte	d : 100%			
	Location	: Through	out					
Thermoplastic	20%			2057	* *	1		
Thermoplastic	20%			2037	* *	1		
Motor Controllers								
Locally Mounted	70%			2025	\$68,400	5	\$200	
Locally Mounted	30%			2047	* *	5	\$100	
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
tand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	\$12,900	
ighting								
Interior Lighting								
Fluorescent	30%			2032	* *	10	\$15,200	
			xtent : Moderate, A	Area Affe	cted : 100%			
			out The Building					
	Explana	ion : Using	g T-8 Lamps					
Fluorescent	55%			2032	* *	10	\$27,900	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Through	out The Building					
	Explana	ion : Using	g T-12 Lamps					
Fluorescent	5%			2032	* *	10	\$2,500	
	Other Obs	ervation, E	xtent : Moderate, A		cted : 100%		. ,	
		: Hallway						
		-	Compact Fluoresce	nt Light .	Fixtures)			
Fluorescent	10%	J. ( -		2037	* *	10	\$5,100	
Tidorescent		And Fixtu	res, Extent : Moder		a Affected : 100%	10	Ψ2,100	
	_		out The Building	, 11/00				

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

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #:87

Electrical		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Egress Lighting								
Emergency, Service	45%			2027	\$12,800	1		
Emergency, Battery	5%			2027	\$3,900	10	\$700	
Exit, Service	50%			2027	\$9,600	1		
Exterior Lighting								
HID	100%			2027	\$165,800	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	\$26,600	1	\$3,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	* *	1-3	\$5,200	
Mochanical								

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	* *	1		
	Other Obse	ervation, Exte	nt : Light, Area	Affected	: 100%			
	Location	: Outside The	e Building					
	Explanati	ion : Provided	d From Outside	Tempora	ry Boiler.			
Conversion Equipment								
Heat Exchanger, Plate &	40%			2030	* *	1	\$11,000	
Frame								
Pres. Reducing Valve/LP	60%			2030	* *	5	\$2,000	
Steam								
Distribution								
Hot Wtr Piping/Pump	40%			2035	* *	4	\$1,600	
Central Plant Steam	60%			2037	* *	4	\$1,600	
Piping/Pmp								
Terminal Devices								
Air Handler		Now	\$76,200	2037	* *	1	\$3,100	
			Severe, Area Aff	ected : 2.	5%			
	Location	: Room 5409						
Air Handler	25%	Now	\$19,100	2027	\$190,600	1	\$7,700	
	Damper(s)	Malfunctioni	ng, Extent : Mod	derate, A	rea Affected : 100%	6		
	Location	: Mechanical	Equipment Roc	m				
Convector/Radiator	65%			2032	* *	1	\$11,600	
Air Conditioning							· · · · · · · · · · · · · · · · · · ·	
Energy Source								
Electricity	100%			2043	* *	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 87

Mechanical	Current Repair	Future	Replacement	М	aintenance					
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Air Conditioning										
Conversion Equipment										
Window/Wall Unit	75%	2022	\$84,700	1						
No Component	25%									
	Other Observation, Extent	: Light, Area Affected :	0%							
	Location: Basement									
<del></del>	Explanation: Existing 2	Units Were Removed, E	Because The Units	Destroy	ed By Sandy.					
Distribution	250/	20.47	* *	4	<b>#1.000</b>					
CW & CHW Wtr	25%	2047	* *	4	\$1,000					
Pipe/Pump	750/									
No Component	75%									
Terminal Devices	25%									
No Component		· Light Area Affected	00%							
	Other Observation, Extent : Light, Area Affected : 0%  Location : Basement									
	Explanation: Existing U	nit Removed Recause	The Unit Destroye	d Ry Sar	adv.					
No Component	75%	iii Kemovea, Because .	The Onli Desiroye	a by San	uy.					
No Component Heat Rejection	/370									
Water Cooling Tower	25%	2028	\$38,600	2	\$13,900					
water Cooling Tower	Other Observation, Extent		·	2	\$13,900					
	Location: Roof	. moderate, med nijec	ieu . 10070							
	Explanation: Not Using I	Vow								
No Component	75%									
Ventilation	7370									
Distribution										
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$30,900					
Exhaust Fans										
Roof	100%	2027	\$90,000	2	\$1,700					
Plumbing										
H/C Water Piping										
Galvanized Steel	100%	2032	* *	1						
HW Heat Exchanger										
Steam Fired	100%	2037	* *	4	\$5,500					
Sanitary Piping										
Cast Iron	100%	LIFE	* *	1						
	Other Observation, Extent		ted : 100%							
	Location: Galvanized Ste	=								
	Explanation : Piping Nea	ring End Of Useful Lif	îe							
Storm Drain Piping										
Cast Iron	100%	LIFE	* *	1						
	Other Observation, Extent		ted : 100%							
	Location : Galvanized Ste	=	•							
	Explanation : Piping Nea	rıng End Of Useful Lif	e							
Sump Pump(s)	1000/	2025	* *		<b>4.20</b> 2					
Non-Submersible	100%	2035	* *	4	\$1,300					
Backflow Preventer	1000/	2022	* *	1	<b>#2</b> (00					
Generic	100%	2032	* * *	1	\$2,600					

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Current Rep	air Futu	re Replacement	M	aintenance				
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Plumbing									
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: B, 1, 2, 3, 4								
	Explanation: One Unit								
Fire Suppression									
Standpipe									
Generic	100%	2037	* *	1-5	\$29,000				
Sprinkler									
Generic	100%	2053	* *	1-2	\$15,500				

Page: 70

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : CONEY ISLAND HOSPITAL AMBULANCE

Address : 2601 OCEAN PARKWAY

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$ 

Area Sq Ft : 8,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 14-Dec-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$154,600	\$89,800		
Total	\$154,600	\$89,800		
Importance Code A	\$154,600	\$89,800		
Total	\$154,600	\$89,800		

Total	\$107,700	\$3,900	\$5,800	\$1,200
Importance Code C	\$31,300			\$300
Importance Code B	\$15,900	\$3,900	\$1,500	\$900
Importance Code A	\$60,500		\$4,300	
Total	\$107,700	\$3,900	\$5,800	\$1,200
Site Pavements	\$22,600			
Mechanical	\$1,000	\$500	\$400	\$200
Electrical	\$400	\$500	\$600	\$500
Interior Architecture	\$23,100	\$2,800	\$500	\$600
Exterior Architecture	\$60,500		\$4,300	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

<sup>\*\*</sup> 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

rchitecture	Current Repair Future Replacement			Maintenance				
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Masonry: Brick	Diagonal Location Efflorescen Location Horizonta Location Jnt Mortan Location Rusting M Location Spalling, 1	a: Exterior nce, Extent a: East Fac l Cracks, E a: Main En r Miss/Eroc a: Through (asonry Sup a: Over Ma	: Moderate, Area A cade Extent : Severe, Area trance d, Extent : Moderat out out, Extent : Moderat in Entrance were, Area Affected	Affected a Affecte e, Area A te, Area A	: 15% d : 10% Affected : 40%	5	\$11,500	
	Vertical C	racks, Exte	nt : Severe, Area Aj Corners Of Buildir		10%			
Metal Sect. OHD	18%			2026	\$89,800	5	\$8,600	
Stucco Cement	5%			2033	**	5	\$1,900	
Window Wall	Location	ervation, E	\$15,400 Extent : Severe, Area nd Misaligned by Installed	2058 a Affecte	* * d : 50%	5	\$600	
Windows	<i>T</i>		9					
Aluminum	Air Infiltro		\$31,300 at : Light, Area Affe cade, East Facade			5	\$400	
Aluminum	-		\$900 ent, Extent : Light, . cade - Offices	2050 Area Affa	* * ected : 100%	5	\$500	
Parapets								
Masonry: Brick	90% Now \$10,100 LIFE ** 5 \$1,700 Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: South And East Facades							
Pre-Cast Concrete	_		\$2,800 Extent : Moderate out	LIFE , Area A	* * ffected : 15%	5	\$1,200	
	Location Jnt Morta	: Corners	tent : Moderate, Ar d, Extent : Moderat out					
	Spalling, I	Extent : Mo	derate, Area Affect Parapet Walls	ed : 35%	ó			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> 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		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Roof								
Built-Up (BUR)	Blisters, E Location Debris Pro Location Vegetation	n : Flat Sect esent, Exten n : Througho n Growth, E.	nt : Moderate, Ared out Extent : Moderate, A	a Affectea				
	Worn/Eroc	n : Flat Sect ded, Extent n : Lower Ro	: Moderate, Area	Affected :	35%			
Roll Roofing	Fishmouth Location Vegetation	n : Through	xtent : Severe, Are			5	\$7,500	
Soffits Metal Panel	100%	1		2038	* *	5-10		
Interior Floors								
Cast in Place Concrete			ent, Extent : Light, out	LIFE Area Affe	* * ected : 100%	5	\$20,600	
Ceramic Tile Vinyl Tile			ent, Extent : Light,	2037 2036 Area Affe	* * * * ected : 100%	5	\$500 \$1,600	
Interior Walls	Locuitor	i. Inrough	Siii					
Ceramic Tile Concrete Masonry Unit Fiberglass Panel Gypsum Board	5% 15% 15% 45% Recent Re		ent, Extent : Light,	2037 LIFE LIFE LIFE Area Affe	* * * * * * * * ected : 100%	5 5 10 5-10	\$700 \$1,600 \$500 \$10,200	
	Location	n : Through	out Offices					
Masonry: Brick	20%			LIFE	* *	10	\$800	
Ceilings AcousTileSusp.Lay-In			ent, Extent : Light, out	2045 Area Affe	* * ected : 100%	5	\$5,600	
Exposed Concrete	40%			LIFE	* *	5-10	\$4,700	
Site Pavements On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			

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

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

Asset #: 2671

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

Site Pavements

Parking/Driveway

Asphalt 100% Now \$22,600 2031 \*\*

 $Cracking/Crumbling, \ Extent: Severe, \ Area\ Affected: 20\%$ 

Location : Aprons At Garage Bays

Sinking/Subsiding, Extent: Severe, Area Affected: 15% Location: Storm Drain Overflow In Front Of Main Entrance

Electrical	Current Repair	Future F	Replacement	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year E FY	Stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Raceway						
Conduit	40%	2028	\$1,600	1		
Conduit	60%	2054	* *	1		
Panelboards						
Fused Disc Sw	5%	2027	\$400	5		
Molded Case Bkrs	30%	2027	\$2,300	5	\$100	
Molded Case Bkrs	65%	2050	* *	5	\$100	
Wiring						
Thermoplastic	30%	2028	\$2,600	1		
Thermoplastic	70%	2054	* *	1		
Motor Controllers						
Locally Mounted	100%	2045	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	20%	2028	\$2,900	10	\$1,200	
	T-8 Lamps And Fixtures, Extent : Mod Location : Offices	erate, Area Ą	ffected : 100%			
Fluorescent	80%	2036	* *	10	\$4,600	
	T-8 Lamps And Fixtures, Extent: Mod	erate, Area A	ffected : 100%		. ,	
	Location : Throughout The Building					
Egress Lighting						
Emergency, Service	50%	2036	* *	1		
Emergency, Battery	10%	2036	* *	10	\$200	
Exit, Service	40%	2036	* *	1		
Exterior Lighting						
HID	100%	2036	* *	10		
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$4,900	

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

Heating

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

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

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

Asset #: 2671

Mechanical	Current Repair			Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>		<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Plant Campus Steam / PRV	100%		2038	* *	1		
	Other Observation, I Location : Power F Explanation : Stean	Plant n Comes From Adjo			. Pressur	re Reducing Valve	
Distribution	Located In The Pov	ver Plant					
Central Plant Steam Piping/Pmp	100%		2048	* *	4	\$500	
Terminal Devices	100/		2026	* *		<b>#1</b> 600	
Air Handler	40% Other Observation, I Location : Roof	_	2036 Affected		1	\$1,600	
	Explanation: 1 Un	it					
Convector/Radiator	10%		2033	* *	1	\$200	
Unit Heater - Steam	50%		2028	\$11,000	4	\$400	
Air Conditioning							
Energy Source Electricity	100%		2036	* *	1		
Conversion Equipment	10070		2030		1		
Exterior Pkg Unit - Cooling	25%		2038	* *	2	\$100	
S	Recent Installation, I Location : Roof	Extent : Light, Area	Affected	: 25%			
	Other Observation, I Location: Roof		Affected .	: 25%			
**** 1 /*** 11 *** **	Explanation: 2 Un	ats	2022	Ф2 200			
Window/Wall Unit	25%		2023	\$3,200	1		
No Component Ventilation	50%						
Distribution							
Distribution  Ductwork/Diffusers	40%		LIFE	* *	2-5	\$2,200	
No Component	60%		-11 L		2 3	Ψ2,200	
Plumbing	00.0						
H/C Water Piping							
Galvanized Steel	100%		2033	* *	1		
Water Heater Under Construction	100%						
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures Generic	100%						
Fire Suppression							

Fire Suppression

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

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

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

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression				
Standpipe				
Under Construction	100%			
Sprinkler				
Under Construction	100%			
Fire Pump				
Under Construction	100%			
Chemical System				
Under Construction	100%			

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#### Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018**

Asset Name : CONEY ISLAND HOSPITAL BLDG 6

Address : 2601 OCEAN PARKWAY

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 13,100 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 14-Dec-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$789,000	
Interior Architecture	\$114,000	\$218,800
Electrical		\$102,800
Mechanical		\$315,900
Site Pavements	\$48,500	
Total	\$951,400	\$637,500
Importance Code A	\$789,000	
Importance Code B	\$41,600	\$637,500
Importance Code C	\$120,800	
Total	\$951,400	\$637,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$66,900			
Interior Architecture	\$65,900			\$2,300
Electrical	\$19,700	\$700	\$1,000	\$800
Mechanical	\$4,200	\$1,500	\$1,100	\$1,200
Total	\$156,700	\$2,200	\$2,100	\$4,300
Importance Code A	\$66,900			
Importance Code B	\$85,400	\$2,200	\$2,100	\$4,300
Importance Code C	\$4,400			
Total	\$156,700	\$2,200	\$2,100	\$4,300



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

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

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior					
Exterior Walls					
Copper/Terne	15% Now \$105,400	2033 **			
	Deteriorated Finish, Extent : Moderate,	Area Affected : 20%			
	Location: Throughout	1.000/			
	Other Observation, Extent : Severe, Area	a Affected: 100%			
	Location: Throughout	The Devil 1: In Case	1. 1 . 1 '	T- D- D1:-11	
D.: 1	Explanation: Told By Hospital Manag				
Masonry: Brick	80% Now \$266,900	LIFE **	5	\$28,200	1
	Diagonal Cracks, Extent: Severe, Area	Апрестеа : 20%			
	Location: Corners	- ACC4-1-200/			
	Horizontal Cracks, Extent : Severe, Area Location : East Facade, West Facade	і Ајјестеа : 20%			
	Jnt Mortar Miss/Erod, Extent: Severe, A	Arag Affacted . 50%			
	Location: East Facade, West Facade	irea Affectea . 50/0			
	Loose Units, Extent: Severe, Area Affec	ted · 25%			
	Location : All Facades	ica : 2370			
	Rusting Masonry Supt, Extent: Severe, A	Area Affected : 25%			
	Location: Above Second Floor Windo	==			
	Sidewalk Shed in Use, Extent : Severe, A	rea Affected : 100%			
	Location : Required For Safety - Delan		les		
Masonry: Limestone	5% Now \$40,300	LIFE **	5	\$1,300	
•	Jnt Mortar Miss/Erod, Extent : Severe, A	Area Affected : 20%			
	Location: Throughout				
Windows					
Metal Clad	50% Now \$165,100	2053 **	5	\$9,500	
	Bent/Warped Elements, Extent : Modera	te, Area Affected : 25%			
	Location : Stairs				
	Deformed/Dented, Extent : Moderate, A	rea Affected : 25%			
	Location : Second Floor				
	Thermally Inefficient, Extent : Moderate	, Area Affected : 100%			
	Location: Throughout				
Steel	50% Now \$165,900	2053 **	5	\$19,000	
	Corrosion/Rusting, Extent: Moderate, A	rea Affected : 50%			
	Location : Throughout				
	Hardware Missing, Extent: Moderate, A	Area Affected : 50%			
	Location: Throughout				
	Thermally Inefficient, Extent: Moderate	, Area Affected : 100%			
	Location: Throughout	1.00			
	Unit Inoperable, Extent : Moderate, Are	a Affected : 50%			
	Location : Throughout				

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

Asset #: 67

Architecture	Current Repair	Future Replacemen	t M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	Ost Cycle (Yrs)	Estimated Cost	Priority
xterior					
Parapets /T	200/ NI #10 100	2022	: * 5	¢2.400	
Copper/Terne	20% Now \$18,100 Broken/Missing Elements, Extent: Seven Location: Throughout Deformed/Dented, Extent: Moderate, And Location: Throughout Open Joints, Extent: Severe, Area Affect Location: Throughout	2033 ere, Area Affected : 15% Area Affected : 20%	* 5	\$2,400	
Masonry: Brick	75% Now \$45,500 Diagonal Cracks, Extent : Moderate, A Location : Exterior Corners	LITE	** 5	\$3,800	1
	Misaligned/Bulging, Extent: Moderate Location: West Facade Vertical Cracks, Extent: Severe, Area A Location: Exterior Corners				
Masonry: Limestone	5% 0-2 \$8,200  Int Mortar Miss/Erod, Extent: Severe,  Location: Throughout  Vegetation Growth, Extent: Moderate,  Location: Coping Stones	Area Affected : 60%	* 5	\$300	1
Roof					
Built-Up (BUR)	85% Now \$26,900 Alligatoring, Extent : Severe, Area Affe Location : Throughout	2038 cted : 50%	· *		
	Blisters, Extent : Moderate, Area Affect Location : Throughout				
	Vegetation Growth, Extent : Moderate, Location : Around Drains				
	Water Penetration, Extent: Moderate, Location: Engineering Office And Th				
	Worn/Eroded, Extent : Moderate, Area Location : Throughout	=			
Metal Panel	7% Now \$5,500  Deformed/Dented, Extent: Moderate, A  Location: Exterior Egress Stairs	2046	* *		
Modified Bitumen	5% Now \$2,000 Worn/Eroded, Extent : Moderate, Area Location : Patched Areas At Rooftop	Affected : 50%	* *		
Skylight, Metal/Glass	3% 0-2 \$6,100 Broken/Missing Elements, Extent : Seve Location : Throughout	2028 \$30,70 ere, Area Affected : 40%	00		1

Interior

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 67

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
nterior					
Floors Ceramic Tile	5% 0-2 \$2,200	2024 \$22,000	5	\$500	
Ceramic The	Cracking/Crumbling, Extent: Modera Location: Throughout	-	5	\$500	
Terrazzo	10% 2-4 \$21,100 Cracking/Crumbling, Extent : Modera Location : Throughout		5	\$1,700	
Vinyl Tile	85% 0-2 \$32,800 Cracking/Crumbling, Extent : Modera Location : Throughout	-	3	\$6,900	
Interior Walls					
Gypsum Board	15% 0-2 \$4,400 Cracking/Crumbling, Extent: Modera Location: Throughout		5	\$3,000	
Plaster	85% 0-2 \$72,300 Cracking/Crumbling, Extent: Light, A Location: Throughout		5	\$8,600	
Ceilings					
AcousTileSusp.Lay-In	30% Now \$5,500 Broken/Missing Elements, Extent: Mo Location: Engineering Office Water Penetration, Extent: Moderate, Location: Engineering Office	oderate, Area Affected : 20%	5	\$3,300	
Plaster	70% 0-2 \$41,600 Cracking/Crumbling, Extent: Severe, Location: Throughout Water Penetration, Extent: Severe, Ar Location: Throughout	Area Affected : 20%	5	\$9,500	
ite Pavements					
On-Site Walkways  Cast in Place Concrete	100% Now \$48,500 Cracking/Crumbling, Extent: Modera Location: East Side Of Building Tripping Hazard, Extent: Severe, Area Location: East Side Of Building	tte, Area Affected : 50%			
Parking/Driveway					
Asphalt	100%  Cracking/Crumbling, Extent: Modera Location: Parking Lot Entire	2037 ** ute, Area Affected : 50%			

Electrical	Cur	rrent Repair	Futur	re Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Switchgear / Switchboard							
Molded Case Bkrs	100%		2028	\$51,100	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.

 $\label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 67

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts								
Raceway								
Conduit	100%			2028	\$14,500	1		
Panelboards	100/			• • • •	00.100	_		
Fused Disc Sw	10%		44.600	2027	\$3,100	5		
Fused Knife Sw		Now	\$1,600	2053		5		
		-	tent : Severe, Area		: 100%			
			l, 1st, 2nd And 3rd					
Fused Toggle Switch		Now	\$3,100	2053	* *	5		
		-	tent : Severe, Area		: 100%			
	-	: Stairwel	l, 1st, 2nd And 3rd					
Molded Case Bkrs	30%			2027	\$9,400	5	\$100	
Molded Case Bkrs	45%			2044	* *	5	\$200	
Wiring								
Braided Cloth	70%		\$12,700	2053	* *	1		
		_	ent : Severe, Area A And 3rd Floor	ffected :	100%			
Thermoplastic	20%			2028	\$3,600	1		
Thermoplastic	10%			2048	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	\$100	
ighting								
Interior Lighting								
Fluorescent	90%			2033	* *	10	\$12,000	
			Extent : Moderate, A	Area Affe	cted : 100%			
			And 3rd Floor					
		ion : T-8 L	amps					
Fluorescent	10%			2036	* *	10	\$1,300	
	_		res, Extent : Moder ul Workshop	ate, Ared	a Affected : 100%			
Egress Lighting								
Emergency, Battery	10%			2033	* *	10	\$400	
Emergency, Battery	40%			2023	\$8,200	10	\$1,400	
Exit, Service	40%			2023	\$2,000	1		
Exit, Service	10%			2036	* *	1		
Exterior Lighting								
HID	100%			2023	\$51,700	10		
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *	1-3	\$8,100	

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

Heating

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

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

Asset #: 67

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating Energy Source Plant Campus Steam / PRV	100%			2028	\$1,400	1		
	Location	: Power P	Extent : Light, Area lant n Comes From Sep					
Distribution Central Plant Steam Piping/Pmp	100%			2028	\$240,000	4	\$1,100	
Terminal Devices Convector/Radiator	Corroded,		\$3,800 Toderate, Area Affec r, 2nd Floor	2026 cted : 10%	\$75,900	1	\$4,200	
Air Conditioning								
Energy Source Electricity	100%			2036	* *	1		
Conversion Equipment Window/Wall Unit No Component	80% 20%			2023	\$23,600	1		
Terminal Devices Fan Coil - 2 Pipe	20%			2033	* *	1	\$900	
No Component	80%							
Heat Rejection Air Cooled Condenser Unit	20%			2028	\$4,600	2	\$2,000	
No Component	80%							
Plumbing								
H/C Water Piping Galvanized Steel	100%			2033	* *	1		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	100%			2021	\$400	4	\$400	
Fixtures Generic	100%							
Fire Suppression Sprinkler								
No Component	80%							
Generic	20%			2048	* *	1-2	\$800	
Chemical System								
No Component	80%							
Generic		ervation, E : Through	Extent : Light, Area out	2023 Affected :	\$400 100%	1-3	\$800	
		_	Extinguishers					

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

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

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : CONEY ISLAND HOSPITAL HAMMETT BUILDING

Address : 2601 OCEAN PARKWAY

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$ 

Area Sq Ft : 74,500 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 14-Dec-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,639,900	\$291,500
Interior Architecture	\$56,900	\$211,700
Electrical	\$112,500	\$1,537,700
Mechanical		\$613,000
Total	\$1,809,400	\$2,653,900
Importance Code A	\$1,639,900	\$291,500
Importance Code B	\$112,500	\$2,321,600
Importance Code C	\$56,900	\$40,700
Total	\$1,809,400	\$2,653,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$74,900		\$1,500	
Interior Architecture	\$125,700		\$12,200	\$2,400
Electrical	\$10,600	\$9,200	\$10,900	\$10,200
Mechanical	\$13,600	\$10,300	\$7,800	\$10,000
Site Enclosure	\$4,100			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$240,700	\$31,400	\$44,300	\$34,500
Importance Code A	\$75,900	\$1,000	\$2,600	\$1,000
Importance Code B	\$124,100	\$30,400	\$37,200	\$33,500
Importance Code C	\$40,800		\$4,500	
Total	\$240,700	\$31,400	\$44,300	\$34,500



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

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

rchitecture	Curre	ent Repair	Futur	e Replacement	М	aintenance			
vstem Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
terior									
Exterior Walls									
Copper/Terne	5%	** *-* ***	2048	* *	10	\$16,600			
Masonry: Brick	80% Nov		LIFE	**	5	\$113,400			
		, Extent : Moderate, A	Area Affec	ted: 20%					
	Location: Pent		A A CC .	-4-1-100/					
	Horizontal Cracks, Extent: Moderate, Area Affected: 10%								
	Location : East And West Facades Loose Units, Extent : Severe, Area Affected : 5%								
		ni . Severe, Area Ajje h East Corner Betwee							
		ing, Extent : Moderate							
		And West Facades	, лген луу	естей . 10/0					
		Supt, Extent: Moder	ate. Area	Affected: 15%					
		And West Facades Fo		1,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
Masonry: Limestone	10% Nov	v \$359,600	LIFE	* *	5	\$10,600			
wasoniy. Ennestone		Erod, Extent : Modera		Affected: 15%	J	\$10,000			
	Location : All I		,	-JJ					
		face, Extent : Severe,	Area Affe	cted : 5%					
		h East Corner Betwee							
Window Wall	5% Nov	v \$17,800	2048	* *	5	\$13,300			
		n, Extent : Light, Area		: 10%		· - /			
	Location: Thro	_							
Windows									
Aluminum	100%		2036	* *	5	\$3,100			
Parapets		***			_				
Masonry: Brick	90% Nov	+ - )	LIFE	**	5	\$5,400			
	_	, Extent : Moderate, A	rea Affec	ted: 20%					
		iers Of Building		A.CC . 1 200/					
	Expansion Int Fa Location : All F	uilure, Extent : Moder Paranet Walls	ate, Area I	Affectea : 20%					
		arapet wans n, Extent : Severe, Are	a Affacta	1 - 150/					
	Location : Nort		ей Ајјестес	i. 1370					
			LIDE	• •		Φ700			
Masonry: Limestone	10% 0-2	•	LIFE	Affacted . 200/	5	\$700			
	Location : At C	Erod, Extent : Modera ornica	не, Агеа г	njjevica . 20%					
		ornice ent : Severe, Area Affe	atad . 150	/					
		ni : Severe, Area Ajje h East Corner And We							
		n East Corner Ana we ring, Extent : Modera							
	_	ring, Exieni : Moaera ughout Cornice	іє, ліви А	yetieu . 2070					
		n, Extent : Severe, Are	oa Affecter	1 · 10%					
	maici i chendilo	, Lacin . Devele, Ale	m rijjeciel	. 10/0					

Architecture		Current F	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof Built-Up (BUR)	Q00/ <sub>2</sub>	Now	\$35,600	2023	\$178,100			
Вин-Ор (ВОК)			\$55,000 ings, Extent : Mod					
		0	ings, Exiem . Mod anical Penthouse	eruie, Are	u Ajjecieu . 2070			
			xtent : Moderate, A	Area Affec	ted : 20%			
			out Main Roof	1700119700	20,0			
	Water Pen	etration, E.	xtent : Moderate, A out Mechanical Pe		ted : 15%			
		U	: Moderate, Area A		30%			
			out Main Roof	ујестей.	3070			
Panel/Paver: Cer/Brk		Now	\$27,500	2058	* *			1
Panel/Paver: Cer/Brk			\$47,500 xtent : Severe, Area					1
			t Roof Adjacent To		. 100/0			
Plaza Roof: Stone Panel		Now	\$106,600	2058	* *			
			xtent : Severe, Are					
		-	Yard Adjacent To O	_	=		m	
	Explanat	ion : Worn	, Eroded, Cracking	, Crumbli	ng, Ponding, Uns	afe		
Roll Roofing		Now	\$10,000	2030	* *	5	\$1,900	1
			xtent : Severe, Area	ı Affected	: 25%			
	Location	: Engineer	· Office					
nterior								
Floors						_		
Cast in Place Concrete	10%			LIFE	* *	5	\$33,700	
Ceramic Tile	5%		*	2031	* *	5	\$3,800	
Vinyl Tile	25%	0-2	\$17,100	2028	\$170,900	3	\$7,200	
	_	Crumbling, : Through	Extent : Light, Are	ea Affected	d : 20%			
Vinyl Tile	60%			2033	* *	3	\$17,300	
Interior Walls								
Ceramic Tile	5%			2031	* *	5	\$9,100	
Glass: Single Pane	5%			LIFE	* *	5	\$13,600	
Gypsum Board	15%			LIFE	* *	5-10	\$46,200	
Plaster	75%	Now	\$56,900	LIFE	* *	5	\$40,700	
	Other Obs	ervation, E	xtent : Light, Area	Affected :	30%			
	Location	: 6th Floo	r And Bathrooms					
	Explanat	ion · Mold	And Mildew Prese	nt				

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #:89

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn			\$16,300	2033	* *	5	\$24,000	
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
AcousTileSusp.Lay-In	15%	0-2	\$4,900	2033	* *	5	\$5,800	
		0 0	Extent : Moderate, r Activity Room	Area Aff	ected : 15%			
Exposed Concrete	10%	2-4	\$12,900	LIFE	* *	5	\$1,200	
-			Extent : Light, Are cal Penthouse	ea Affecte	ed : 15%			
Plaster	25%			LIFE	* *	5-10	\$33,100	
Site Enclosure								
Fence/Gates								
Chain link	15%			2038	* *			
Iron Picket	85%		\$4,100	2048	* *			
			xtent : Moderate, A	Area Affe	cted : 25%			
	Location	: Perimete	er Fence					
Site Pavements								
Public Sidewalk	1000/			20.41	at at			
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Asphalt	100%			2024				

ectrical	Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2028	\$21,700	5	\$300	
	Other Observation,	Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Electric	cal Room					
	Explanation: One	2000 Amps Main D	isconnec	et Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2028	\$127,700	5	\$2,000	
Raceway							
Conduit	100%		2028	\$103,500	1		
Panelboards							
Fused Disc Sw	10%		2027	\$7,000	5	\$200	
Molded Case Bkrs	90%		2027	\$63,300	5	\$1,800	
Wiring							
Braided Cloth	70% 2-4	\$112,500	2053	* *	1		
	Insulation Aged, Ex	tent : Severe, Area A	ffected :	100%			
	Location : Throug	hout The Building					
Thermoplastic	30%		2028	\$48,200	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.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #:89

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		•				
Motor Controllers						
Locally Mounted	100%	2026	\$156,400	5	\$500	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,200	
Stand-by Power						
Transfer Switches						
Automatic	100%	2026	\$11,800	1	\$22,900	
	Other Observation, Extent : Mod	erate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: Three Automatic	Transfer Switch				
Lighting						
Interior Lighting					**	
Fluorescent	80%	2028	\$706,600	10	\$37,700	
	Other Observation, Extent: Mod		cted : 100%			
	Location: Throughout The Buil	lding				
	Explanation: T-8 Lamps					
Fluorescent	20%	2036	* *	10	\$9,400	
	T-8 Lamps And Fixtures, Extent:	Moderate, Area	Affected : 100%			
	Location : First Floor					
Egress Lighting						
Emergency, Service	10%	2036	**	1		
Emergency, Service	40%	2028	\$10,600	1		
Exit, Service	50%	2023	\$9,000	1		
Exterior Lighting						
HID	100%	2023	\$294,100	10	\$200	
Alarm						
Security System	1000/	• • • •			00-00-	
Generic	100%	2033	* *	1	\$27,800	
Fire/Smoke Detection	1000/				<b>.</b>	
Generic, Digital	100%	2036	* *	1-3	\$45,900	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Plant Campus Steam /	100%	2028 \$2,000	1	
PRV				
	Other Observation, Extent : Light, Area	Affected : 100%		

Location: 4th Floor Mechanical Equipment Room

Explanation: Steam Comes From Sangasta Power Plant Building Pre

Explanation : Steam Comes From Separate Power Plant Building Pressure Reducing Valve Station Located In Power Plant Building

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

 $\label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #:89

ost Priority		Ma	e Replacement	i atar	Current Repair	Mechanical	
	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Year FY	% of Fail Date Estimated Cost Total (Years)	System Component Type	
•			•			Heating	
00	\$10,200	1	\$29,000	2024	40%	Conversion Equipment Heat Exchanger, Plate & Frame	
			: 40%	Affected .	Other Observation, Extent : Light, Area		
			oom	oment Ro	Location: 4th Floor Mechanical Equip		
					Explanation: 2 Units		
					60%	No Component	
00	¢1 500	4	* *	2036	400/	Distribution	
	\$1,500 \$1,500	4 4	* *	2056	40% 60%	Hot Wtr Piping/Pump Central Plant Steam	
U	\$1,500	4		2034	0070	Piping/Pmp	
			: 20%	Affected .	Other Observation, Extent : Light, Area		
				33	Location: 1st Floor		
			ed.	y Installe	Explanation: Entire 1st Floor Is Newl		
						Terminal Devices	
	\$6,400	1	\$56,600	2028	20%	Air Handler	
	\$6,600	1	* *	2033	40%	Convector/Radiator	
10	\$6,600	1	* *	2031	40%	Induction Unit	
						Air Conditioning	
		1	* *	2026	1000/	Energy Source	
		1	* *	2036	100%	Electricity	
00	\$9,500	1	\$170,800	2023	40%	Conversion Equipment Reciprocating Compr/Chiller	
			: 40%	Affected .	Other Observation, Extent : Light, Area	-	
					Location: 4th Floor Mechanical Room		
					Explanation: Using 410a Refrigerant.		
			* *			Split Unit	
			cted : 5%		Other Observation, Extent : Moderate, A		
					Location: Ground Floor Back Yard		
					Explanation: Supply 1st Floor		
		1	\$41,900	2023	40%	Window/Wall Unit	
					15%	No Component	
						Distribution	
0	\$1,000	4	* *	2038	40%		
					60%		
<b>10</b>	<b>010 700</b>	1	<b>#101.000</b>	2020	400/		
U	\$12,700	1	\$191,900	2028			
					OU%0		
					100%		
					10070		
00	\$18 100	2-5	* *	LIFE	40%		
•	Ψ10,100	2 3		L			
00	\$1,000 \$12,700 \$18,100		\$41,900 **	2033 Area Affect 2023	Explanation: Using 410a Refrigerant.  5% Other Observation, Extent: Moderate, A Location: Ground Floor Back Yard Explanation: Supply 1st Floor  40% 15%	Window/Wall Unit No Component	

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

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

Mechanical	Current Repair	Future R	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Ventilation								
Exhaust Fans								
Interior	40%	2028	\$71,600	2	\$600			
No Component	60%							
Plumbing								
H/C Water Piping	1000/	2020	* *	1				
Brass/Copper	100%	2038	T T	1				
HW Heat Exchanger	1000/	2020	¢00 100	4	¢7.600			
Steam Fired	100%	2028	\$80,100	4	\$7,600			
	Other Observation, Extent: Light, Location: 1st Floor - Room 150	Area Ajjeciea : 10	00%					
	Explanation: 2 Units							
Sanitary Piping	Explanation . 2 Onlis							
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping	10070	LII L		1				
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)	10070	2112						
Submersible	100%	2022	\$2,500	4	\$2,400			
	Other Observation, Extent : Moder	ate, Area Affecte			, ,			
	Location: 1st Floor							
	Explanation: 2 Units							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Gearless Traction	100%	LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1st Floor To 6th Floor							
	Explanation: Two Units							
Fire Suppression								
Standpipe	1000/	2020	ماد ماد		<b>425</b> 000			
Generic	100%	2038	* *	1-5	\$25,900			

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

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : CONEY ISLAND HOSPITAL MAIN BLDG

Address : 2601 OCEAN PARKWAY

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 722,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 15-Dec-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,6,8,9,10,14

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$4,203,100	\$1,032,300		
Interior Architecture	\$5,189,000	\$1,410,000		
Electrical	\$754,100	\$4,855,500		
Mechanical	\$4,033,400	\$8,146,600		
Total	\$14,179,500	\$15,444,400		
Importance Code A	\$4,203,100	\$1,032,300		
Importance Code B	\$7,978,000	\$14,115,500		
Importance Code C	\$1,998,500	\$296,600		
Total	\$14,179,500	\$15,444,400		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$34,500	
Interior Architecture	\$26,800		\$20,000	\$114,900
Electrical	\$104,500	\$97,400	\$107,400	\$95,900
Mechanical	\$134,300	\$134,000	\$156,700	\$136,800
Elevators/Escalators	\$124,400	\$124,400	\$124,400	\$124,400
Total	\$389,800	\$355,800	\$443,000	\$472,000
Importance Code A	\$26,200	\$24,700	\$65,500	\$24,700
Importance Code B	\$336,900	\$331,100	\$377,500	\$412,400
Importance Code C	\$26,800			\$34,900
Total	\$389,800	\$355,800	\$443,000	\$472,000



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

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

Architecture		Current R	Repair	Futu	re Replacement	М	aintenance					
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Exterior												
Exterior Walls												
Cast in Place Concrete	5%		\$154,400	LIFE	* *	5	\$130,900					
	-	Exposed Reinforcement, Extent: Light, Area Affected: 5%  Location: 3rd And 5th Floor Sun Shade Cantilevers										
		_	Extent : Severe, A									
			out Underside Of A									
Masonry: Brick	60%		\$991,100	LIFE	* *	5	\$314,200	1				
	e e	Cracking/Crumbling, Extent: Severe, Area Affected: 40%										
		Location : Bulkheads, Mechanical Penthouse Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%										
		r Miss/Erod 1 : North Ea		e, Area A	Affected: 20%							
	Spalling, I	Extent : Seve	ere, Area Affected .	: 30%								
			ls, Mechanical Pen									
	Water Penetration, Extent : Severe, Area Affected : 10% Location : 8th Floor Mechanical Room At Wall Penetrations											
Window Wall	35%	i : oin Fiooi	- меспанісаі кооп	2054	* *	5	\$687,300					
Windows	3370			2034			\$007,500					
Aluminum	98%	Now	\$592,200	2050	* *	5	\$135,200					
7 Hummum	, , , ,		t : Severe, Area Af		10%	3	ψ155,200					
			Wing - Urology									
Metal Louvers	2%			2041	* *	10	\$34,500					
Parapets												
Masonry: Brick	70%			LIFE	* *	5-10	\$244,700					
Masonry: Limestone	10%	Now	\$111,900	LIFE	* *	5	\$6,400					
	Cracking/Crumbling, Extent: Light, Area Affected: 10%											
	Location: Throughout											
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%											
		: Througho										
	_	Discoloring, 1 : Througho	Extent : Moderate out	, Area Ą	ffected : 25%							
Metal Rail	20%			2041	* *	5-10	\$184,700					

Asset #:88

Architecture	Current Repair	Future Replacement	t Maintenance							
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Co FY	Cycle Estimated Cost (Yrs)	Priority						
Exterior										
Roof	700/ 31 00/4	200 2020 *	· *							
Built-Up (BUR)	70% Now \$964	,500 2056	· •	1						
	Blisters, Extent : Moderate, Area Location : Over 9th Floor	Affectea . 2576								
	Drains Clogged, Extent : Moderate, Area Affected : 5% Location : Adjacent To 11th Floor Mechanical Room									
	Expansion Int Failure, Extent : So									
	Location: North Side Extension	-								
	Water Penetration, Extent : Sever									
	Location: 9 North Oncology Ar		Delivery And Emergency Room	ı						
	Worn/Eroded, Extent : Moderate,									
	Location : Over 9th And 11th Fi	oors								
Copper/Terne	5% 0-2 \$60	.600 2043 *	*	1						
11	Deformed/Dented, Extent: Severe	e, Area Affected : 60%								
	Location: Throughout									
IRMA/Protected Membrane	15% Now \$449	,600 2038 *	· *							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 5% Location : Over 8th Floor									
	Water Penetration, Extent : Mode	rate, Area Affected : 15%								
	Location : 8 North Equipment S	torage, Nursing Stations And S	Soiled Utility Room							
	Worn/Eroded, Extent : Moderate,	Area Affected : 10%								
	Location : Over 8th Floor									
Panel/Paver: Cer/Brk	2% Now \$68	,000 2058 *	*							
	Vegetation Growth, Extent : Light									
	Location: 3rd Floor Off Of Phy	sical Training Room								
Traffic Topping	8% 0-2 \$146	,300 2036	*							
	Cracking/Crumbling, Extent : Sev									
	Location: 3rd Floor Activity Re									
	Misaligned/Bulging, Extent: Seve									
	Location: 3rd Floor Activity Re	of Off On Physical Therapy								

Interior

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

Architecture	Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior Floors							
Cast in Place Concrete	5% Now Broken/Missing Elem Location: Basemen Cracking/Crumbling, Location: Mechani Other Observation, E Location: Basemen Explanation: Staini	t Loading Dock Ar Extent : Light, Are cal Space / Basemo xtent : Severe, Are t Mechanical Spac	ea ea Affecteo ent Loadin a Affected	d : 10% ng Dock Area	5	\$116,700	
Ceramic Tile	5% 0-2  Cracking/Crumbling,  Location: Throughe	\$108,100 Extent: Light, Are	2037 ea Affected	* * d : 10%	5	\$26,700	
Quarry Tile	5% 0-2 Cracking/Crumbling, Location: Kitchen	\$160,300 Extent : Light, Are	2033 ea Affected	* * d : 10%	5	\$40,000	
Raised Access Floor	2%		2031	* *	5	\$80,000	
Terrazzo	3% Now Cracking/Crumbling, Location: Lobby	\$155,500 Extent : Moderate	LIFE , Area Aff	* * Tected : 5%	5	\$25,000	
Vinyl Tile	60% 0-2 Cracking/Crumbling, Location: Throughe		2033 , Area Aff	* * ected : 20%	3	\$240,000	
Vinyl Tile	15% Other Observation, E Location: MRI/R Explanation: High	Cadiology Suite			3	\$60,000	
Wood	5% Other Observation, E Location: Physical Explanation: Oak I	xtent : Severe, Arec Therapy Suite	2056	* *	5	\$100,000	

Asset #:88

Architecture		Current l	Repair	Futur	e Replacement	М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
iterior								
Interior Walls								
Ceramic Tile	6%			2037	* *	5	\$69,800	
Concrete Masonry Unit	_	Now	\$405,200	LIFE	* *	5	\$69,800	
	_	_	Extent: Light, Are		ed : 5%			
			cal Room In Basen					
	_		Extent : Light, Ared					
	Location : Mechanical Room Penthouse West Wall Shifted By Approximately 1.5 Inches At Base							
	_	_	Extent : Moderate Locations In Basen	-	=			
	Water Per	etration, E	xtent : Severe, Area	Affected	1:5%			
	Location	ı : Mechani	ical Room 107 In B	asement				
Glass: Single Pane	2%			LIFE	* *	5	\$34,900	
Gypsum Board	15%			LIFE	* *	5-10	\$296,600	
Marble Panels	2%			LIFE	* *	10	\$9,300	
Plaster	35%			LIFE	* *	5-10	\$346,100	
SGFT/Glazed Masonry		Now	\$1,177,400	LIFE	* *		42 10,200	
			Extent : Severe, Ar		ted : 10%			
	_	_	ool And Kitchen St					
Ceilings								
AcousTileConcealSpLn	10%			2033	* *	5	\$133,300	
AcousTileSusp.Lay-In	25%	Now	\$112,800	2041	* *	5	\$133,300	
- 1	Water Per	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Emerger	acy Room And Kitch	ien Store	ige			
Exposed Concrete	5%	Now	\$89,700	LIFE	* *	5	\$8,300	
1	Water Per	etration, E	xtent : Light, Area	Affected	: 5%			
	Location	ı : Mechani	ical Penthouse					
Metal Panel	30%			LIFE	* *	5	\$800,000	
Plaster		Now	\$878,200	LIFE	* *	5	\$200,000	
1 100101			xtent : Moderate, A		cted : 20%	Č	<b>\$</b> _\$\$\$,\$\$\$\$	
			8th Floor Nurses S					
ite Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Asphalt	100%			2031	* *			

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

Under 600 Volts

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

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

Asset #: 88

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of l Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2054	* *	5	\$2,200	
			xtent : Moderate, A		cted : 100%			
			l Room Fisrt Floo					
		on : Two 4	1000 Amperes Mai		nect Switch For Se			
Fused Disc Sw	30%			2054	* *	5	\$900	
Transformers								
Dry Type	100%	_		2033	* *	5	\$2,700	
			xtent : Moderate, 1	Area Affe	cted : 100%			
	Location .			2/1201				
<u> </u>	Explanati	on : One :	500 Kva 480hv-208	8/120lv				
Switchgear / Switchboard	400/			2020	* *	_	¢1.500	
Air Circuit Breaker	40%			2038	* *	5	\$1,500	
Fused Disc Sw Fused Disc Sw	50%			2054		5	\$1,600	
	10%			2028	\$66,400	5	\$300	
Raceway Conduit	70%			2028	¢571 100	1		
Conduit	30%			2028	\$571,100 * *	1 1		
Panelboards	3070			2034		1		
Fused Disc Sw	5%			2027	\$37,500	5	\$800	
Fused Disc Sw	5%			2050	**	5	\$800	
Molded Case Bkrs	60%			2027	\$450,100	5	\$11,400	
Molded Case Bkrs	30%			2050	**	5	\$5,700	
Wiring	20,0						\$2,700	
Braided Cloth	60%	2-4	\$754,100	2053	* *	1		
			nt : Moderate, Are		ed : 100%			
	Location .	Through	out					
Thermoplastic	30%			2054	* *	1		
Thermoplastic	10%			2028	\$125,700	1		
Motor Controllers					+			
Locally Mounted	10%			2026		5	\$500	
Motor Control Center	40%			2026	\$592,600	5	\$7,900	
Motor Control Center	45%			2045	* *	5	\$8,900	
Variable Frequency	5%			2041	* *			
Drive								
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$10,600	
Generic	50%			LIFE	* *	5	\$10,600	

Stand-by Power

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

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

Asset #: 88

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power					
Transfer Switches					
Automatic	65%	2045 **	1	\$144,600	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affected: 100%			
	Explanation : Twenty Automatic Tran	refor Switch			
Automotio	35%	2026	1	\$77,800	
Automatic	0ther Observation, Extent: Moderate,		1	\$77,800	
	Location : Electrical Room	Area Ajjeciea . 100/0			
	Explanation: Twelve Automatic Tran	sfer Switch			
Lighting	7	<u> </u>			
Interior Lighting					
Fluorescent	50%	2038 **	10	\$326,800	
	Other Observation, Extent : Moderate,	Area Affected: 100%			
	Location: Throughout The Building				
	Explanation: T-8 Lamps				
Fluorescent	20%	2033 **	10	\$130,700	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location: Throughout The Building				
	Explanation: T-5 Lamps		- 10		
Fluorescent	10%	2033 **	10	\$65,400	
	Compact Fluorescent Light, Extent: M Location: Throughout The Building	oaerate, Area Affectea : 100	1%0		
T		2022 **	1.0	ф120 <b>7</b> 00	
Fluorescent	20%	2033	10	\$130,700	
	T-8 Lamps And Fixtures, Extent: Mode Location: Throughout The Building	eraie, Area Affectea : 100%			
Egress Lighting	Location . Throughout The Buttaing				
Emergency, Service	20%	2033 **	1		
Emergency, Service	40%	2038 **	1		
Emergency, Battery	5%	2028 \$50,300	10	\$8,600	
Exit, Service	10%	2028 \$24,800	1	40,000	
Exit, Service	25%	2038 **	1		
Exterior Lighting					
HID	80%	2023 \$2,283,400	10	\$1,800	
HID	20%	2038 **	10	\$400	
Alarm					
Security System	1000/	2022		<b>#27</b> 0.000	
Generic Fig. (C. 1) P. (c. 1)	100%	2033 **	1	\$270,000	
Fire/Smoke Detection Generic, Digital	100%	2033 **	1.2	¢445 500	
Generic, Digital	10070	2033	1-3	\$445,500	

Mechanical	Cur	rent	Repair	Futu	re Replacement	М		
System Component Type		Date ars)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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

Mechanical		Current F	Repair	Futur	e Replacement	M				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating										
Energy Source Plant Campus Steam / PRV	100%			2038	* *	1				
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement									
	Explana	ion : Stean	n Comes From Sep	arate Por	wer Plant Building	•				
Conversion Equipment Heat Exchanger, Plate & Frame	70%			2031	* *	1	\$246,700			
	Location Floor; 2	: 2 Units C	xtent : Light, Area On Basement, 1 Un 3th Floor - Mecha nits	it On 2nd	l Floor, 1 Unit On	8th Floo	r,4 Units On 1st			
Pres. Reducing Valve/LP Steam	30%			2031	* *	5	\$12,700			
Distribution										
Hot Wtr Piping/Pump	70%			2044	* *	4	\$36,900			
Central Plant Steam Piping/Pmp	30%	Now	\$70,900	2038	* *	4	\$10,500			
	Other Observation, Extent: Light, Area Affected: 10%  Location: Various Locations  Explanation: Portions Of Insulation Missing									
Terminal Devices	1		J	0						
Air Handler	30%			2023	\$2,944,000	1	\$132,200			
Convector/Radiator	Other Obs Location	: Through				1	\$145,000			
Air Conditioning	Ехріапаї	ion . Theri	nostatic Valves Ne	ы керап	от керіасетепт					
Energy Source District C.W.			xtent : Light, Area r Of New Wing	2048 Affected	**	1				
			ed Water Supplied .	By Power	r Plant					
Electricity	95%			2036	* *	1				

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

Asset #:88

Mechanical	Current Repair			e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Conversion Equipment							
Centrifugal, Elec Chiller		7 <b>7 . 7</b> . 4	2037	**	1	\$23,100	
	Other Observation, E Location: Roof Explanation: Units						
Centrifugal, Elec Chiller	Other Observation, E Location: Roof				1	\$15,400	
	Explanation: On E	xtended Life / Serv	es Emerg	ency Room			
Interior Pkg Unit - Cooling	10%		2022	\$2,609,400	2	\$4,400	
	Other Observation, E Location: Various	Locations		cted : 100%			
	Explanation: Many	v Units On Extende	d Life				
Exterior Pkg Unit - Cooling	20%		2028	\$1,130,300	2	\$8,700	
	Other Observation, E Location: Various Explanation: Split	Locations	Affected	: 100%			
Window/Wall Unit	60%		2021	\$872,600	1		
No Component	5%						
Distribution CW & CHW Wtr Pipe/Pump	5%		2038	* *	4	\$1,800	
No Component	95%						
Terminal Devices							
Air Handler/Cool/Ht	5%		2023	\$371,800	1	\$22,000	
No Component	95%						
Heat Rejection							
Dry Cooler	20%		2028	\$721,100	2	\$99,300	
Water Cooling Tower	10%		2022	\$251,600	2	\$71,700	
	On Extended Life, Ex Location: Roof/Se						
No Component	70%						
Dehumidifier							
Generic	100% Other Observation, E	_	2032 Affected	**: 10%			
	Location: 10th Flor Explanation: 1 Uni						
Ventilation	Елрининоп . 1 Оп						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$629,200	

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Current Repai	r Futur	e Replacement	М	aintenance				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Ventilation									
Exhaust Fans									
Interior	90%	2023	\$2,234,600	2	\$19,600				
	On Extended Life, Extent : Location : Throughout	Moderate, Area Affec	ted : 100%						
Roof	10%	2028	\$115,900	2	\$2,200				
lumbing									
H/C Water Piping									
Brass/Copper	100%	2038	* *	1					
HW Heat Exchanger									
Steam Fired	100%	2038	* *	4	\$70,500				
	Other Observation, Extent	: Light, Area Affected	: 100%						
	Location: 1st Floor Mechanical Equipment Room								
	Explanation: 2 Units								
Sanitary Piping									
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)									
Non-Submersible	100%	2028	\$107,900	4	\$22,900				
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent	: Light, Area Affected	: 100%						
	Location: 8 Units 1st Flo	oor To 11th Floor And	1 Unit From 1st F	Floor To	7th Floor				
	Explanation: 9 Units								
ire Suppression									
Standpipe									
Generic	100%	2038	* *	1-5	\$359,300				
Sprinkler									
No Component	80%								
Generic	20%	2038	* *	1-2	\$39,900				
Fire Pump									
Not Accessible	100%								

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

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

Page: 100

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : CONEY ISLAND HOSPITAL POWER PLANT

Address : 2601 OCEAN PARKWAY

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 18,604 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 14-Dec-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,MEZ

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,509,300	\$93,000
Interior Architecture	\$142,200	\$57,900
Electrical		\$1,452,300
Mechanical	\$479,600	\$272,800
Total	\$2,131,100	\$1,875,900
Importance Code A	\$1,509,300	\$93,000
Importance Code B	\$621,800	\$1,783,000
Total	\$2 131 100	\$1 975 000

Total	\$2,131,100	\$1,875,900

Total	\$141,500	\$7,400	\$14,400	\$8,900
Importance Code C	\$56,900			
Importance Code B	\$39,100	\$5,500	\$9,700	\$7,100
Importance Code A	\$45,500	\$1,800	\$4,800	\$1,800
Total	\$141,500	\$7,400	\$14,400	\$8,900
Site Pavements	\$20,600			
Mechanical	\$11,100	\$4,600	\$8,300	\$5,600
Electrical	\$24,100	\$2,700	\$3,000	\$3,200
Interior Architecture	\$42,000		\$300	\$100
Exterior Architecture	\$43,700		\$2,900	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Architecture	Current Repair	Future Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Exterior								
Exterior Walls	000/ 31 000		-	Ф20. 500	1			
Masonry: Brick	90% Now \$359,400	LIFE	5	\$28,500	1			
	Diagonal Cracks, Extent : Severe, Area Location : West Facade And East Fac	• • • • • • • • • • • • • • • • • • • •						
	Horizontal Cracks, Extent : Severe, Are							
	Location : West Facade	a Affeciea . 20%						
		Area Affected · 20%						
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20% Location : Outside Corners, Expansion Joints And Wall Penetrations							
	Misaligned/Bulging, Extent: Severe, Ar							
	Location : All Facades And Interior C							
	Rusting Masonry Supt, Extent: Severe,							
	Location: Wall Penetrations Through	out						
	Spalling, Extent : Severe, Area Affected	: 25%						
	Location: Various Locations Through	out						
Metal Sect. OHD	10% 0-2 \$10,300	2033 **	5	\$4,900				
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location: Throughout							
	Explanation : Cracks							
Windows		<b>.</b>	_	4.00				
Aluminum	20% 0-2 \$2,700	2036 **	5	\$300				
	Ctrwt/Balnc Not Funct, Extent: Light, A	Area Affected: 10%						
26 : 17	Location : Throughout Offices	2021 **	10	ФФ 000				
Metal Louvers	15%	2031	10	\$2,900				
Steel	65% Now \$110,200	2033	5	\$12,600				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%  Location : Throughout							
	Glazing Broken/Cracked, Extent: Mode	erate Area Affected : 25%						
	Location: Throughout	raic, mea ny ceica . 2570						
	Thermally Inefficient, Extent : Moderat	e, Area Affected : 100%						
	Location: Throughout	-,,,						

Architecture		Current I	Repair	Futu	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Parapets									
Masonry: Brick		Now	\$70,100	LIFE	* *	5	\$3,900		
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%  Location : Corners							
	Int Mortar	r Miss/Erod	d, Extent : Moderat	e, Area A	Affected : 50%				
	Location	: Interior	Parapet Wall Throi	ighout					
		racks, Exte : West Fac	nt : Moderate, Ared cade	a Affecte	d : 10%				
Metal Panel	5%			2038	* *	5	\$1,200		
Metal Rail	10%	0-2	\$1,700	2033	* *	5	\$4,200		
		Dented, Ex : Through	xtent : Light, Area A out	Affected	: 20%				
Metal: Cage/Fence	10%			2033	* *	5-10	\$4,600		
Pre-Cast Concrete	10%	Now	\$4,500	LIFE	* *	5	\$3,700	1	
	Int Mortar		d, Extent : Severe, A Parapet Walls		cted : 20%		<b>4.7</b> ,		
	Vegetation Growth, Extent : Severe, Area Affected : 20% Location : Interior Parapet Walls								
	Worn/Eroded, Extent : Moderate, Area Affected : 40%								
		: Through							
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%				
			Parapet Wall Finis						
	Explanat	tion : Stucc	o Cement						

Architecture		Current l	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof	200/	3.7	<b>0.4.4.5</b> 00	2020	* *			
Built-Up (BUR)		Now	\$44,500	2038				1
			xtent : Severe, Area rage Area, Carpen			East Side	2	
Copper/Terne	5%			2043	* *	10	\$5,800	
Modified Bitumen	40%			2036	* *	10	\$18,600	
		place Evide : Upper Re	ent, Extent : Light, . oof	Area Aff	ected : 100%			
Single Ply Membrane	15%	Now	\$24,500	2038	* *			1
2 ,	Punct/Tea	r/Impact D	amage, Extent : Lig		Affected : 10%			
	Location	: Over Co	ndensate Tank Roo	m And S	torage			
	Water Pen	etration, E	xtent : Severe, Area	Affected	d : 25%			
	Location	: Over Co	ndensate Tank Roo	m And S	torage			
Skylight, Metal/Glass	5%	Now	\$71,800	2038	* *			
	Glazing B	roken/Crac	ked, Extent : Mode	rate, Are	ea Affected : 20%			
	Location	: Through	out					
		etration, E : Through	xtent : Moderate, A out	rea Affe	cted : 20%			
Sloped Glazing	15%	Now	\$853,300	LIFE	* *	5	\$93,000	
		issing Elem : Transom	ents, Extent : Mode Windows	erate, Ar	ea Affected : 20%			
		Deteriorate : Transom	d, Extent : Modera Windows	te, Area	Affected : 30%			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Through	out					
nterior								
Floors	2.70/				ate ate	_	<b>44.7.7</b> 00	
Cast in Place Concrete	95%			LIFE	* *	5	\$115,700	
Ceramic Tile	2%			2031		5	\$600	
Vinyl Tile	3%			2028	\$7,400	3	\$400	
Interior Walls Concrete Masonry Unit	10%	0-2	\$7,300	LIFE	* *	5	\$600	
Concrete Masonry Unit			\$/,300 Extent : Light, Are			5	\$000	
		: Through		и Ајјеси	εu . 20/0			
Masonry: Brick	90%	0-2	\$29,000	LIFE	* *			
			xtent : Severe, Area	ı Affecte	d : 5%			
	Location	: Offices -	Plumber Shop					

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

Asset #: 90

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
Exposed Concrete	90% Now	\$84,300	LIFE	* *	5	\$3,900	
	Cracking/Crumbling, E						
	Location : Plumber S	=		_			
	Paint Peeling, Extent: Moderate, Area Affected: 25%						
	Location : Throughou						
	Water Penetration, Ext		00				
	Location : Plumber S	hop And Mezzani	ne Stora	ge			
Exposed Struc: Steel	10%		LIFE	* *	10	\$5,600	
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location: Throughou	nt .					
	Explanation: Compo	nent Actually Co	ncrete M	etal Decking			
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100% Now	\$5,200	2033	* *			
	Cracking/Crumbling, E	,	rea Affec	ted : 25%			
	Location : Perimeter	Sidewalks					
Parking/Driveway							
Asphalt	100% Now	\$15,400	2031	* *			
	Sinking/Subsiding, Exte	ent : Severe, Area	Affected	! : 25%			
	Location: Parking A	reas And Loading	Docks				

ectrical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Air Circuit Breaker	80%	2028	\$4,000	5	\$100	
	Other Observation, Extent: Mode. Location: Electrical Room Explanation: Four 5000 Ampere Equipment	. 55		enerator	And Mechanical	
Air Circuit Breaker	20%	2028	\$1,000	5		
	Other Observation, Extent: Mode	rate, Area Affeci				
	Location: Electrical Room					
	Explanation: One 2500 Amperes	s Main Disconne	ect Switch For Th	e Buildir	ıg	
Switchgear / Switchboard						
Fused Disc Sw	30%	2028	\$191,800	5		
Molded Case Bkrs	70%	2028	\$447,400	5	\$300	
Raceway						
Conduit	90%	2028	\$629,600	1		
Conduit	10%	2054	* *	1		
Panelboards						
Fused Disc Sw	15%	2027	\$13,000	5	\$100	
Molded Case Bkrs	65%	2027	\$56,500	5	\$300	
Molded Case Bkrs	20%	2050	* *	5	\$100	

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

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

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$19,500	2053	* *	1		
		_	ent : Moderate, Are out The Building	a Affecte	d : 100%			
Thermoplastic	40%			2028	\$19,500	1		
Thermoplastic	20%			2054	* *	1		
Motor Controllers								
Locally Mounted	10%			2045	* *	5		
Locally Mounted	20%			2026	\$4,700	5		
Motor Control Center	70%			2026	\$29,300	5	\$400	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$300	
Generic	50%			LIFE	* *	5	\$300	
tand-by Power								
Transfer Switches								
Automatic	60%			2026	\$5,600	1	\$3,400	
			Extent : Moderate, A al Room 1st Floor	Area Affe	cted : 100%			
	Explana	tion : Four	Automatic Transfe	r Switch				
Automatic	40%			2045	* *	1	\$2,300	
		ervation, E	Extent : Moderate, A		cted : 100%		· )	
			al Room 1st Floor	33				
	Explana	tion : Two I	Automatic Transfer	Switch				
Generators								
Diesel	70%			2024	\$53,500	1	\$5,000	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe			. ,	
	Location	: Generate	or Room 1st Floor					
	Explana	tion : Two	1200 Kw					
Diesel	30%			2041	* *	1	\$2,200	
Biesei		ervation, E	Extent : Moderate, A		cted : 100%	_	4-,	
			or Room Outside	33				
	Explana	tion : One .	300 Kw					
Batteries								
Lead/Acid	70%			2019	\$1,100	5	\$500	
Nickel Cadmium	30%			2023	\$500	5	\$1,200	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 90

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estim	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage	• 00 /		de de	_	<b>4-0</b> 0	
Day Tank	20%	2050	* *	5	\$700	
	Other Observation, Extent: Mod		00%			
	Location : Generator Room O					
	Explanation: One 275 Gallons				***	
Day Tank	40%	2027	\$600	5	\$1,400	
	Other Observation, Extent : Mod		00%			
	Location: Generator Room 1st					
	Explanation: Two 150 Gallons					
Main Tank	40%	2031	* *	5	\$200	
	Other Observation, Extent : Mod		00%			
	Location : Fuel Storage Room					
	Explanation : One 8000 Gallor	ıs				
Lighting						
Interior Lighting	600/	2022	* *	1.0	Ø10. <b>2</b> 00	
Fluorescent	60%	2033		10	\$10,200	
	T-8 Lamps And Fixtures, Extent .	==		1 E	D	
	Location: Work Shop And Elec					
Fluorescent	10%	2033	* *	10	\$1,700	
	Compact Fluorescent Light, Exte		fected : 100	%		
	Location : Throughout The Bui	lding				
LED	30%	2038	* *			
Egress Lighting						
Emergency, Service	50%	2033	* *	1		
Emergency, Service	10%	2038	* *	1		
Emergency, Battery	5%	2028	\$1,300	10	\$200	
Exit, Service	35%	2028	\$800	1		
Exterior Lighting						
HID	100%	2028	\$73,500	10	\$100	
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2033	* *	1-3	\$11,500	

Mechanical	Current Repair	Futur	re Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2058	* *	1		
Fuel						
Conversion Equipment						
Steam Boiler	100%	2048	* *	1	\$18,400	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement Boiler Room					
	Explanation: 3 Steam Boilers					

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

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

Asset #: 90

Mechanical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating Distribution Central Plant Steam Piping/Pmp	100% Now	\$308,300	2058	* *	4	\$900			
	Corroded, Extent: Mo Location: Throughor Other Observation, Ex Location: Boiler Row Explanation: Provid At The Time Of Surve	ut tent : Light, Area om es Steam To The (	Affected .	100%	<sup>I</sup> ndergoii	ng Construction			
Terminal Devices Fan Coil Unit/Heat	100%		2028	\$272,800	1	\$6,000			
cir Conditioning Energy Source Plant Campus Steam / PRV	100%		2038	* *	1				
Conversion Equipment Absorption Chiller/Direct Fire	100%		2033	* *	1	\$20,100			
Chine/Direct File	Other Observation, Ex Location: 1st Floor Explanation: 2 Units	_							
Heat Rejection Water Cooling Tower	100%		2029	**	2	\$18,700			
entilation Exhaust Fans									
Roof Wall Unit	70% 30%		2028 2028	\$21,200 \$1,900	2 2	\$400 \$200			
lumbing H/C Water Piping Galvanized Steel	100%		2033	* *	1				
HW Heat Exchanger Steam Fired	100% Other Observation, Ex Location: 1st Floor	tent : Light, Area	2038	**	4	\$1,800			
	Explanation : Provides Hot Water To Adjacent Building								
Sanitary Piping Cast Iron	100% Now Damaged, Extent: Lig Location: 1st Floor.		LIFE : 100%	* *	1				
Storm Drain Piping Cast Iron	100% Now Damaged, Extent: Sev Location: 1st Floor	-	LIFE d : 100%	* *	1				
Sump Pump(s) Non-Submersible	100% 0-2 On Extended Life, Exte	\$2,800 ent : Moderate, A	2038 rea Affect	* * ed : 100%	4	\$400			

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

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

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

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Fixtures						
Generic	100%					
Fire Suppression						
Chemical System						
No Component	80%					
Generic	20%	2023	\$400	1-3	\$800	
	Other Observation, Extent : Light, A	Area Affected : 10	00%			
	Location: Throughout					
	Explanation: Fire Extinguishers					

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

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 : 15-Dec-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3,4,6,7,PEN

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$167,800	\$714,300
Interior Architecture	\$510,800	\$425,400
Electrical		\$111,900
Mechanical	\$30,200	
Total	\$708,800	\$1,251,600
Importance Code A	\$167,800	\$714,300
Importance Code B	\$441,200	\$342,300
Importance Code C	\$99,800	\$195,000
Total	\$708,800	\$1,251,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$60,700			_
Interior Architecture			\$22,600	\$23,000
Electrical	\$18,500	\$15,100	\$19,500	\$15,100
Mechanical	\$74,100	\$37,800	\$60,500	\$27,200
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$187,900	\$87,500	\$137,100	\$99,900
Importance Code A	\$64,300	\$3,600	\$3,600	\$5,100
Importance Code B	\$123,600	\$83,900	\$133,500	\$94,800
Total	\$187,900	\$87,500	\$137,100	\$99,900



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

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

Asset #: 14325

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls				• • • • •		- 40	A	
Metal Panel	75%			2048	* *	5-10	\$665,900	
Pre-Cast Concrete	5%	0.2	£120,000	LIFE	* *	5	\$42,000	
Window Wall	20%		\$129,900	2048		5	\$48,400	
			t : Moderate, Area Rooms On The 5th,					
Windows	Locuitor	i. I ditent I	doms on the 5m,	om, /m	110013			
Aluminum	100%			2044	* *	5	\$54,100	
Parapets	10070			2011			Ψ54,100	
Masonry: Brick	70%			LIFE	* *	5-10	\$44,400	
Metal Panel	25%			2048	* *	5	\$9,000	
Pre-Cast Concrete	5%			LIFE	* *	5	\$5,800	
Roof				-			+ - ) - · ·	
Modified Bitumen	100%	0-2	\$9,800	2033	* *			
	Expansion	Int Failur	e, Extent : Moderai	e, Area A	Affected : 20%			
	Location	: At Tower	Building Entrance	?				
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Mechani	cal Room					
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$115,100	
Terrazzo	20%			LIFE	* *	5	\$82,200	
Vinyl Tile	70%		\$81,800	2033	* *	3	\$69,000	
			xtent : Moderate, A					
	Location Shower I		Bathrooms On 5th A	nd 6th F	loors Have No Sh	ower Cur	rbs Or Proper	
Interior Walls	Shower	Tuns						
Concrete Masonry Unit	30%			LIFE	* *	5	\$91,800	
Glass: Special Gauge	5%			LIFE	* *	1	Ψ21,000	
Gypsum Board	65%	Now	\$53,900	LIFE	* *	5	\$149,100	
Cypsum Doma			, Extent : Moderate		Affected : 15%	3	Ψ117,100	
		_	ink Cabinets And (					
			xtent : Moderate, A					
			nt Moisture Conter			r Patient	Rooms	
Ceilings								
AcousTileSusp.Lay-In	30%			2041	* *	5	\$45,200	
Gypsum Board	70%			LIFE	* *	5-10	\$362,300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway				_				
Asphalt	100%			2037	* *			
							<u> </u>	

Electrical	Current Rep	pair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Asset #: 14325

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Air Circuit Breaker	80%	2048 **	5	\$500	
	Other Observation, Extent : Mode				
	Location: Electrical Room First				
	Explanation: One 4000 Ampere				
Fused Disc Sw	20%	2048 **	5	\$100	
	Other Observation, Extent : Mode Location : Electrical Room Fish				
		Main Disconnect Switch For Em	ergencv		
Switchgear / Switchboard	7		8 2		
Air Circuit Breaker	70%	2048 **	5	\$400	
Molded Case Bkrs	30%	2048 **	5	\$1,000	
Raceway					
Conduit	100%	2048 **	1		
Panelboards					
Fused Disc Sw	10%	2044 **	5	\$300	
Molded Case Bkrs	90%	2044 **	5	\$2,900	
Wiring					
Thermoplastic	100%	2048 **	1		
Motor Controllers					
Locally Mounted	70%	2041 **	5	\$600	
Variable Frequency Drive	30%	2045 **			
Ground					
Grounding Devices					
Generic	100%	LIFE **	5	\$3,600	
Stand-by Power				· ,	
Transfer Switches					
Automatic	100%	2041 **	1	\$37,500	
	Other Observation, Extent: Mode	rate, Area Affected : 100%			
	Location: Electrical Room First				
	Explanation : Six Automatic Tra	nsfer Switch			
Lighting					
Interior Lighting	200/	2022 **	10	<b>#00.400</b>	
Fluorescent	20%	2033	10	\$22,400	
	Other Observation, Extent: Mode Location: Throughout The Build	==			
	Explanation: T-5 Lamps	ung			
TII.		2033 **	1.0	#02 000	
Fluorescent	75% Other Observation Extent Mode	2033	10	\$83,900	
	Other Observation, Extent: Mode Location: Throughout The Build				
	· ·	ung			
Discount of	Explanation: T-8 Lamps	2033 **	10	ΦΕ (00	
Fluorescent	5%	2033	10	\$5,600	
	Compact Fluorescent Light, Exten		170		
	Location: Throughout The Build	шпу			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14325

Electrical		Current F	Repair	Future Replacement Maintenanc		aintenance	e	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Egress Lighting								
Emergency, Service	58%			2033	* *	1		
Emergency, Battery	2%			2033	* *	10	\$600	
Exit, LED	40%			2056	* *	1		
Exterior Lighting								
HID	100%			2033	* *	10	\$400	
ightning Protection								
Arresters/Cabling								
Generic	100%			2056	* *	5	\$3,600	
.larm								
Security System								
Generic	100%			2033	* *	1	\$45,600	
Fire/Smoke Detection							, ,,,,,,	
Generic, Digital	100%			2033	* *	1-3	\$75,200	
Generie, Digital	10070			2033		1 3	Ψ73,200	
Mechanical		Current F	Renair	Futur	e Replacement	M	aintenance	
System								
System Component	% of		<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	•	<b>Estimated Cost</b>	Priority
Туре	Total	(Years)		FY		(Yrs)		
leating	-							
Energy Source								
Plant Campus Steam / PRV	100%			2028	\$12,100	1		
		servation, E n : Power P	Extent : Light, Area lant	Affected	: 100%			
			n Comes From Sepa	rate Po	wer Plant Ruilding			
Conversion Equipment	Вхрини	iion . Sicun	i comes i rom sepe	iraic I o	wer I tant Buttating			
Heat Exchanger, Plate &	60%			2031	* *	1	\$36,200	
Frame	0070			2031		1	\$30,200	
	Other Oh	amation E	Extent : Light, Area	Affactad	. 100%			
			lant Building	Ајјестеи	. 100/0			
			· ·					
			ted In Power Plant					
Pres. Reducing Valve/LP Steam	40%			2037	* *	5	\$2,900	
Distribution								
Hot Wtr Piping/Pump	60%			2044	* *	4	\$5,400	
Central Plant Steam					* *	4	\$3,600	
	40%			ZU48			40,000	
	40%			2048				
Piping/Pmp	40%			2048				
Piping/Pmp Terminal Devices					* *	1	\$30,200	
Piping/Pmp Terminal Devices Air Handler	40%			2033	* *	1	\$30,200 \$11,800	
Piping/Pmp Terminal Devices Air Handler Fan Coil Unit/Heat	40% 30%			2033 2033		1 1 1	\$11,800	
Piping/Pmp Terminal Devices Air Handler Fan Coil Unit/Heat Induction Unit	40%			2033	* *	1 1 1	· · · · · · · · · · · · · · · · · · ·	
Piping/Pmp Terminal Devices Air Handler Fan Coil Unit/Heat Induction Unit Air Conditioning	40% 30%			2033 2033	* *	1 1 1	\$11,800	
Piping/Pmp Terminal Devices Air Handler Fan Coil Unit/Heat Induction Unit Air Conditioning Energy Source	40% 30% 30%			2033 2033 2037	* *	1 1 1	\$11,800	
Piping/Pmp Terminal Devices Air Handler Fan Coil Unit/Heat Induction Unit Air Conditioning Energy Source District C.W.	40% 30% 30%			2033 2033 2037 2054	**	1 1 1 1	\$11,800	
Piping/Pmp Terminal Devices Air Handler Fan Coil Unit/Heat Induction Unit Air Conditioning Energy Source District C.W.	40% 30% 30% 100% Other Obs	ervation, E	Extent : Light, Area	2033 2033 2037 2054	**	1 1 1	\$11,800	
Piping/Pmp Terminal Devices Air Handler Fan Coil Unit/Heat Induction Unit Air Conditioning Energy Source District C.W.	40% 30% 30% 100% Other Obs	vervation, E a : Power P	Extent : Light, Area lant Building ed Water Comes Fr	2033 2033 2037 2054 Affected	* * * * * * * * * * * * * * * * * * *	1 1 1	\$11,800	

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.

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

Asset #: 14325

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	100%		2048	* *	4	\$9,000	
Terminal Devices Air Handler/Cool/Ht	100%		2033	* *	1	\$75,400	
Heat Rejection Water Cooling Tower	100% Other Observation, I Location : Power F	Plant	2029 Affected	**: 100%	2	\$122,800	
Ventilation	Explanation: Powe	er Plant Roof					
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$107,700	
Exhaust Fans Roof	100%		2033	* *	2	\$3,700	
Plumbing H/C Water Piping Brass/Copper	100%		2048	* *	1		
HW Heat Exchanger Steam Fired	100% Other Observation, 1 Location : 1st Floo Explanation : 2 Un	r - Room 191	2048 Affected	**	4	\$18,100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures Generic	100%						
Vertical Transport Elevators Gearless Traction	100% Other Observation, 1 Location : 1st Floo Explanation : 5 Un	r To 8th Floor	LIFE Affected	* *			
Fire Suppression Standpipe	1						
Generic	100%		2054	* *	1-5	\$61,500	
Sprinkler Generic	100%		2054	* *	1-2	\$34,200	
Fire Pump Generic	100%		2041	* *	1	\$22,800	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

Mechanical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Chemical System						
No Component	80%					
Generic	20%	2026	\$400	1-3	\$700	
	Other Observation, Extent : Light, Are	a Affected : 100	%			
	Location: Throughout					
	Explanation: Fire Extinguishers					

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**HEALTH AND HOSPITALS CORP. - FY 2018** Print Date: 22-Sep-2017

: CUMBERLAND NFCC BLDG B **Asset Name** 

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** : NONE : 25-Jun-2015 **Landmark Status** 

**Areas Surveyed** : Basement, Roof, Floors 1,2

: 2039 BIN Block Lot : 101 : 3251647

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,490,700	\$131,100
Interior Architecture	\$61,400	
Electrical	\$37,700	\$288,100
Mechanical		\$702,100
Total	\$1,589,800	\$1,121,200
Importance Code A	\$1,490,700	\$131,100
Importance Code B	\$99,100	\$990,200
Total	¢1 500 000	\$1 121 200

Total \$1,589,800 \$1,121,200

\$72,900	\$11,600	\$98,300	\$14,200
	\$1,600		
\$30,200	\$9,500	\$97,200	\$13,600
\$42,800	\$600	\$1,100	\$600
\$72,900	\$11,600	\$98,300	\$14,200
\$3,900	\$3,900	\$3,900	\$3,900
\$3,400	\$3,700	\$12,200	\$5,400
\$800	\$1,200	\$82,200	\$800
\$23,200	\$2,700		\$4,000
\$41,600			
FY 2019	FY 2020	FY 2021	FY 2022
	\$41,600 \$23,200 \$800 \$3,400 \$3,900 <b>\$72,900</b> \$42,800 \$30,200	\$41,600 \$23,200 \$2,700 \$800 \$1,200 \$3,400 \$3,700 \$3,900 \$3,900 <b>\$72,900 \$11,600</b> \$42,800 \$600 \$30,200 \$9,500 \$1,600	\$41,600 \$23,200 \$2,700 \$800 \$1,200 \$82,200 \$3,400 \$3,700 \$12,200 \$3,900 \$3,900 \$3,900 <b>\$72,900 \$11,600 \$98,300</b> \$42,800 \$600 \$1,100 \$30,200 \$9,500 \$97,200



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

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

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Masonry: Brick	95% Now	\$304,500	LIFE	**	5	\$48,300	
	Diagonal Cracks, Ex Location : Bulkhea		ea Affeci	ed: 5%			
	Int Mortar Miss/Ero		a Araa A	ffeeted : 50%			
	Location : Through		e, meu r	gjecieu . 5070			
	Rusting Masonry Sup Location : Bulkhea	ot, Extent : Modera	te, Area A	Affected : 20%			
	Sidewalk Shed in Use		e. Area A	ffected : 10%			
	Location : Main En		.,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	Spalling, Extent : Mo		ed : 15%				
	Location: Various	Locations, West (E	ntry) Fac	ade			
Masonry: Marble	5% Now	\$15,200	LIFE	* *	5	\$1,900	
	Broken/Missing Elen		erate, Ar	ea Affected : 15%		. ,	
	Location: Various	Window Lintels					
Windows							
Steel	100% Now	\$723,600	2051	* *	5	\$82,800	
	Broken/Missing Elen		re, Area 1	Affected : 10%			
	Location : Stairwel		1.00	1 500/			
	Corrosion/Rusting, E		rea Affe	cted: 50%			
	Location: Through		A A	Santa d . 500/			
	Deteriorated Finish, Location : Through		Area Ajj	eciea : 50%			
	Thermally Inefficient		Area A	ffected · 50%			
	Location : Through		, 11, 00, 11,	jeerea : 5070			
Parapets							
Masonry: Brick	90% Now	\$258,600	LIFE	* *	5	\$8,600	
·	Jnt Mortar Miss/Eroc	d, Extent : Moderat	e, Area A	ffected : 50%			
	Location : Through	out					
	Spalling, Extent : Sev		: 25%				
	Location : Interior/	Exterior Faces					
Masonry: Marble	10% Now	\$26,400	LIFE	* *	5	\$1,200	
	Jnt Mortar Miss/Eroo	d, Extent : Moderat	e, Area A	Affected : 50%			
	Location: Coping						
	Misaligned/Bulging,	_	a Affected	d : 5%			
	Location: Coping	=	40 1	Affected , 500/			
	Caulking Deteriorate Location: Coping	a, Extent : Modera	ie, Area	Ајјестеа : 50%			
	Staining/Discoloring	Extent · Moderate	Area A	facted · 25%			
	Location : Interior		-	јестеи . 2570			

Asset #: 1003

Architecture	Curren	t Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year Es FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Roof Built-Up (BUR)	100% Now	\$204,000	2036	* *			
		\$204,000 xtent : Light, Area Af		:			
	Location: West S		eciea . 1570	,			
		shings, Extent : Mod	erate. Area A	Affected: 35%			
		ghout, At Connection					
	-	Extent : Severe, Area	_				
	_	South And East Wall.					
	=	Extent : Moderate, A		! : 10%			
		s Rooms On Second					
	Worn/Eroded, Exte	nt : Moderate, Area A	Affected : 50	%			
	Location: Throug	ghout					
nterior							
Floors				de de	_	*	
Cast in Place Concrete	10%		LIFE	* *	5	\$10,100	
Ceramic Tile	5%		2035	* *	5	\$2,300	
Terrazzo	15%		LIFE	* *	5	\$5,400	
Vinyl Tile	55%	Ф <i>С</i> 1. 400	2031	* *	3	\$12,700	
Vinyl Tile	15% Now	\$61,400 ag, Extent : Moderate	2036		3	\$2,600	
	=	_	, Area Ajjeci	tea : 25%			
	Location : Basement Worn/Eroded, Extent : Moderate, Area Affected : 25%						
	Location : Basement						
		Extent : Severe, Are	a Affected :	100%			
	Location : Basem			100,0			
	Explanation : Ask	pestos 12 X 12					
Interior Walls	1						
Ceramic Tile	4%		2035	* *	5	\$3,100	
Concrete Masonry Unit	10%		LIFE	* *	5	\$3,100	
Glass: Single Pane	2%		LIFE	* *	5	\$1,200	
Gypsum Board	60%		LIFE	* *	5	\$28,000	
Metal Panel	2%		LIFE	* *			
Marble Panels	2%		LIFE	* *			
SGFT/Glazed Masonry	20%		LIFE	* *			
Ceilings	520/		2020	יל ילי	-	<b>#24 400</b>	
AcousTileSusp.Lay-In	53%	Φ7.000	2039	* *	5	\$24,400	
AcousTileSusp.Lay-In	2% Now	\$7,800	2046		5	\$500	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%  Location : Room B32						
		в32 nt : Severe, Area Affe	ctad . 500/				
	Location : Room		ciea . 30%				
E-mand Commit		D32	LIDD	* *	-	Ø1 100	
Exposed Concrete	15%		LIFE	**	5	\$1,100	
Gypsum Board	30%		LIFE		5	\$17,300	

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

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

Asset #: 1003

Electrical	Curi	Futur	e Replacement	Maintenance			
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2026	\$5,100	5	\$1,000	
		on, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Ele						
<del></del>	Explanation :	No Available Nameplat	e Ratings				
Switchgear / Switchboard	200/		2026	<b>#</b> 60 000	_	<b>#</b> 000	
Molded Case Bkrs	90%		2026	\$69,000 * *	5	\$900	
Molded Case Bkrs	10%		2046	* *	5	\$100	
Raceway	000/		2026	ф <b>22.2</b> 00	1		
Conduit	90%		2026	\$33,200	1		
Conduit	10%		2046	* *	1		
Panelboards	2007		20.42	* *	-	<b>#2</b> 00	
Molded Case Bkrs	20%		2042		5	\$200	
Molded Case Bkrs	80%		2025	\$37,500	5	\$800	
Wiring	700/ 2	4 027.700	2051	* *	1		
Braided Cloth	70% 2-4	. ,	2051		1		
	_	Extent : Moderate, Are	га Ађесте	a: 100%			
	Location : Thr	ougnout ————————————————————————————————————					
Thermoplastic	30%		2046	* *	1		
Motor Controllers							
Locally Mounted	80%		2039	* *	5	\$200	
Locally Mounted	20%		2024	\$15,600	5	\$100	
Fround							
Grounding Devices	1000/		LIED	* *	-	Φ. <b>5</b> .0.0	
Generic	100%	$\Gamma \leftarrow M + M$	LIFE		5	\$500	
	Location : Bas	on, Extent : Moderate,	Area Affe	ctea : 100%			
1.1 <u>21</u>	Explanation:	water Main					
ighting							
Interior Lighting Fluorescent	86%		2031	* *	10	\$24,300	
Puolescent		on, Extent : Moderate, .		cted : 100%	10	\$24,300	
		oughout The Building	irea rijje	cieu . 10070			
	Explanation:	-					
Elyanagaant	10%	1-0 Lumps	2026	\$52,000	10	\$2.800	
Fluorescent		on, Extent : Moderate, .	2026	\$52,900	10	\$2,800	
	Location : Bas		атей Аује	cieu . 10070			
	Explanation:						
In condocacut		1-12 Lamps	2026	\$21,200	2		
Incandescent	4%		2026	\$21,200	2		
Egress Lighting	500/		2021	* *	10	¢2 700	
Emergency, Battery	50% 50%		2031	* *	10	\$3,700	
Exit, Service	50%		2036		1		
Exterior Lighting	20%		2021	¢20 100	10		
HID No Component			2021	\$29,100	10		
No Component	80%						

Alarm

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

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

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

Asset #: 1003

Electrical	Current Repair	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
No Component	80%					
Generic	20%	2021	\$23,300	1	\$2,800	
	Other Observation, Extent : Moder	ate, Area Affec	cted : 100%			
	Location : Throughout The Buildi	ing				
	Explanation: CCTV System Is Fu	ınctional				
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2026	\$79,900	1-3	\$4,500	
	Other Observation, Extent : Moder	ate, Area Affec	cted : 100%			
	Location : Throughout The Buildi	ing				
	Explanation : Fire Alarm System	Is Functional				

Mechanical	Current Repair		e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Plant Campus Steam / PRV	100%	2036	* *	1		
	Other Observation, Extent : Severe, Are	a Affecte	d : 100%			
	Location: Throughout					
	Explanation: Steam Supplied From A	djacent E	Building " C "			
Conversion Equipment						
Heat Exchanger, Plate & Frame	40%	2035	* *	1	\$6,100	
	Other Observation, Extent : Light, Area	Affected	: 25%			
	Location: Basement Steam Room					
	Explanation: 2 Units					
Pres. Reducing Valve/LP	60%	2029	* *	5	\$1,100	
Steam						
	Other Observation, Extent : Light, Area	Affected	: 75%			
	Location: Basement Steam Room					
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	60%	2034	* *	4	\$900	
Central Plant Steam	40%	2036	* *	4	\$900	
Piping/Pmp						
Terminal Devices						
Air Handler	40%	2026	\$169,500	1	\$7,600	
Convector/Radiator	60%	2031	* *	1	\$6,000	
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2026	\$377,300	2	\$1,900	
Heating/Cooling						
Note: All component repairs \$ estimate	tes are in current dollars and are not escalar	ed for pot	ential future inflation	! <b>.</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.

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

Mechanical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated Total (Years)	Cost   Year   Estimated Cost   FY	Cycle Estimated Cost (Yrs) Priorit
Ventilation			
Distribution			
Ductwork/Diffusers	100%	LIFE **	2-5 \$17,200
Exhaust Fans			
Interior	100%	2026 \$107,200	2 \$900
Plumbing			
H/C Water Piping			
Brass/Copper	100%	2036 **	1
HW Heat Exchanger			
Steam Fired	100%	2026 \$48,000	4 \$3,000
Sanitary Piping			
Cast Iron	100%	LIFE **	1
Storm Drain Piping			
Cast Iron	100%	LIFE **	1
Fixtures			
Generic	100%		
Vertical Transport			
Elevators			
Geared Traction	100%	LIFE **	
	Other Observation, Extent: Ligh Location: B-2	t, Area Affected : 100%	
	Explanation: 1 Unit		
Fire Suppression	-		
Standpipe			
Generic	100%	2036 **	1-5 \$15,500
Sprinkler			
No Component	95%		
Generic	5%	2036 **	1-2 \$400
Chemical System			
Generic	100%	2021 \$2,000	1-3 \$3,700

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

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**HEALTH AND HOSPITALS CORP. - FY 2018** Print Date: 22-Sep-2017

: CUMBERLAND NFCC BLDG C **Asset Name** 

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** : NONE : 25-Jun-2015 **Landmark Status** 

**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,Pen

: 2039 BIN : 3251647 Block Lot : 101

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$133,700	\$212,600
Interior Architecture	\$306,700	\$114,900
Electrical	\$806,700	\$1,024,600
Mechanical	\$306,500	\$2,513,900
Total	\$1,553,600	\$3,865,900
Importance Code A	\$133,700	\$914,700
Importance Code B	\$1,419,900	\$2,887,000
Importance Code C		\$64,200
Total	\$1,553,600	\$3,865,900

Total	\$176,400	\$81,700	\$149,800	\$99,300
Importance Code C				
Importance Code B	\$136,000	\$71,400	\$107,300	\$88,900
Importance Code A	\$40,400	\$10,300	\$42,500	\$10,300
Total	\$176,400	\$81,700	\$149,800	\$99,300
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Mechanical	\$96,200	\$51,500	\$83,900	\$56,600
Electrical	\$13,700	\$12,500	\$16,300	\$11,200
Interior Architecture	\$18,600			\$13,700
Exterior Architecture	\$30,100		\$31,800	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 2727

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls					di di	_	44.50.000	
Masonry: Brick Cavity	72%			LIFE	* *	5	\$152,900	
Masonry: Limestone	3%	Crumblina	Extent : Moderate	LIFE		5	\$4,800	
	_	: Window		, Агеи Ај	jecieu . 1570			
Metal/Glass Curt Wall	15%			LIFE	* *	5	\$59,700	
Metal Panel	3%			2046	* *	5-10	\$43,800	
Granite Panels	2%			LIFE	* *	5	\$3,200	
Window Wall	5%			2046	* *	5	\$39,800	
Windows								
Aluminum		Now	\$85,600	2042	* *	5	\$19,500	
			ıt : Moderate, Area	Affected	: 35%			
		: Patient A	Areas					
Glass Block	5%			LIFE	* *	5	\$1,400	
Metal Louvers	5%			2035	* *	10	\$13,600	
Parapets  Masangue Briefs Cavity	90%			LIFE	* *	5	¢11 400	
Masonry: Brick Cavity Metal Rail	7%			2039	* *	5 5-10	\$11,400 \$16,000	
Pre-Cast Concrete	3%			LIFE	* *	5	\$2,400	
Roof	370			LII L			Ψ2,100	
Built-Up (BUR)	85%	Now	\$48,100	2031	* *			
	Ponding, I	Extent : Sev	vere, Area Affected	: 15%				
			ooling Tower Atop					
			xtent : Moderate, A	rea Affec	eted : 20%			
	Location	: Various	Roof Pentrations					
Plaza Roof: Stone Panel		Now	\$20,300	2046	* *			
			xtent : Moderate, A					
	Location	: Over Ba	sement Storage And	d Switch	Gear Room			
terior								
Floors Cast in Place Concrete	10%			LIFE	* *	5	\$34,200	
Cast in Flace Concrete Ceramic Tile		0-2	\$7,900		* *	5	\$3,900	
Ceranne The			: Moderate, Area A		25%	3	\$3,900	
			Bathrooms	2)) = = = = = = = = = = = = = = = = = =	20,0			
Terrazzo	15%			LIFE	* *	5	\$18,300	
Terruzzo		Crumbling,	Extent : Light, Are		ed : 15%	J	Ψ10,500	
	_	_	out First Floor Co					
Vinyl Tile	15%	Now	\$208,200	2036	* *	3	\$8,800	
· 111/1 1110	15% Now \$208,200 2036 ** 3 \$8,800 Broken/Missing Elements, Extent: Severe, Area Affected: 15%							
	Location: Basement Corridor							
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	d: 100%			
	Location	: Basemer	at Corridor					
	Explana	tion : Asbe.	stos 12x12 Tiles					
Vinyl Tile	55%			2031	* *	3	\$42,900	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 2727

Architecture		<b>Current F</b>	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,600	
Glass Block	5%			LIFE	* *			
Gypsum Board	37%			LIFE	* *	5	\$64,200	
Masonry: Brick	3%			LIFE	* *			
Metal Panel	10%			LIFE	* *			
Granite Panels	3%			LIFE	* *			
Plaster	17%			LIFE	* *	5	\$14,700	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$59,400	2039	* *	5	\$11,700	
	Broken/Mi.	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 15%			
	Location	: Vacant A	rea On Fifth Floor,	Baseme	nt Corridor			
	Water Pene	etration, E	ctent : Moderate, A	rea Affe	cted : 10%			
	Location	: Vacant A	rea On Fifth Floor,	Room 3	06, Basement 041			
AcousTileSusp.Lay-In	50%			2039	* *	5	\$78,100	
Exposed Concrete	15%			LIFE	* *	5	\$3,700	
Metal Panel	10%			LIFE	* *	5	\$19,500	
Plaster	10%			LIFE	* *	5	\$9,800	

ectrical	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2026	\$38,700	5	\$600	
	Other Observation, I	Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Electric	al Room					
	Explanation : Main	Service Protector I	Rated @	4000 Amperes			
Transformers							
Dry Type	100%		2031	* *	5	\$400	
7 71	Other Observation, I	Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Electric	al Room					
	Explanation: 150 l	K V A Nameplate Ra	ting				
Switchgear / Switchboard	-	<del>-</del>					
Air Circuit Breaker	100%		2026	\$153,300	5	\$600	
Raceway							
Conduit	90%		2026	\$143,000	1		
Conduit	10%		2046	* *	1		
Panelboards							
Molded Case Bkrs	10%		2042	* *	5	\$300	
Molded Case Bkrs	90%		2025	\$112,500	5	\$2,800	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 2727

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Wiring	<	04.62.=00						
Braided Cloth	65% 2-4 Insulation Aged, Exte Location: Through		2051 a Affecte	* * d : 100%	1			
Thermoplastic	10%		2046	* *	1			
Thermoplastic	25%		2036	* *	1			
Motor Controllers								
Locally Mounted	10%		2024	\$13,600	5	\$100		
Locally Mounted	30%		2039	* *	5	\$200		
Motor Control Center	40%		2039	* *	5	\$1,300		
Motor Control Center	20%		2024	\$37,200	5	\$600		
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$1,700		
	Other Observation, E. Location: Basemen Explanation: Water	t	Area Affe	cted : 100%				
Stand-by Power								
Transfer Switches								
Automatic	100%		2043	* *	1	\$36,300		
Generators								
Diesel	100% Other Observation, E Location: Generate	or Room	2022 Area Affe	\$184,400 cted: 100%	1	\$45,700		
D	Explanation : Rated	@ 200 K W						
Batteries Lead/Acid	100%		2021	\$1,600	5	\$4,400		
Fuel Storage					_	**		
Main Tank	100% Other Observation, E Location: Basemen Explanation: 2500	t	2029 Area Affe	* * cted : 100%	5	\$3,100		
Lighting								
Interior Lighting								
Fluorescent	20%		2026	\$358,700	10	\$19,100		
	Other Observation, E Location: Basemen Explanation: T-12	t	Area Affe	cted : 100%				
Fluorescent	80%		2031	* *	10	\$76,600		
	Other Observation, E. Location: Through Explanation: T-8 Lo	out The Building		cted : 100%		, , , , , , , , , , , , , , , , , , ,		
Egress Lighting								
Emergency, Service	50%		2026	\$26,800	1			
Exit, Service	50%		2026	\$18,200	1			

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

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

Asset #: 2727

Electrical	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Exterior Lighting							
HID	20%		2026	\$93,100	10	\$100	
No Component	80%						
Alarm							
Security System							
No Component	80%						
Generic	20%		2026	\$74,600	1	\$8,800	
	Other Observe	ation, Extent : Moderate, A	rea Affe	cted : 100%			
	Location: T	Throughout The Building					
	Explanation	: CCTV And Intrusion Ala	rm Syste	ms Are Functional	!		
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%		2021	\$383,000	1-3	\$21,800	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Fuel Oil No 6	100%			2036	* *	5	\$32,300	
Conversion Equipment								
Steam Boiler	100%			2024	\$663,500	1	\$103,300	
			xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t Boiler Room					
	Explanati	ion : 3 Uni	ts					
Distribution								
Hot Wtr Piping/Pump		Now	\$22,300	2034	* *	4	\$3,600	
	Corroded, I	Extent : Se	vere, Area Affectea	l : 20%				
	Location	: Basemen	t And Penthouse M	IER				
	Damaged, 1	Extent : Se	vere, Area Affected	l: 70%				
	Location	: Make Up	Tank In Boiler Ro	om				
Central Plant Steam Piping/Pmp	30%	Now	\$8,400	2036	* *	4	\$1,500	
1 5 1	Steam Trap	s Faulty, E	Extent : Moderate, .	Area Aff	ected : 10%			
	Location	: Through	out					
Terminal Devices								
Air Handler	40%			2026	\$574,700	1	\$25,800	
Convector/Radiator	50%			2031	* *	1	\$16,900	
Fan Coil Unit/Heat	10%			2026	\$153,000	1	\$3,400	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 2727

Mechanical		Current I	Repair	Future Replace		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment Centrifugal, Elec Chiller	85%			2029	* *	1	\$96,000	
Split Unit	3%			2036	* *			
		stallation, E 1 : Parking	Extent : Light, Area Lot	Affected	: 100%			
Window/Wall Unit	5%			2021	\$10,600	1		
No Component	7%							
Distribution								
CW & CHW Wtr	85%	Now	\$9,900	2036	* *	4	\$4,400	
Pipe/Pump								
		Extent : Se 1 : Basemen	evere, Area Affectea at	l : 20%				
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2026	\$905,800	1	\$54,800	
No Component	15%							
Heat Rejection								
Water Cooling Tower	85%			2020	\$306,500	2	\$89,300	
No Component	15%							
Ventilation								
Distribution	1000/			LIEE	* *	2.5	Φ50 <b>2</b> 00	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$58,200	
Exhaust Fans Interior	80%			2026	¢54 100	2	£2.600	
Roof	20%			2026	\$54,100 \$33,900	2 2	\$2,600 \$600	
Plumbing	2070			2020	\$33,900		\$000	
H/C Water Piping								
Brass/Copper	60%			2036	* *	1		
Galvanized Steel	40%		\$3,600	2031	* *	1		
			evere, Area Affected					
			t Water Converters		ment			
HW Heat Exchanger								
Steam Fired	100%			2026	\$162,700	4	\$10,300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron		Now	\$10,600	LIFE	* *	1		
			: Severe, Area Affe	cted : 10	0%			
	Location	ı : Through	out					
Sump Pump(s)					<b>.</b>			
Submersible	100%			2019	\$3,900	4	\$3,700	
Sewage Ejector(s)	1000			2021			<b>4-</b> 44-	
Electric	100%			2031	* *	4	\$7,000	
Backflow Preventer	1000/			2026	<b>#2</b> < 000	1	ΦC 400	
Generic	100%			2026	\$26,000	1	\$6,400	
Fixtures	1000/							
Generic	100%							

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

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

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

Mechanical	Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location: B-6						
	Explanation: 3 Units						
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$52,600	
Sprinkler							
No Component	95%						
Generic	5% Now	\$1,000	2036	* *	1-2	\$1,300	
	Corroded, Extent: Seve	ere, Area Affected	!: 5%				
	Location : Basement	==					
Chemical System							
Generic	100%		2024	\$2,000	1-3	\$3,700	

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

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : ELMHURST HOSPITAL AMBULATORY CARE - ZONE H

Address : 79-01 BROADWAY

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 132,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 18-Dec-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1500 Lot : 2 BIN : 4437132

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$181,700
Interior Architecture		\$413,300
Electrical	\$172,300	\$718,500
Mechanical		\$1,125,900
Total	\$172,300	\$2,439,400
Importance Code A		\$181,700
Importance Code B	\$172,300	\$1,944,500
Importance Code C		\$313,200
Total	\$172,300	\$2,439,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$22,200		\$21,200	\$8,600
Interior Architecture	\$30,000	\$12,300		\$16,700
Electrical	\$14,200	\$9,900	\$10,300	\$14,100
Mechanical	\$21,800	\$24,300	\$46,900	\$30,000
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$100,000	\$58,300	\$90,200	\$81,200
Importance Code A	\$22,200		\$21,200	\$8,600
Importance Code B	\$77,800	\$49,300	\$69,000	\$72,600
Importance Code C		\$9,000		
Total	\$100,000	\$58,300	\$90,200	\$81,200



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

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

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

Asset #: 4132

Architecture		Current I	Repair Future Replac		e Replacement	eplacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	85%			LIFE	* *	5	\$64,000		
Metal Panel	3%			2046	* *	5-10	\$15,500		
Window Wall	12%			2046	* *	5	\$33,900		
Windows									
Aluminum	95%			2042	* *	5	\$17,200		
Glass Block	3%			LIFE	* *	5	\$300		
Metal Louvers	2%			2035	* *	10	\$2,300		
Parapets									
Masonry: Brick	95%			LIFE	* *	5	\$8,000		
Masonry: Limestone		Now	\$13,900	LIFE	* *	5	\$500		
			Extent: Light, Are	a Affecte	ed : 10%				
	Location	: Coping							
Roof									
Metal Panel	5%			2039	* *	10	\$8,300		
Modified Bitumen	90%			2034	* *	10	\$81,400		
Skylight, Plastic	2%			2039	* *	1			
Sloped Glazing	3%			LIFE	* *	5	\$36,200		
Interior									
Floors									
Carpet	5%			2025	\$89,000	3	\$13,300		
Cast in Place Concrete	5%			LIFE	* *	5	\$14,600		
Ceramic Tile	5%			2035	* *	5	\$6,700		
Terrazzo	5%			LIFE	* *	5	\$5,200		
Vinyl Tile	80%			2031	* *	3	\$53,400		
Interior Walls									
Ceramic Tile	3%			2035	* *	5	\$18,000		
Concrete Masonry Unit	7%			LIFE	* *	5	\$16,800		
Glass: Single Pane	3%			LIFE	* *	5	\$13,500		
Gypsum Board	87%			LIFE	* *	5	\$313,200		
Ceilings									
AcousTileSusp.Lay-In	20%			2039	* *	5	\$26,700		
Exposed Struc: Steel	10%			LIFE	* *				
Gypsum Board	10%			LIFE	* *	5	\$16,700		
Metal Panel	60%			LIFE	* *	5	\$100,000		

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

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

Asset #: 4132

Electrical	Current Repair	Current Repair Future Repla		М	Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Wiring						
Thermoplastic	100%	2046	* *	1		
Motor Controllers						
Motor Control Center	100%	2039	* *	5	\$3,600	
Lighting						
Interior Lighting						
Fluorescent	65%	2031	* *	10	\$78,900	
	T-8 Lamps And Fixtures, Ext Location: Throughout The		a Affected : 100%			
Fluorescent	30%	2026	\$682,100	10	\$36,400	
	T-12 Lamps And Fixtures, Ex Location: Throughout The		ea Affected : 100%			
Fluorescent	3%	2031	* *	10	\$3,600	
	Compact Fluorescent Light, Location : Hallways	Extent : Moderate, A	Area Affected : 100	%		
Incandescent	2%	2021	\$45,500	2	\$100	
Egress Lighting						
Emergency, Service	50%	2031	* *	1		
Exit, Service	50%	2031	* *	1		
Exterior Lighting						
HID	90%	2031	* *	10	\$400	
Incandescent	10%	2021	\$44,300	2		
Alarm						
Security System						
No Component	50%					
Generic	50%	2031	* *	1	\$24,700	
	Other Observation, Extent : Location : Hallways	Moderate, Area Affe	cted : 100%			
	Explanation: CCTV Surve	illance Camera Syst	em			
Fire/Smoke Detection						
Generic, Digital	100%	2031	* *	1-3	\$84,000	
	Other Observation, Extent: Location: Throughout The Explanation: Strobe Light	Building		Detector	rs And Alarm Bells	

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Distribution						
Hot Wtr Piping/Pump	50%	2034	* *	4	\$3,300	
1 0 1	Other Observation, Extent : Light, Area	a Affected : 100%				
	Location: Boiler, Pressure Reducing	Valve And Heat E	xchanger .	Located I	In Main Building	
	Explanation : Hot Water And Steam I	For Heating From	Main Buil	lding		
Central Plant Steam Piping/Pmp	50%	2036	* *	4	\$4,900	

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

Estimates are rounded to the nearest hundred dollars.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> 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

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Terminal Devices						
Air Handler	50%	2026	\$910,800	1	\$40,900	
Convector/Radiator	50%	2031	* *	1	\$21,400	
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	100%	2046	* *	4	\$6,500	
	Other Observation, Extent : Li	ght, Area Affected	: 100%			
	Location : Basement					
	Explanation : Chilled Water	From Main Buildin	ıg			
Terminal Devices	1000/	2021	* *	1	<b>#01.000</b>	
Air Handler/Cool/Ht	100%	2031	* *	1	\$81,800	
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$73,800	
Exhaust Fans	10070	<u> </u>			Ψ73,000	
Roof	100%	2026	\$215,100	2	\$4,100	
Plumbing	10070		\$ <b>210,100</b>		\$ .,100	
H/C Water Piping						
Brass/Copper	100%	2036	* *	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Extent : Li Location : 1, 2, 3	ght, Area Affected	: 100%			
	Explanation : Three Units					
Fire Suppression Standpipe						
Generic	100%	2046	* *	1-5	\$69,200	
Sprinkler						
Generic	100%	2046	* *	1-2	\$37,100	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Page: 132

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : ELMHURST HOSPITAL STAFF HOUSE

Address : 79-01 BROADWAY

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 72,960 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Dec-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,5,7,8,9

Block : 1500 Lot : 2 BIN : 4437132

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,627,900	\$152,200
Interior Architecture	\$81,600	\$343,300
Electrical	\$128,600	\$1,003,500
Mechanical	\$227,800	\$332,500
Total	\$2,065,900	\$1,831,500
Importance Code A	\$1,627,900	\$152,200
Importance Code B	\$438,100	\$1,679,300
Total	\$2,065,000	¢1

Total		\$2,065,900		\$1,831,500
EVENOE	EV 2040	EV 2020	EV 2024	EV 2022

	\$1,400		
\$38,400	\$36,200	\$82,400	\$31,400
\$69,400		\$200	
\$107,800	\$37,600	\$82,600	\$31,400
\$17,800	\$17,800	\$17,800	\$17,800
\$9,800	\$4,100	\$33,500	\$3,000
\$8,800	\$7,900	\$20,200	\$8,600
\$2,000	\$7,900	\$11,100	\$2,000
\$69,400			
FY 2019	FY 2020	FY 2021	FY 2022
	\$69,400 \$2,000 \$8,800 \$9,800 \$17,800 \$107,800	\$69,400 \$2,000 \$8,800 \$9,800 \$17,800 \$107,800 \$37,600 \$38,400 \$36,200	\$69,400 \$2,000 \$7,900 \$11,100 \$8,800 \$7,900 \$20,200 \$9,800 \$4,100 \$33,500 \$17,800 \$17,800 \$17,800 <b>\$107,800 \$37,600 \$82,600</b> \$69,400 \$200 \$38,400 \$36,200 \$82,400



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Architecture	Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior								
Exterior Walls								
Cast in Place Concrete	5%	Ø544.000	LIFE	* *	5	\$23,100		
Masonry: Brick Cavity	75% Now	\$544,000	LIFE		5	\$69,400		
	Jnt Mortar Miss/Ero Location: Through		e, Area A	ујестеа : 50%				
	Misaligned/Bulging,		Area Aft	ected · 15%				
	Location: West Fa		11/04/199	. 1370				
Masonry: Limestone	5%		LIFE	* *	5	\$3,500		
Stucco Cement	5% Now	\$28,000	2031	* *	5	\$5,800		
	Cracking/Crumbling			fected : 20%	-	, , , , , , ,		
	Location : Overhar	ng Below 8th Floor	Roof					
Window Wall	10% 0-2	\$186,100	2046	* *	5	\$17,300		
	Air Infiltration, Exte		Affected	! : 25%				
	Location : Solariur							
	Caulking Deteriorate		ite, Area .	Affected : 25%				
	Location: Solarium			cc . 1 500/				
	Staining/Discoloring Location: Solarium		e, Area Aj	fected: 50%				
Windows	Locuiton : Soluriui							
Aluminum	40%		2048	* *	5	\$8,800		
Steel	60% Now	\$723,300	2051	* *	5	\$82,800		
	Air Infiltration, Exte	•	fected : 5	50%				
	Location: Throughout							
	Corrosion/Rusting, H		Area Affe	cted : 25%				
	Location: Through							
	Thermally Inefficient		rea Affec	ted : 50%				
Down etc	Location : Through	юш						
Parapets Masonry: Brick Cavity	90% Now	\$34,800	LIFE	* *	5	\$3,600		
Masonry. Brick Cavity	Jnt Mortar Miss/Ero			Affected : 50%	3	Ψ5,000		
	Location : Through		.,	5,5				
	Misaligned/Bulging,		Area Aff	ected : 20%				
	Location: West An	d East Facades						
Masonry: Limestone	5% Now	\$4,400	LIFE	* *	5	\$300		
•	Cracking/Crumbling	, Extent : Moderate	, Area Aj	fected : 20%				
	Location: Coping							
	Jnt Mortar Miss/Ero	d, Extent : Moderat	e, Area A	Affected : 25%				
	Location: Coping							
Metal Rail	5%		2039	* *	5-10	\$3,600		

Asset #: 4112

Architecture	tecture Current Repair		Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Modified Bitumen		Now	\$174,500	2036	* *			
			lerate, Area Affecte	d: 20%				
		: Over 8th						
			, Extent : Moderate	, Area Ą	ffected : 25%			
		: Over 8th						
		iged Flash : Over 8th	ings, Extent : Mode Floor	erate, Ar	ea Affected : 25%			
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$7,000	
Ceramic Tile	5%			2035	* *	5	\$3,200	
Vinyl Tile	60%			2026	\$343,300	3	\$14,500	
Vinyl Tile	25%			2034	* *	3	\$8,000	
Wood	5%			2061	* *	5	\$6,000	
			xtent : Moderate, A	rea Affe	cted : 100%			
		: 8th Floor						
	Explanati	on: This l	Material Is Actually	y Lamina	ıted Material - Not	Real Wo	od	
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$2,800	
Fiberglass Panel	7%			LIFE	* *			
Glass: Single Pane	3%			LIFE	* *	5	\$1,300	
Gypsum Board	20%			LIFE	* *	5	\$6,800	
Gypsum Board	7%			LIFE		5	\$2,400	
Plaster	38%			LIFE	* *	5	\$6,500	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings	250/			2021	ماد ماد	_	016100	
AcousTileSusp.Lay-In	25%	2.4	DO1 600	2031	* *	5	\$16,100	
AcousTileSusp.Lay-In	15%	2-4	\$81,600	2046	**	5	\$4,800	
	_	_	Extent : Moderate	, Area A <u>f</u>	jectea : 25%			
			t Corridor		CC . 1 250/			
	_		Extent : Moderate t Corridor	, Area A <u>j</u>	ffected : 25%			
			: Moderate, Area A t Corridor	ffected :	25%			
Exposed Concrete	25%			LIFE	* *	5	\$2,500	
Plaster	35%			LIFE	* *	5	\$14,100	

Electrical	Current Repair			Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Asset #: 4112

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2036	* *	5	\$400	
	Other Observation, Extent : Moder	ate, Area Affecte	d : 100%			
	Location: Basement	1 D 10 20	00.4			
T	Explanation: Power Circuit Brea	iker Rated @ 200	00 Amperes			
Transformers	1000/	2042	* *	_	\$200	
Dry Type	100%	2043		5	\$300	
	Other Observation, Extent : Moder Location : Electrical Room	aie, Area Ajjecie	a: 100%			
		120 W-L-				
Switch agan / Switchbagand	Explanation : 225 Kva, 480/208/1	120 Volts				
Switchgear / Switchboard Molded Case Bkrs	100%	2036	* *	5	\$1,900	
	10070	2030		3	\$1,900	
Raceway Conduit	80%	2026	\$82,800	1		
Conduit	20%	2026	\$62,600 * *	1		
	20%	2036		1		
Panelboards Fused Disc Sw	5%	2042	* *	5	\$100	
	3% 80%	2042			·	
Molded Case Bkrs			\$56,300 * *	5 5	\$1,500	
Molded Case Bkrs	15%	2034		3	\$300	
Wiring	900/ 2.4 \$139.6	00 2051	* *	1		
Braided Cloth	80% 2-4 \$128,6 Insulation Aged, Extent : Moderate			1		
	Location : Throughout The Buildi		100%			
Thermoplastic	20%	2036	* *	1		
Motor Controllers						
Locally Mounted	60%	2024	\$93,900	5	\$300	
Locally Mounted	40%	2031	* *	5	\$200	
round						
Grounding Devices						
Not Accessible	100%					
tand-by Power						
Transfer Switches	1000/	20.42	ماد ماد		<b>#22.5</b> 00	
Automatic	100%	2043	* *	1	\$22,500	
ighting						
Interior Lighting	200/	2021	* *	1.0	<b>#11.000</b>	
Fluorescent	30%	2031	**	10	\$11,800	
	Other Observation, Extent : Moder	ate, Area Affecte	d: 100%			
	Location: Corridors					
	Explanation: T-8 Lamps					
Fluorescent	70%	2026	\$517,400	10	\$27,600	
	Other Observation, Extent : Moder		d : 100%			
	Location : Throughout The Buildi	ing				
<del></del>	Explanation : T-12 Lamps					
Egress Lighting						
Emergency, Service	50%	2031	* *	1		
Exit, Service	50%	2026	\$7,500	1		

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

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

Asset #: 4112

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
Fluorescent	80%	2026	\$195,600	10	\$5,300	
HID	20%	2026	\$57,600	10		
Alarm						
Security System						
No Component	70%					
Generic	30%	2031	* *	1	\$8,200	
	Other Observation, Extent: Mod	erate, Area Affecte	d: 100%			
	Location: Hallways and Outsid	le				
	Explanation: CCTV Surveillan	ce Camera System				
Fire/Smoke Detection						
Generic, Digital	100%	2031	* *	1-3	\$46,300	
	Other Observation, Extent : Mod	erate, Area Affecte	d: 100%			
	Location: Throughout The Buil	lding				
	Explanation: Strobe Lights, Ma	anual Pull Stations	, Horns, Smoke	Detector	s And Alarm Bells	

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Distribution Central Plant Steam	100%		2036	* *	4	\$3,200	
Piping/Pmp	Other Observation,	Frient : Light Area	Affected	. 100%			
		Room And Pressure .	00		Main Ru	ildino	
		ım From Main Build	•	, vaive Localed In	main bu	iidiiig	
Terminal Devices	Explanation : Sica	in From Main Build	ing_				
Convector/Radiator	100%		2031	* *	1	\$13,900	
Air Conditioning						* - y	
Energy Source							
Electricity	100%		2034	* *	1		
Conversion Equipment							
Interior Pkg Unit - Cooling	5%		2024	\$78,700	2	\$100	
C	R-22 Refrigerant, E. Location: Room #		ffected :	5%			
Split Unit	10% 0-2	\$89,900	2036	* *			
1	R-22 Refrigerant, E. Location: Roof	xtent : Light, Area A	ffected :	10%			
	Other Observation,	Extent : Severe. Are	a Affecte	d: 10%			
	Location : Various			. 10,0			
	Explanation : Obs	olete Units					
Window/Wall Unit	75%		2021	\$65,800	1		
No Component	10%			\$55,500	*		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning									
Terminal Devices									
Fan Coil - 2 Pipe	10%			2021	\$72,100	1	\$1,400		
No Component	90%								
Heat Rejection					***				
Dry Cooler	10%			2021	\$20,600	2	\$3,000		
No Component	90%								
Ventilation									
Distribution	1000/				de de		<b>**</b> * * * * * * * * * * * * * * * * * *		
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$24,000		
Exhaust Fans					*		*. *.		
Interior	100%			2026	\$149,800	2	\$1,300		
Plumbing									
H/C Water Piping									
Brass/Copper	80%			2036	* *	1			
Galvanized Steel	20%			2024	\$37,000	1			
HW Heat Exchanger					*				
Steam Fired		Now	\$6,700	2026	\$67,100	4	\$4,300		
			evere, Area Affectea	l : 40%					
	Location	: Basemen	nt .						
Sanitary Piping	1000/				de de				
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *				
			Extent : Light, Area	Affected	: 100%				
			Each Wing B To 8						
	Explana	tion : Two	Units						
Fire Suppression									
Standpipe									
Generic	100%			2036	* *	1-5	\$21,700		
Sprinkler									
No Component	75%								
Generic	25%			2036	* *	1-2	\$3,000		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

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

Address : 79-01 BROADWAY

Total

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 858,800 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 18-Dec-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11,12

Block : 1500 Lot : 2 BIN : 4437132

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$3,844,100	\$1,522,700		
Interior Architecture	\$345,300	\$1,788,000		
Electrical	\$1,020,600	\$13,137,800		
Mechanical	\$1,351,000	\$21,633,400		
Total	\$6,561,000	\$38,082,000		
Importance Code A	\$3,844,100	\$1,604,800		
Importance Code B	\$2,717,000	\$35,914,000		
Importance Code C		\$563,100		
Total	\$6,561,000	\$38,082,000		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,600			\$34,500
Interior Architecture	\$142,600	\$66,200		\$110,900
Electrical	\$171,100	\$161,900	\$148,700	\$144,400
Mechanical	\$330,000	\$288,700	\$472,100	\$310,300
Elevators/Escalators	\$166,800	\$166,800	\$166,800	\$166,800
Total	\$814,100	\$683,600	\$787,600	\$766,900
Importance Code A	\$87,500	\$83,900	\$85,900	\$118,400
Importance Code B	\$726,600	\$565,200	\$701,700	\$648,500
Importance Code C		\$34,500		

\$683,600

\$787,600

\$766,900



\$814,100

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

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

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
exterior								
Exterior Walls								
Cast in Place Concrete		Now	\$72,400	LIFE	**	5	\$61,400	
	_	_	Extent : Moderate		•			
		-	erhang At Bulkhead					
	-		ent, Extent : Moder					
5.1.2.1			erhang At Bulkhead				0007.100	
Masonry: Brick Cavity		Now	\$1,203,700	LIFE	**	5	\$307,100	
			l, Extent : Moderat	e, Area A	Affectea : 50%			
		: Through		1 1	Control . 50/			
	_		Extent : Moderate, all Of Zone D	Area Ajj	eciea : 5%			
Marana Di la Carita				LIEE	* *		\$2.45.700	
Masonry: Brick Cavity		Now	\$192,600 e, Extent : Modera	LIFE		5	\$245,700	
	•	: South Fa		ie, Area I	нујества . 10%			
Manager				LIEE	* *		¢0.200	
Masonry: Limestone	2%		\$140,300 l, Extent : Moderat	LIFE		5	\$9,200	
		: Window		e, Areu r	ijjeciea . 50%			
Metal Panel	3%	· · · · · · · · · · · · · · · · · · ·		2052	* *	5-10	\$126,700	
Window Wall	3%			2052	* *	5-10 5	\$69,100	
Windows Wall	370			2032		3	\$09,100	
Aluminum	92%			2048	* *	5	\$300,000	
Aluminum	5%	Now	\$714,300	2051	* *	5	\$8,200	
					fected : 50%		\$ 0, <b>2</b> 0 0	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%  Location : Throughout							
	Worn/Eroa	led, Extent	: Moderate, Area A	Affected :	50%			
	Location	: Through	out 6th Floor					
Steel	3%	Now	\$534,300	2051	* *	5	\$61,100	
	_		xtent : Moderate, A		cted : 50%	-	40-,-00	
	Location: Basement							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20% Location : Basement							
	-	Inefficient, : Basemen	Extent : Moderate	, Area Ą	ffected : 50%			

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Parapets								
Masonry: Brick Cavity	40%			LIFE	* *	5	\$26,000	
Masonry: Brick Cavity	45%	Now	\$141,200	LIFE	* *	5	\$29,300	
	Misaligned Location Vertical Cr	: Zone D	out Extent : Moderate, nt : Moderate, Arec					
Masonry: Limestone	5%	Now	\$35,600	LIFE	* *	5	\$4,100	
·	Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25%  Location: Coping At Zones C And D  Caulking Deteriorated, Extent: Moderate, Area Affected: 25%  Location: Coping At Zones C And D							
Metal Rail	8%			2039	* *	5-10	\$94,000	
Metal Rail	2%	Now	\$3,600	2039	* *	5	\$9,200	
		0.	xtent : Moderate, A trapet At Zone B	rea Affe	cted : 25%		. ,	

Asset #: 68

Architecture	Current F	Future F	Replacement	M	Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Roof	10% Now	¢175 200	2036	* *			
Built-Up (BUR)	Miss/Damaged Flash Location : Over Zon Water Penetration, E. Location : Over Ge Worn/Eroded, Extent Location : Over Ele	ne C xtent : Moderate, A nerator Room : Light, Area Affec vator Penthouse In	erate, Area rea Affected ted : 50% v Zone C	Affected : 25%			
Modified Bitumen	5% Now Broken/Missing Elem Location: Concrete Vegetation Growth, E Location: Over ER	e Pavers Over ER Extent : Moderate, A					
	Water Penetration, E. Location: Over ER Other Observation, E. Location: Over ER	'xtent : Moderate, A					
	Explanation: Conc.	rete Pavers Over R	oof				
Modified Bitumen	20% Blisters, Extent: Seve Location: Zones A, Drains Inad/Misposn Location: Zones A Patching Evident, Ex Location: Over 11t Ponding, Extent: Sev Location: Zones A Water Penetration, E Location: Over E V	B And D , Extent: Severe, A And B tent: Moderate, An h Floor Of Zone D vere, Area Affected And B xtent: Moderate, A	rea Affected ea Affected : 50% rea Affected	: 20% 1: 10%	10	\$73,200	
Modified Bitumen	5%		2034	* *	10	\$18,300	
Modified Bitumen	30%		2031	* *	10	\$109,900	
Single Ply Membrane	28% Gravel/Stone Ballast, Location : Over Lo				10	\$102,500	
Skylight, Metal/Glass	2%		2046	* *	10	\$24,400	
nterior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$277,200	
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	\$49,500	
Vinyl Tile	37%		2031	* *	3	\$234,400	
Vinyl Tile	33%		2031	* *	3	\$209,100	

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

Architecture	Cu	rrent Repair	<b>Future Replacement</b>		Maintenance		
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Interior Walls							
Ceramic Tile	5%		2035	* *	5	\$69,100	
Concrete Masonry Unit	10%		LIFE	* *	5	\$55,300	
Glass: Single Pane	5%		LIFE	* *	5	\$51,800	
Gypsum Board	30%		LIFE	* *	5	\$248,800	
Gypsum Board	10%		LIFE	* *	5	\$82,900	
Plaster	30%		LIFE	* *	5	\$124,400	
SGFT/Glazed Masonry	10%		LIFE	* *			
Ceilings							
AcousTileConcealSpLn	20%		2031	* *	5	\$316,800	
AcousTileSusp.Lay-In	22%		2039	* *	5	\$278,800	
AcousTileSusp.Lay-In	28%		2043	* *	5	\$354,800	
Exposed Concrete	5%		LIFE	* *	5	\$9,900	
Exposed Struc: Steel	5%		LIFE	* *			
Metal Panel	5%		LIFE	* *	5	\$79,200	
Plaster	15%		LIFE	* *	5	\$118,800	

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts		•						
Service Equipment								
Air Circuit Breaker	30%	2026	\$61,600	5	\$1,300			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Rooms (Broadway)							
	Explanation: Main Service Switches Rated @ 2-4000 Amperes							
Air Circuit Breaker	10%	2026	\$20,500	5	\$400			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room (41st Street)							
	Explanation : Main Service Sw	vitch Rated @ 400	00 Amperes					
Air Circuit Breaker	10%	2036	* *	5	\$400			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room (41st Street)							
	Explanation: Main Service Switch Rated @ 4000 Amperes Lvpb							
Fused Disc Sw	50%	2036	* *	5	\$1,800			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room (F- Plant)							
	Explanation : Main Service Sw	vitches Rated @ 2	-2000 Amperes Ai	nd 1-160	0 Amperes			

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

Asset #: 68

Electrical	Cu	Current Repair		Future Replacement		Maintenance		
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Inder 600 Volts								
Transformers								
Dry Type	50%		2039	* *	5	\$1,600		
		tion, Extent : Moderate, . Ist Street Electrical Roon		cted : 100%				
	Explanation	: 225 Kva, 208/480v						
Dry Type	50%		2024	\$8,300	5	\$1,600		
V VI	Other Observation, Extent : Moderate, Area Affected : 100% Location : Baxter / Broadway Electrical Room							
	Explanation	: 500 Kva, 480/208/120 V	7					
Switchgear / Switchboard	500/		2026	<b>0.400.700</b>	-	<b>#2.2</b> 00		
Air Circuit Breaker	50%		2026	\$408,700	5	\$2,200		
Air Circuit Breaker	5%		2046	* *	5	\$200		
Fused Disc Sw	45%		2036	* *	5	\$1,700		
Raceway	10%		2024	\$102,000	1			
Busway Conduit	40%		2024	\$102,000	1			
Conduit	40% 50%		2026	\$407,900 * *	1			
Panelboards	30%		2040		1			
Fused Disc Sw	10%		2025	\$93,800	5	\$2,000		
Molded Case Bkrs	50%		2025	\$468,800	5	\$11,300		
Molded Case Bkrs	40%		2042	**	5	\$9,000		
Wiring	4070		2042			\$7,000		
Braided Cloth	30% 2	-4 \$471,300	2051	* *	1			
Dialaca Cioni	Insulation Aged, Extent: Moderate, Area Affected: 100%  Location: Old Section Of The Building							
		a Section Of The Buildin		0155100				
Busway	10%		2024	\$157,100 * *	1			
Thermoplastic	60%		2046	* *	1			
Motor Controllers	200/		2024		5	¢1 200		
Locally Mounted Motor Control Center	20% 40%		2024	¢740.900	5	\$1,200 \$9,400		
Motor Control Center	40%		2024	\$740,800 * *	5 5	\$9,400		
bround	40%		2039		3	\$9,400		
Grounding Devices								
Generic Generic	100% 2	-4 \$10,000	LIFE	* *	5	\$12,600		
Generic		tion, Extent : Moderate, 1		cted: 100%	3	\$12,000		
		roadway And 41st Street I						
	Explanation .	•						
tand-by Power	1							
Transfer Switches								
Automatic	75%		2039	* *	1	\$198,200		
Automatic	25%		2024		1	\$66,100		

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

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

Asset #: 68

Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Stand-by Power								
Generators								
Diesel	50%	2039	* *	1	\$166,300			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Generator Room (F- Plant)							
	Explanation : 1- 1500 Kw And 3- 600							
Diesel	20%	2039	* *	1	\$66,500			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Generator Room (41st Street)							
	Explanation: 671 Kw							
Diesel	20%	2039	* *	1	\$66,500			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Generator Room (Broadway)							
	Explanation: 671 Kw							
Diesel	10%	2022		1	\$33,300			
	Other Observation, Extent: Moderate, A	Area Affe	cted : 100%					
	Location: Generator Room (Baxter)							
	Explanation: 400 Kw							
Batteries								
Lead/Acid	90%	2021	\$1,400	5	\$28,600			
Nickel Cadmium	10%	2019	\$200	5	\$19,100			
Fuel Storage								
Day Tank	20%	2025	\$12,900	5	\$31,400			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Generator Room (Baxter)							
	Explanation: 275 Gallons							
Day Tank	20%	2025	\$12,900	5	\$31,400			
Day Tank	20%	2048	* *	5	\$31,400			
·	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Generator Room (F - Plant)							
	Explanation: 4,000 Gallons							
Main Tank	40%	2061	* *	5	\$10,000			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: F - Plant							
	Explanation: 12,000 Gallon Capacity							

Lighting

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 68

Electrical	Current Repair	Future	Future Replacement		aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting	500/	2021	* *	1.0	<b>#200.200</b>	
Fluorescent	50%	2031		10	\$388,300	
	Other Observation, Extent: Mode Location: Throughout The Build		ea : 100%			
	Explanation: T-8 Lamps	ung				
Fluorescent	46%	2026	\$6,693,800	10	\$357,200	
Fluorescent	T-12 Lamps And Fixtures, Extent:				\$557,200	
	Location: Throughout The Build		Ajjeciea . 10070			
Fluorescent	2%	2031	* *	10	\$15,500	
Fluorescent	270 Compact Fluorescent Light, Exten				\$13,300	
	Location: Throughout The Build		ей Аујестей . 100	/0		
HID	1%	2026	\$21,700	10	\$300	
Incandescent	1%	2021	\$145,500	2	\$200	
Egress Lighting			+ - )		*	
Emergency, Service	48%	2026	\$209,000	1		
Emergency, Battery	2%	2026	\$23,900	10	\$4,100	
Exit, LED	40%	2061	* *	1		
Exit, Service	10%	2026	\$29,500	1		
Exterior Lighting						
HID	100%	2026	\$3,390,800	10	\$2,600	
Alarm						
Security System	500/					
No Component	50%	2021	* *	1	фоо <b>2</b> 00	
Generic	25% Other Observation, Extent: Mode	2031		1	\$80,200	
	Location: Inside And Outside Th		ea . 100%			
	Explanation : CCTV Surveillanc	_	2			
Generic	25%	2031	* *	1	\$80,200	
Generic				1	\$80,200	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways And Exit Points					
	Explanation: Intrusion Alarm Sy					
Fire/Smoke Detection	Zap wateron . Introduction Italian D	, , , , , , , , , , , , , , , , , , , ,				
Generic, Digital	100%	2031	* *	1-3	\$545,300	
,	Other Observation, Extent : Mode		ed : 100%	-		
	Location : Throughout The Build	ling				
	Explanation : Manual Pull Statio	ons, Strobe Light	s, Smoke Detecto	ors, Horn	s And Alarm Bells	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%		2036	* *	1			
	Repairs In Progress, E.							
	Location : Fuel Conv							
	Other Observation, Ex	_	Affected	: 100%				
	Location : Boiler Roc				_			
	Explanation: 3 Boile	ers Are Dual Fuel	Using G	as And #6 Fuel Oi	<u>l</u>			
Conversion Equipment Steam Boiler	1000/		2046	* *	1	<b>\$020.500</b>		
Steam Boller	100%	rtant Light Ang	2046		1	\$838,500		
	Repairs In Progress, Extent : Light, Area Affected : 50% Location : 2 Units Are Removed, Total Replacement Is In Progress							
	Other Observation, Ex		-	_	3			
	Location : Boiler Ro		Пусстей	. 10070				
	Explanation: 4 Boile		Removed	Only 2 Units Are	Operable	o		
Distribution	2. premiumon i i Zonie	. 5, 2 114, 6 266		0.11.) 2 0.11.15 11.10	operation.			
Hot Wtr Piping/Pump	60%		2034	* *	4	\$25,000		
1 & 1	Other Observation, Ex	tent : Light, Area	Affected	: 60%		, ,,,,,,		
	Location : Various Lo	ocations						
	Explanation: 5 Sets	Of Duplex Heat E	Exchange	rs Serving Reheat	System			
Central Plant Steam Piping/Pmp	40% Now	\$280,600	2036	* *	4	\$16,700		
	Leak Evident, Extent:	Moderate, Area A	Affected :	5%				
	Location: Vacuum P	umps And Return	Lines, Vo	irious Areas				
	Steam Traps Faulty, Ex Location: Throughou		a Affecte	d : 25%				
Terminal Devices								
Air Handler	5%		2021	\$582,900	1	\$26,200		
Air Handler	45% Now	\$104,900	2026	\$5,246,200	1	\$212,000		
	Malfunctioning, Extent							
	Location : Pneumation	Control System,	Various 1	Areas				
Convector/Radiator	25%		2031	* *	1	\$68,400		
Fan Coil Unit/Heat	25%		2026	\$3,104,200	1	\$68,400		
Air Conditioning								
Energy Source	1000/		2021					
Electricity	100%		2034	* *	1			

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

Asset #: 68

Mechanical		Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								•
Conversion Equipment				• • • •			0.544.400	
Centrifugal, Elec Chille				2029	**	1	\$641,400	
			Extent : Light, Area Pasement Chiller Ro		: /0%			
			asemeni Chiller Ko Regrigerant	ooni				
Exterior Pkg Unit -	10%		1108/180/14/11	2031	* *	2	\$5,200	
Cooling	1070			2031		2	Ψ5,200	
	Other Obse	ervation, E	Extent : Light, Area	Affected	! : 10%			
		: Lower Re						
	Explanat	ion : 5 Un	its Using 407a Refr	rigerant				
Window/Wall Unit	10%			2021	\$172,800	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%	Now	\$31,900	2036	* *	4	\$29,200	
			evere, Area Affected					
	Location	: Return L	ine In Sub-baseme	nt And B	asement			
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2026	\$5,858,100	1	\$366,500	
No Component	30%							
Heat Rejection	700/	NI	¢00 100	2024	¢1 002 200	2	¢477.200	
Water Cooling Tower		Now	\$99,100 lerate, Area Affecte	2024	\$1,982,200	2	\$477,200	
		: Insulatio		a: 5%				
			m : Moderate, Area A	Affected	. 5%			
		: Piping A		<i>престей</i> .	370			
			nt : Severe, Area A	ffected :	5%			
		-	alves, Roof	J				
No Component	30%							
entilation Tentilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$472,100	
Exhaust Fans								
Interior	80%			2026	\$2,359,800	2	\$20,700	
Roof	20%			2026	\$275,300	2	\$5,200	
lumbing H/C Water Piping								
Brass/Copper	80%			2036	* *	1		
Galvanized Steel	20%			2024	\$727,600	1		
Water Heater	2070			2021	ψ121,000			
Oil Fired	10%			2024	\$68,800	1	\$2,500	
		ervation, E	Extent : Light, Area					
	Location	: Mechan	ical Room					
	Explanat	ion : 2- Oi	l Fired Water Heat	ers Serve	e Emergency Decor	ıtaminatı	ion Showers	
No Component	90%							

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

Asset #: 68

Mechanical	Current Rep	oair	Future Replacement		M	aintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing HW Heat Exchanger Steam Fired	100% Now Broken, Extent : Moderc Location : 1 Circulatic Other Observation, Exte	on Pump, Mecha	ınical Ro		4	\$83,700		
	Location : Mechanica Explanation : Both Tar	l Room			?			
Sanitary Piping Cast Iron	100%	•	LIFE	* *	1			
Storm Drain Piping Cast Iron	100%		LIFE	* *	1			
Sump Pump(s) Non-Submersible	100% Other Observation, Exte Location : Sub-baseme Explanation : 2 Duple	ent	2026 Affected	\$128,200 : 100%	4	\$18,100		
Sewage Ejector(s) Electric	100% Now Not in Service, Extent: Location: 1 Motor Other Observation, Exte Location: Sub-baseme Explanation: Duplex	\$24,200 Severe, Area Affi ent : Light, Area ent			4	\$34,200		
Backflow Preventer		Onti						
Not Accessible Fixtures	100%							
Generic Vertical Transport Elevators	100%							
Gearless Traction	95% Other Observation, Exte Location: (11) A, B, C Explanation: 12 Units	C, D, E, F Serves			11			
Hydraulic	5% Other Observation, Exte Location : Sub-baseme Explanation : 1 Unit, 1	ent To Basement		**				
Fire Suppression Standpipe Generic	100%	J	2036	* *	1-5	\$426,900		
Sprinkler  No Component  Generic	15% 85%		2036	* *	1-2	\$201,600		

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

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

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

Mechanical	Current Repair	Current Repair Future Replacement		M		
System Component Type	% of Fail Date Estimated Co Total (Years)	est Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Fire Pump						
Generic	100%	2029	* *	1	\$158,100	
	Other Observation, Extent : Light, A.	rea Affected : 10	0%			
	Location : Fire Pump Room					
	Explanation : One Pump Serves Sp	rinklers / One Pi	ump Serves Sta	and Pipe	System	
Chemical System						
Generic	100%	2024	\$2,000	1-3	\$3,700	

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

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : GOUVERNEUR HEALTHCARE SERVICES
Address : 227 MADISON STREET @CLINTON ST.

 $Borough \hspace{1.5cm} : \hspace{.1cm} MANHATTAN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$ 

Area Sq Ft : 425,687 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 03-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,5,6,8,10,13,P14,P15,P16

Block : 270 Lot : 32 BIN : 1003224

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$654,900	\$682,800		
Interior Architecture	\$254,900	\$1,868,600		
Electrical	\$47,400	\$437,900		
Mechanical	\$934,900	\$161,100		
Total	\$1,892,000	\$3,150,300		
Importance Code A	\$654,900	\$682,800		
Importance Code B	\$1,237,100	\$1,967,700		
Importance Code C		\$499,900		
Total	\$1,892,000	\$3,150,300		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$24,400	_	\$56,600	\$36,200
Interior Architecture	\$28,900		\$22,300	
Electrical	\$36,700	\$36,700	\$65,600	\$38,300
Mechanical	\$201,500	\$193,600	\$245,000	\$138,800
Elevators/Escalators	\$133,200	\$133,200	\$133,200	\$133,200
Total	\$424,800	\$363,600	\$522,800	\$346,600
Importance Code A	\$24,400		\$70,400	\$36,200
Importance Code B	\$371,500	\$363,600	\$452,400	\$310,300
Importance Code C	\$28,900			
Total	\$424,800	\$363,600	\$522,800	\$346,600



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 100

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$58,400	
Masonry: Brick		Now	\$36,800	LIFE	* *	5	\$11,700	
			tent : Severe, Area	Affected	: 20%			
	Location	: Through	out Site Wall					
Masonry: Brick Cavity	40%			LIFE	* *	5	\$155,700	
Metal/Glass Curt Wall	30%			LIFE	* *	5	\$219,000	
Metal Panel	20%			2052	* *	5-10	\$535,300	
Window Wall	4%			2046	* *	5	\$58,400	
Windows								
Aluminum	95%			2042	* *	5	\$45,100	
	Recent Re	pair Evider	nt, Extent : Light, A	rea Affec	rted : 100%			
	Location	: Through	out					
Metal Louvers	5%			2035	* *	10	\$14,800	
Parapets							Ψ1.,000	
Cast in Place Concrete	25%			LIFE	* *	5	\$28,700	
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							<del>+,</del>	
Cast in Place Concrete	4%			LIFE	* *			
IRMA/Protected	8%			2034	* *	10	\$12,200	
Membrane	0,0			-00.		10	Ψ1 <b>=</b> ,=00	
IRMA/Protected	18%			2021	\$228,700	10	\$27,400	
Membrane					<b>4</b> ,,,,,		4-1,111	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
		: 16th Flo						
	Explana	tion : Mech	anical Penthouse					
Modified Bitumen	68%			2034	* *	10	\$103,700	
Skylight, Metal/Glass	1%			2052	* *	10	\$5,100	
Skylight, Plastic	1%			2043	* *	1	ψ3,100	
nterior	1,0			20.5		-		
Floors								
Carpet	7%			2027	\$595,200	3	\$66,900	
Cast in Place Concrete	15%			LIFE	**	5	\$209,100	
Ceramic Tile	20%			2039	* *	5	\$127,400	
Quarry Tile	18%			2043	* *	5	\$172,000	
Sheet Vinyl/Rubber	40%			2034	* *	5	\$382,300	
2		ervation. F	Extent : Light, Area		: 100%	-	\$20 <b>2,</b> 200	
		: Through	_	33				
		_	End Vinyl Flooring	Q				

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

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

Asset #: 100

Architecture	Current Repair	Future	Future Replacement Maintenance		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior						
Interior Walls						
Cast in Place Concrete	5%	LIFE	* *			
	Recent Repair Evident, Extent: Light	t, Area Affecto	ed : 15%			
	Location: Compressor Room					
Ceramic Tile	5%	2039	* *	5	\$57,800	
Concrete Masonry Unit	5%	LIFE	* *	5	\$23,100	
Glass: Single Pane	7%	LIFE	* *	5	\$60,700	
Masonry: Brick	5%	LIFE	* *			
Mosaic Tile	8%	LIFE	* *			
Plaster	60%	LIFE	* *	5	\$208,100	
Wood	5%	LIFE	* *	5	\$231,200	
Ceilings						
AcousTileConcealSpLn	35%	2043	* *	5	\$278,700	
AcousTileSusp.Lay-In	40%	2043	* *	5	\$254,900	
Gypsum Board	25%	LIFE	* *	5	\$199,100	

Electrical	Curren	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2056	* *	5	\$2,200	
	Other Observation, Location : Electr	, Extent : Moderate, 1 ical Room	Area Affe	cted : 100%			
		o Main Disconnect S	witches I	Rated At 4000 Amp	eres Eac	h	
Transformers	1					<u>·</u>	
Dry Type	100%		2046	* *	5	\$1,600	
3 31	Other Observation,	, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Gener	ator Room					
	Explanation: 500	O KVA					
Switchgear / Switchboard							
Air Circuit Breaker	100%		2056	* *	5	\$2,200	
Raceway							
Conduit	100%		2056	* *	1		
Panelboards							
Molded Case Bkrs	100%		2051	* *	5	\$11,200	
Wiring							
Busway	20%		2046	* *	1		
Thermoplastic	80%		2056	* *	1		
Motor Controllers							
Locally Mounted	20%		2046	* *	5	\$600	
Motor Control Center	80%		2046	* *	5	\$9,300	
Ground							
Grounding Devices							
Not Accessible	100%						

Stand-by Power

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

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

Asset #: 100

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Transfer Switches	1000/	• • • • •			0.10.1	
Automatic	100%	2046	* *	1	\$131,000	
Generators	1000/	2041	* *	1	¢1.64.000	
Diesel	100% Other Observation, Extent: Moderate	2041		1	\$164,900	
	Location: Generator Room, Pentho.		ciea . 10070			
	Explanation: 1000 Kw	use				
Batteries	Explanation : 1000 Kw					
Nickel Cadmium	100%	2022	\$1,600	5	\$94,900	
Fuel Storage	2000		4-,000		42 - 1,2 - 2	
Day Tank	20%	2051	* *	5	\$15,800	
•	Other Observation, Extent: Light, Are	ea Affected	: 20%			
	Location: Penthouse					
	Explanation: 245 Gallons					
Main Tank	80%	2066	* *	5	\$10,000	
	Other Observation, Extent: Light, Are	ea Affected	: 80%			
	Location: Underground					
	Explanation: 7000 Gallons					
Lighting						
Interior Lighting	6007	2026	de de	1.0	<b>#22.4.2</b> 00	
Fluorescent	60%	2036	**	10	\$234,300	
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: T-8 Lamps	2026	* *		0.7.5.000	
Fluorescent	40%	2036		10	\$156,200	
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: T-5 And Compact					
Egress Lighting Emergency, Service	50%	2036	* *	1		
Exit, LED	50%	2066	* *	1		
Alarm	50/0	2000		1		
Fire/Smoke Detection						
No Component	70%					
1.0 Component	,					

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Utility Steam	100%	2052	* *	1		
•	Other Observation, Extent: Light, A	Area Affected : 100	0%			
	Location : Basement					
	Explanation : Steam From Con E	dison				

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

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

Mechanical	Current Repair		Future Replacement			M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimate	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2041		* *	5	\$25,300	
	Recent Installation, Location : Baseme		Affected	: 100%				
Distribution Hot Wtr Piping/Pump	20% Recent Installation, 1 Location : Through		2051 Affected	: 100%	* *	4	\$6,300	
Central Plant Steam Piping/Pmp	80%		2056		* *	4	\$25,200	
	Recent Installation, Location : Through		Affected	: 100%				
Terminal Devices Air Handler	60% Recent Installation, I Location : 11 Units	Extent : Light, Area s In Various Locatio		: 100%	* *	1	\$157,900	
Air Handler	15% On Extended Life, E. Location : Ahu # 1.		2021 Affected .		79,200	1	\$39,500	
Convector/Radiator	25% Recent Installation, Location : Through		2046 Affected	: 100%	* *	1	\$34,400	
Air Conditioning								
Energy Source Utility Steam	100%		2052		* *	1		
Conversion Equipment Absorption Chiller/Steam/HW	100%		2035		* *	1	\$460,700	
	Other Observation, I Location: 14th Flo	oor		: 100%				
D' + 7	Explanation : 2 Ne	w Units And 1 Old	Unit					
Distribution CW & CHW Wtr Pipe/Pump	100%		2056		* *	4	\$31,500	
	Recent Installation, Location : Through	_	Affected	: 100%				
Terminal Devices Air Handler/Cool/Ht	100% Recent Installation, I Location : 11 Units	Extent : Light, Area s In Various Locatio		: 100%	* *	1	\$263,200	

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

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

Asset #: 100

Mechanical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Heat Rejection	100/	2026	* *	2	# <b>2</b> 0.600	
Dry Cooler	10%	2036		2	\$29,600	
	Recent Installation, Extent : Light, Are Location : Roof (upper)	еа Ајјества : 100)	<b>70</b>			
Water Cooling Tower	90%	2031	* *	2	\$385,600	
5	Recent Installation, Extent : Light, Are	ea Affected : 1009	%		*****	
	Location: 3 Units On 4th Floor Roo	of.				
Ventilation						
Distribution	1000/	LIDD	ate ate		ф <b>22</b> 7 400	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$237,400	
Exhaust Fans	000/	2026	* *	2	¢11.700	
Interior	90%	2036	* *	2	\$11,700	
Roof	10%	2036		2	\$1,300	
Plumbing H/C Water Piping						
Brass/Copper	100%	2056	* *	1		
HW Heat Exchanger	10070	2030		1		
Steam Fired	100%	2056	* *	4	\$63,100	
Sanitary Piping	10070	2030			ψ05,100	
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	211 2				
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2036	* *	4	\$13,500	
	Recent Installation, Extent : Light, Are		%			
	Location: 2 New Units In The Baser	nent				
Sewage Ejector(s)						
Compressed Air	100%	2056	* *	4	\$6,500	
Backflow Preventer						
Generic	100%	2036	* *	1	\$26,100	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: Light, Are		%			
	Location: (4) B-13, (4) 1-5, (1) B-14	4				
T: -	Explanation: 9 Units					
	100%	2056	* *	1 5	\$21 <i>4 6</i> 00	
	10070	2030		1-3	\$414,000	
	100%	2056	* *	1.2	\$110.200	
	10070	2030		1-2	ψ119,200	
	100%	2041	* *	1	\$79 500	
Generic	100/0	2071		1	Ψ17,500	
Chemical System						
Fire Suppression Standpipe Generic Sprinkler Generic Fire Pump Generic	Explanation : 9 Units  100%  100%	2056 2056 2041		1-5 1-2	\$214,600 \$119,200 \$79,500	

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

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

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

Page: 157

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC

Address : 34 SPRING STREET @ MOTT ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 17,127 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 480 Lot : 21 BIN : 1007180

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$779,200	\$41,800
Interior Architecture	\$294,600	
Electrical		\$199,200
Mechanical	\$65,500	\$819,700
Total	\$1,139,300	\$1,060,600
Importance Code A	\$779,200	\$268,500
Importance Code B	\$281,800	\$792,100
Importance Code C	\$78,400	
Total	\$1,139,300	\$1,060,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$56,100		\$20,100	
Interior Architecture	\$5,400	\$1,300	\$2,000	\$2,700
Electrical	\$10,400	\$600	\$26,600	\$300
Mechanical	\$6,200	\$5,100	\$40,100	\$5,900
Total	\$78,000	\$7,000	\$88,900	\$8,900
Importance Code A	\$59,600	\$3,500	\$23,700	\$3,500
Importance Code B	\$18,400	\$3,400	\$65,200	\$5,400
Importance Code C				
Total	\$78,000	\$7,000	\$88,900	\$8,900



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

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

Asset #: 101

Architecture	Current R	Current Repair Future Replacement		e Replacement	ment Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Exterior Walls Cast Stone/Terra Cotta	5% Now Broken/Missing Eleme Location: North Fa		LIFE erate, Ar	* * ea Affected : 15%	5	\$23,300		
	Cracking/Crumbling, Location: North Fac	Extent : Moderate,						
Copper/Terne	5%	<b>***</b>	2046	* *	10	\$7,000		
Masonry: Brick	70% Now Jnt Mortar Miss/Erod, Location: East, Sou Spalling, Extent: Mod Location: East, Sou	th, North Facades lerate, Area Affecte		Affected : 20%	5	\$41,800		
Masonry: Granite	5%		LIFE	* *	5	\$2,200		
Marble Panels	5%		LIFE	* *	5	\$2,200		
Stucco Cement	10%		2031	* *	5	\$14,900		
Windows								
Aluminum	80% Weather Strip Missing Location : Througho		2034 e, Area A	* * Affected : 25%	5	\$3,100		
Aluminum	20% Other Observation, Ex Location: Througho Explanation: Decor	nut		* * : 100%	5	\$800		
Parapets	50/ N	¢7.500	LIEE	* *	-	e2 500		
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling, Location: North Fac		LIFE Area A <u>f</u>		5	\$3,500		
	Jnt Mortar Miss/Erod, Location : North Fa		e, Area A	Affected : 50%				
	Staining/Discoloring, Location : Througho		, Area A <u>j</u>	ffected : 20%				
	Vegetation Growth, Ex Location: Cornice,		ı Affected	d : 5%				
Masonry: Brick	70% Now Horizontal Cracks, Ex Location: East Face	ade, South Facade,	West Fo	acade	5	\$6,400		
	Jnt Mortar Miss/Erod, Location: East Face	ade, South Facade,	West Fo					
	Spalling, Extent: Seve Location: East Face Worn/Eroded, Extent: Location: East Face	ade, South Facade, Moderate, Area A	West Fo	50%				
Metal: Cage/Fence	15% 2-4 Corrosion/Rusting, Ex Location: Througho	\$1,400 tent : Moderate, A	2031	* *	5	\$4,400		
Stucco Cement	10%		2031	* *	5	\$2,400		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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Asset #: 101

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail D Total (Yea	ate Estimated Cost 's)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior Roof								
Built-Up (BUR)	70% Nov	\$128,200	2036	* *				
Built Op (BOK)	Alligatoring, Exte Location : Roof	ent : Moderate, Area A	ffected : 25	%				
	Location : Thro		za . 25/0					
	Debris on Roof, I	Extent : Severe, Area A	ffected : 25	%				
	Location : All R	=						
	Vegetation Growth, Extent : Moderate, Area Affected : 25% Location : Over First Floor							
	Water Penetration Location: Exar	n, Extent : Moderate, A n Room 9	Area Affecte	ed : 5%				
		tent : Moderate, Area	Affected : 2	5%				
Copper/Terne	12%		2041	* *	10	\$11,500		
Metal Panel	5% Nov	\$4,500	2039	* *		,		
	_	lashings, Extent : Mod Medical Records	erate, Area	Affected: 5%				
		n, Extent : Moderate, A Medical Records, Bas						
	Location: Over	n, Extent : Moderate, . · Medical Records oof Is Covered With To		ed : 100%				
Skylight, Metal/Glass	13% 0-2	\$15,400	2036	* *				
Skylight, Metal/Glass		n, Extent : Moderate, A		ed : 5%				
terior								
Floors								
Cast in Place Concrete	25%		LIFE	* *	5	\$29,300		
Ceramic Tile	5%		2035	* *	5	\$2,700		
Vinyl Tile	40%		2031	* *	3	\$10,700		
Vinyl Tile	30%		2021	\$142,800	3	\$6,000		
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25% Location : 2nd Floor							
		tent : Moderate, Area A	Affected · 4	0%				
	Location: 2nd		2,5,0000001	o, o				
Interior Walls								
Glass Block	5%		LIFE	* *				
Masonry: Brick	25% Nov	\$78,400	LIFE	* *				
Ž	Water Penetratio	n, Extent : Severe, Ared ical Records Room		10%				
Plaster	70%		LIFE	* *	5	\$8,100		
1 145161	7070		LIFE		3	\$0,100		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 101

Architecture		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2039	* *	5	\$5,400	
Exposed Struc: Steel	5%			LIFE	* *			
Masonry: Infill Arch	25%			LIFE	* *			
Plaster	50%			LIFE	* *	5	\$16,700	
Plaster	10%	Now	\$73,500	LIFE	* *	5	\$3,300	
	Cracking/0	Crumbling,	Extent : Moderate	Area Aj	ffected : 100%			
	Location	: Electrica	ıl Room, Medical R	ecords F	Room, Exam Room	11 And 1	2	
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 100%			
	Location	: Electrica	ıl Room, Medical R	ecords F	Room, Exam Room	11 And 1	2	

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated C (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2026	\$2,600	5	\$100	
	Other Obser	vation, Extent : Modera	ate, Area Affe	cted : 100%			
	Location:	Electrical Room					
	Explanatio	on : No Rating Available	?				
Raceway							
Conduit	90%		2026	\$13,100	1		
Conduit	10%		2036	* *	1		
Panelboards							
Molded Case Bkrs	10%		2034	* *	5		
Molded Case Bkrs	90%		2025	\$28,100	5	\$400	
Wiring							
Thermoplastic	90%		2026	\$16,400	1		
Thermoplastic	10%		2036	* *	1		
Motor Controllers							
Locally Mounted	100%		2024	\$39,100	5	\$100	
Ground							
Grounding Devices							
Generic	100%	2-4 \$10,00	00 LIFE	* *	5	\$300	
	Other Obser	vation, Extent : Severe,	Area Affecte	d: 100%			
	Location:	Boiler Room					
	Explanatio	on : Corroded And Conn	nected With M	lain Water Pipe			
Lighting	•			•			

Lighting

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 101

Electrical	Current Repair	Current Repair Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	20%	2026	\$123,000	10	\$6,600	
	Other Observation, Extent : Modera	te, Area Affec	eted : 100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
Fluorescent	80%	2031	* *	10	\$26,300	
	Other Observation, Extent : Moderat	te, Area Affec	eted : 100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Battery	50%	2026	\$25,200	10	\$4,300	
Exit, Service	50%	2026	\$6,200	1		
Exterior Lighting						
HID	20%	2026	\$13,500	10		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2026	\$10,800	1	\$1,300	
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2026	\$37,100	1-3	\$2,100	

echanical	Current Repair	Future F	Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
ating						
Energy Source						
Fuel Oil No 2	100%	2036	* *	5	\$11,100	
	Other Observation, Extent .	Light, Area Affected : 1	00%			
	Location : Basement Vaul	t				
	Explanation : (1) 5,000 G	allon Tank				
Conversion Equipment						
Steam Boiler	100%	2024	\$226,700	1	\$35,400	
	On Extended Life, Extent:	Moderate, Area Affected	! : 100%			
	Location: Basement					
Distribution						
Central Plant Steam	100%	2026	\$592,900	4	\$1,800	
Piping/Pmp						
1 2 1	On Extended Life, Extent:	Moderate, Area Affected	! : 100%			
	Location : Throughout					
	Recent Replace Evident, Ex	tent : Light, Area Affecte	ed : 100%			
	Location: Basement, Con	0 00		ently Re	placed	
Terminal Devices						
Convector/Radiator	100%	2031	* *	1	\$11,600	

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 101

Mechanical	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning	•		•				•	
Energy Source								
Electricity	100%		2034	* *	1			
Conversion Equipment Interior Pkg Unit - Cooling	5% Now	\$65,500	2031	* *	2	\$100		
	Not in Service, Exten	t : Severe, Area Aff	ected : 10	00%				
	Location : Basemer Room	ıt Records Room, T						
Exterior Pkg Unit - Cooling	60%		2031	* *	2	\$1,300		
Window/Wall Unit	25%		2021	\$18,300	1			
	Not in Service, Exten Location : Main, Th Top Air Conditing (	his Equipment Is No	ot In Servi	ice And Not Requi	red At Th	is Time. The Roof		
Window/Wall Unit	10%		2021	\$7,300	1			
Heat Rejection Dry Cooler	20%		2031	* *	2	\$5,000		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100% Other Observation, 1 Location : Through		LIFE Area Affec	* * cted : 100%	2-5	\$20,000		
	Explanation : No In Insulated To Preven	isulation Observed	On Exter	ior Of The Duct W	Vork. Duc	t Work Should Be		
Exhaust Fans								
Roof	10%		2026	\$5,800	2	\$100		
No Component		90% Other Observation, Extent : Light, Area Affected : 0% Location : Roof						
	Explanation : Pack Requirements	age Roof Top Air C	onditione	r Serves The Faci	lity Most	ly For Ventilation		
Plumbing								
H/C Water Piping Brass/Copper	100%		2036	* *	1			
Water Heater								
Gas Fired	100% Recent Installation, I Location : Boiler R	=	2025 Affected	\$21,400 : 100%	2	\$500		
Sanitary Piping								
Cast Iron	100% On Extended Life, Ex Location : Through		LIFE rea Affect	* * ed : 100%	1			
Storm Drain Piping Cast Iron	100%  On Extended Life, Extended Lif	ctent : Moderate, A	LIFE rea Affecto	* * ed : 100%	1			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

Mechanical	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	75%						
Generic	25%		2036	* *	1-2	\$2,500	

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : HARLEM HOSPITAL KOUNTZ PAVILION

Address : 15 WEST 136 STREET @FIFTH AVE.

 $Borough \hspace{1.5cm} : \hspace{.1cm} MANHATTAN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$ 

Area Sq Ft : 149,729 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 10-Mar-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,ph

Block : 1734 Lot : 1 BIN : 1082169

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$51,700	\$107,700		
Interior Architecture	\$874,100	\$895,700		
Electrical	\$1,461,900	\$1,194,700		
Mechanical	\$1,670,200	\$1,228,200		
Total	\$4,057,900	\$3,426,200		
Importance Code A	\$51,700	\$148,800		
Importance Code B	\$4,006,200	\$3,277,400		
Total	\$4.057.000	\$3.426.200		

Total	\$4,057,900	\$3,426,200

Total	\$187,200	\$109,600	\$191,000	\$156,700
Importance Code C	\$7,600			
Importance Code B	\$129,500	\$108,400	\$177,400	\$120,800
Importance Code A	\$50,000	\$1,200	\$13,700	\$35,900
Total	\$187,200	\$109,600	\$191,000	\$156,700
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Mechanical	\$60,400	\$59,400	\$54,700	\$92,700
Electrical	\$17,700	\$14,600	\$70,300	\$17,000
Interior Architecture	\$27,700		\$18,400	\$11,500
Exterior Architecture	\$45,900		\$12,100	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 103

Architecture	Current Repair Future Replacement Maintenance		aintenance					
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Masonry: Brick	78%			LIFE	* *	5	\$63,900	
Masonry: Brick	10%	Now	\$51,700	LIFE	* *	5	\$8,200	
Masonry: Limestone	5%			LIFE	* *	5	\$3,100	
Masonry: Marble	2%			LIFE	* *	5	\$1,200	
Metal Panel	5%	Now	\$30,800	2056	* *	5	\$7,700	
Windows								
Aluminum	100%			2051	* *	5	\$22,000	
Parapets								
Masonry: Brick	70%			LIFE	* *	5	\$7,700	
Masonry: Limestone	5%	Now	\$6,000	LIFE	* *	5	\$700	
Metal Panel	5%			2036	* *	5	\$2,100	
Metal: Cage/Fence	20%	0-2	\$9,100	2031	* *	5	\$7,100	
Roof								
Built-Up (BUR)	40%			2034	* *	10	\$23,800	
Modified Bitumen	60%			2034	* *	10	\$35,700	
terior								
Floors								
Cast in Place Concrete	10%		\$20,000	LIFE	* *	5	\$40,300	
Ceramic Tile	5%		\$37,300	2035	* *	5	\$4,600	
Terrazzo	5%			LIFE	* *	5	\$7,200	
Vinyl Tile	50%	Now	\$163,700	2026	\$818,700	3	\$34,500	
Vinyl Tile 9" X 9"	30%			2021	\$636,300	3	\$20,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	Now	\$4,900	2035	* *	5	\$800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,400	
Gypsum Board	10%			LIFE	* *	5	\$2,000	
Masonry: Brick	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	\$5,600	
SGFT/Glazed Masonry	10%	Now	\$2,700	LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%			2031	* *	5	\$23,000	
AcousTileSusp.Lay-In	40%			2031	* *	5	\$73,500	
Exposed Concrete	10%			LIFE	* *	5	\$2,900	
Metal Panel	15%			LIFE	* *	5	\$34,400	
Plaster	25%			LIFE	* *	5	\$28,700	

Electrical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2026	\$41,100	5	\$800	
Switchgear / Switchboard							
Air Circuit Breaker	100%		2026	\$153,300	5	\$800	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 103

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	1							I
Raceway								
Conduit	90%			2026	\$143,000	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%		\$125,200	2051	* *	1		
Thermoplastic	20%			2046	* *	1		
Thermoplastic	30%			2036	* *	1		
Motor Controllers								
Locally Mounted	10%			2031	* *	5	\$100	
Motor Control Center	90%			2039	* *	5	\$3,700	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches	1000/			20.42	* *	1	046100	
Automatic	100%			2043	T T	1	\$46,100	
Generators	1000/			2020	* *	1	¢50,000	
Diesel Batteries	100%			2039		1	\$58,000	
Lead/Acid	100%			2021	\$1,600	5	\$5,500	
Fuel Storage	10070			2021	\$1,000	3	\$3,300	
Day Tank	50%			2048	* *	5	\$11,400	
Main Tank	50%			2048	* *	5	\$1,400	
Lighting	3070			2001			\$1,000	
Interior Lighting								
Fluorescent	60%			2021	\$1,269,000	10	\$67,700	
Fluorescent	35%			2034	**	10	\$39,500	
Fluorescent	4%			2026	\$84,600	10	\$4,500	
Incandescent	1%			2021	\$21,200	2	Ψ.,εσσ	
Egress Lighting					+,			
Emergency, Service	45%			2021	\$28,500	1		
Emergency, Battery	5%			2026	\$8,700	10	\$1,500	
Exit, LED	50%			2061	**	1	¥-,- • •	
Exterior Lighting								
HID	100%			2026	\$591,200	10	\$500	
Alarm					. , , . ,		**	
Security System								
No Component	70%							
Generic	30%			2026	\$142,100	1	\$16,800	
					*			
Fire/Smoke Detection								
Fire/Smoke Detection No Component	70%							

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

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

Asset #: 103

Mechanical	ical Current Repair		Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2036	* *	1		
Conversion Equipment Heat Exchanger, Plate & Frame	20%			2022	\$34,700	1	\$12,200	
Pres. Reducing Valve/LP Steam	80%			2029	* *	5	\$5,800	
Distribution								
Hot Wtr Piping/Pump	20%	Now	\$37,600	2051	* *	4	\$1,200	
Central Plant Steam Piping/Pmp	80%		\$163,200	2036	* *	4	\$4,900	
Terminal Devices								
Air Handler	50%			2021	\$847,200	1	\$38,100	
Convector/Radiator	50%	Now	\$193,500	2031	* *	1	\$17,900	
Air Conditioning								
Energy Source Plant Campus Steam /	90%			2046	* *	1		
PRV								
Electricity	10%			2034	* *	1		
Conversion Equipment Absorption	90%			2039	* *	1	\$119,900	
Chiller/Steam/HW	100/			2010	<b>#27.100</b>			
Window/Wall Unit	10%			2019	\$25,100	1		
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$2,900	2026	\$147,000	4	\$6,100	
Terminal Devices Air Handler/Cool/Ht No Component	80% 20%			2026	\$1,081,200	1	\$60,900	
Heat Rejection  Water Cooling Tower	100%			2030	* *	2	\$123,900	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$68,600	
Exhaust Fans								
Interior	100%			2021	\$428,700	2	\$3,800	
Plumbing H/C Water Piping Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger	100/0			2030	•	1		
Steam Fired	100%			2052	* *	4	\$18,300	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	100%	2034	* *	4	\$3,200	
Sewage Ejector(s)						
Compressed Air	100%	2026	\$27,300	4	\$1,500	
Backflow Preventer						
Generic	100%	2034	* *	1	\$7,500	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
Fire Suppression						
Standpipe						
Generic	100%	2046	* *	1-5	\$64,300	
Sprinkler	·				·	
No Component	90%					
Generic	10%	2046	* *	1-2	\$3,500	

**HEALTH AND HOSPITALS CORP. - FY 2018** Print Date: 22-Sep-2017

: HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION **Asset Name** 

: 506 LENOX AVENUE @W. 136 STREET Address

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** : NONE : 13-Mar-2015 Landmark Status

**Areas Surveyed** : Basement, Roof, Floors 1,3,5,9,15,17,18,ph

: 1733 BIN Block Lot : 1 : 1053899

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$1,614,900	\$655,400		
Interior Architecture	\$1,606,700	\$867,400		
Electrical	\$7,118,700	\$10,900,300		
Mechanical	\$19,559,400	\$4,335,700		
Total	\$29,899,700	\$16,758,700		
Importance Code A	\$1,783,400	\$3,848,800		
Importance Code B	\$28,116,300	\$12,909,800		
Total	\$20,800,700	\$16.75 <b>9</b> .700		

Total \$29,899,700 \$16,758,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$22,600		\$25,200	
Interior Architecture	\$117,400	\$26,500		\$95,000
Electrical	\$126,400	\$107,300	\$119,100	\$113,000
Mechanical	\$705,000	\$208,200	\$305,600	\$193,400
Elevators/Escalators	\$177,700	\$177,700	\$177,700	\$177,700
Total	\$1,149,000	\$519,600	\$627,500	\$579,100
Importance Code A	\$75,800	\$53,200	\$80,300	\$53,200
Importance Code B	\$1,073,200	\$462,300	\$547,200	\$525,800
Importance Code C		\$4,100		
Total	\$1,149,000	\$519,600	\$627,500	\$579,100



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

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

Asset #: 102

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	000/		<b>4-01-00</b>			_	<b></b>	
Masonry: Brick Cavity		Now	\$701,700	LIFE	* *	5	\$358,000	
	_	Crumbling, 1 : Through	Extent : Moderate out	Area Aj	fected : 10%			
Masonry: Granite	2%			LIFE	* *	5	\$6,700	
Metal Panel	5%			2046	* *	5-10	\$153,800	
Marble Panels		Now	\$412,800	LIFE	* *	5	\$33,600	
	_	Crumbling, 1 : Through	Extent : Moderate out	Area Aj	fected : 10%			
Window Wall	3%			2046	* *	5	\$50,300	
Windows								
Aluminum	100%			2042	* *	5	\$112,400	
Parapets								
Masonry: Brick Cavity	10%			LIFE	* *	5	\$2,800	
Masonry: Marble		Now	\$58,200	LIFE	* *	5	\$7,100	
	_	Crumbling, 1 : Coping	Extent : Moderate	Area Aj	ffected : 10%			
Metal Panel	5%	Now	\$22,600	2046	* *	5	\$2,700	
		issing Elem i : Bulkhea	nents, Extent : Seven	e, Area	Affected : 25%			
Metal Rail	65%			2039	* *	5-10	\$329,100	
Roof	0.50/			• • • • •		4.0		
Modified Bitumen	95%			2031	* *	10	\$144,300	
Paver: Asphalt	5%			2035	* *	10	\$11,400	
nterior								
Floors	5%			2025	\$506.700	2	\$20,400	
Carpet Cast in Place Concrete	10%			LIFE	\$596,700 * *	3 5	\$89,400 \$195,600	
Ceramic Tile	5%			2035	* *	5	\$44,700	
Quarry Tile	5%			2033	* *	5	\$67,100	
Terrazzo	10%			LIFE	* *	5	\$69,900	
Vinyl Tile	55%			2031	* *			
Vinyl Tile Vinyl Tile 9" X 9"		Marr	\$1,020,000		* *	3	\$245,900	
Vinyi Tile 9" X 9"	_	Crumbling,	\$1,029,900 Extent : Moderate	2036 Area Aj		3	\$33,500	
		: Through		cc . 1	250/			
		ted, Extent : Through	: Moderate, Area A out	ffected :	25%			
Interior Walls				200			***	
Ceramic Tile	5%			2035	* *	5	\$8,200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,300	
Glass: Single Pane	3%			LIFE	* *	5	\$3,700	
Gypsum Board	15%			LIFE	* *	5	\$14,800	
Marble Panels	2%			LIFE	* *	_	#10 <b>-</b> 00	
Plaster	40%			LIFE	* *	5	\$19,700	
SGFT/Glazed Masonry	30%			LIFE	* *			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 102

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	30%	2-4	\$226,200	2046	* *	5	\$167,200	
	Punct/Tea	r/Impact D	amage, Extent : Mo	oderate, 1	Area Affected : 25%	%		
	Location	i : Through	out					
	Worn/Eroc	ded, Extent	: Moderate, Area A	Affected :	25%			
	Location	ı : Through	out					
AcousTileSusp.Lay-In	35%			2039	* *	5	\$312,100	
Exposed Concrete	10%			LIFE	* *	5	\$13,900	
Metal Panel	25%	Now	\$194,600	LIFE	* *	5	\$278,700	
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	ı : Corridoi	rs					
	Staining/L	Discoloring,	Extent : Moderate	, Area A	ffected : 25%			
	Location	ı : Through	out	,	•			

ectrical	Current Repair Future Replacement		Maintenance				
stem Component Type	% of Fail Date Es Total (Years)	timated Cost   Year		Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	202	26	\$164,300	5	\$3,800	
	Other Observation, Exten	t : Moderate, Area A	Affect	ed : 100%			
	Location : Electrical Re	oom					
	Explanation: 4- Main S	Service Disconnects	Rated	d @ 6000 Ampere	s Each		
Transformers							
Dry Type	50%	202	24	\$8,300	5	\$1,300	
	Other Observation, Exten	t : Moderate, Area A	Affect	ed : 100%			
	Location: Room 5106a						
	Explanation: 2-150kva	, 2-112.5kva Serving	The The	X-ray Equipment			
Dry Type	50%	203	31	* *	5	\$1,300	
7 71	Other Observation, Exten	t : Moderate, Area A	Affect	ed : 100%			
	Location : Electrical Re	oom					
	Explanation: 1-225kva	ı, 480/277/208 Volts					
Switchgear / Switchboard	-						
Air Circuit Breaker	80%	202	26	\$531,400	5	\$3,000	
Fused Disc Sw	20%	202	26	\$132,800	5	\$600	
Raceway				-			
Busway	5%	202	24	\$40,800	1		
Conduit	80%	202	26	\$652,600	1		
Conduit	15%	203	36	* *	1		
Panelboards							
Fused Disc Sw	5%	203	34	* *	5	\$800	
Fused Disc Sw	15%	202	25	\$112,500	5	\$2,500	
Molded Case Bkrs	70%	202	25	\$525,100	5	\$13,400	
Molded Case Bkrs	10%	203		* *	5	\$1,900	

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

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

Asset #: 102

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Wiring								
Braided Cloth	50%		\$628,400	2051	* *	1		
			nt : Moderate, Are	a Affecte	ed : 100%			
			out The Building					
Busway	5%			2024	\$62,800	1		
Thermoplastic	25%			2026	\$314,200	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	\$296,300	5	\$4,000	
Variable Frequency	20%			2039	* *			
Drive								
Ground								
Grounding Devices						_	*	
Generic	100%			LIFE	* *	5	\$10,700	
Stand-by Power								
Transfer Switches	500/			2024			Ф111 000	
Automatic	50%			2024	* *	1	\$111,800	
Automatic	50%			2043	* *	1	\$111,800	
Generators	1000/			2020	* *		<b>#201 700</b>	
Diesel	100%		Sarana Madanasa	2039		1	\$281,500	
		servanon, E 1 : Generat	Extent : Moderate, A	<i>rea А</i> IJе	стеа : 100%			
				D 1	@ 2501 E1			
Batteries	Ехріапа	uon : 4- En	nergency Generator	rs Kaiea	@ 530kW Each.			
Lead/Acid	100%			2021	\$1,600	5	\$26,900	
Fuel Storage	10070			2021	\$1,000		\$20,900	
Day Tank	50%			2048	* *	5	\$55,400	
Day Talik			Extent : Moderate, A		ected · 100%	3	\$55,400	
		i : Generati		пен пује	. 100/0			
			Gallons Rated Capa	ıcitv				
Main Tank	50%		лионь Киней Сирс	2029	* *	5	\$8,800	
Maiii Tank			extent : Moderate, A			3	\$8,800	
		servanon, E 1 : Basemen		неи Ајје	ciea . 100%			
			ı ,000 Gallons Rated	Canaci	fr			
Lighting	Ехріапа	110H . Z- ZU	,000 Ganons Katea	Сираси	ıy			

Lighting

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 102

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting							
Fluorescent	60%		2021	\$6,161,500	10	\$328,800	
	T-12 Lamps And Fixt Location : Through		erate, Are	ea Affected : 100%			
Fluorescent	35%		2026	\$3,594,200	10	\$191,800	
	T-8 Lamps And Fixtu Location : Through		ate, Area	a Affected : 100%			
Fluorescent	5%		2026	\$513,500	10	\$27,400	
	Compact Fluorescen Location : Hallway	· ·	derate, A	Area Affected : 100	9%		
Egress Lighting							
Emergency, Service	45%		2026	\$138,300	1		
Emergency, Battery	5%		2026	\$42,100	10	\$7,200	
Exit, Service	50%		2034	* *	1		
Exterior Lighting HID	100%		2026	\$2,870,300	10	\$2,200	
Lightning Protection							
Arresters/Cabling							
Generic	100%		2029	* *	5	\$1,600	
	Other Observation, E Location : Roof / St		Area Affe	cted : 100%			
	Explanation : Light	ning Rods In The S	tacks On	ly			
Alarm							
Security System							
No Component	70%					***	
Generic	30%		2026	\$689,800	1	\$81,500	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Hallways And Outside						
·	Explanation : CCT	V Surveillance Can	ieras				
Fire/Smoke Detection						<b>.</b>	
Generic, Digital	100%		2034	* *	1-3	\$461,600	
	Other Observation, I		Area Affe	cted : 100%			
	Location : Through	_					
	Explanation : Strob	e Lights, Manual P	Pull Statio	ons, Smoke Detecto	ors, Horn	s And Alarm Bells	

Mechanical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority			
Heating							
Energy Source							
Interruptible Gas/Dual	100%	2046 **	1				
Fuel							
Other Observation, Extent : Light, Area Affected : 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.

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

Explanation: 4-20,000 Tanks For #2 Oil

Location: Vault

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

Mechanical	Current Repair	Futui	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Conversion Equipment Heat Exchanger, Plate & Frame	20%	2022	\$168,500	1	\$59,100		
	Other Observation, Extent : Light Location : Mechanical Equipme						
	Explanation : Serves Reheat Sys						
Steam Boiler	80% Other Observation, Extent: Light Location: Basement Boiler Roc Explanation: 3 Units		\$3,029,200 : 100%	1	\$473,400		
Distribution	-						
Hot Wtr Piping/Pump	40% Now \$145 Corroded, Extent : Moderate, Are Location : Throughout	ea Affected : 60		4	\$11,800		
	Leak Evident, Extent : Moderate, Location : Various Areas	Area Affected :	20%				
Central Plant Steam Piping/Pmp	60% Now \$2,376	,600 2036	* *	4	\$17,700		
	Corroded, Extent : Moderate, Area Affected : 100% Location : Throughout						
	Leak Evident, Extent : Moderate, Location : Various Areas	Area Affected :	100%				
Terminal Devices							
Air Handler	40% On Extended Life, Extent: Severe Location: Throughout	2021 e, Area Affected	\$3,290,900 : 100%	1	\$147,800		
Convector/Radiator	40%	2031	* *	1	\$77,200		
Fan Coil Unit/Heat	20% Now \$175 Leak Evident, Extent : Moderate, Location : Fan Coils Leaking	*	\$1,752,500 40%	1	\$34,700		
Air Conditioning							
Energy Source							
Under Construction	100% Other Observation, Extent: Light Location: Chiller Room						
	Explanation: Existing Chillers Area	Have Been Ren	ioved And Constru	ection Is U	Underway In The		

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

Asset #: 102

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment Reciprocating Compr/Chiller	80%	)		2036	* *	1	\$221,700	
Compi/Cimer	R-134a R	efrigerant.	Extent : Light, Ared	a Affectea	l : 100%			
		n : 1st Floo		33				
		stallation, l n : 1st Floo	Extent : Light, Arec r	a Affected	: 100%			
	Location	n : 1st Floo		ı Affected	: 100%			
Factor's a Disc. LL.'4		ition : 3 Un	its	2026	¢0.47.600		\$7.200	
Exterior Pkg Unit - Cooling	20%			2026	\$947,600	2	\$7,300	
	Location		Extent : Light, Area	і Ајјестеа	: 100%			
		tion : Split	Units					
Distribution		· · ·						
CW & CHW Wtr Pipe/Pump	100%	0-2	\$71,400	2036	* *	4	\$29,500	
		, Extent : So n : Through	evere, Area Affecte out	d : 100%				
Terminal Devices								
Air Handler/Cool/Ht	100%			2021	\$6,562,000	1	\$369,500	
		aea Life, Ex n : Through	tent : Severe, Area out	і Ајјестеа	: 100%			
Heat Rejection Air Cooled Condenser	20%	)		2034	* *	2	\$83,200	
Unit	000/	3.7	<b>#522</b> 000	2020	<b>01.55</b> (200	•	<b>#204.000</b>	
Water Cooling Tower	Damaged		\$532,900 Toderate, Area Affe And Missing Baffle		\$1,776,300	2	\$384,900	
entilation	Locuitor	n . Broken 2	ma missing bajjie					
Distribution								
Ductwork/Diffusers	100%	)		LIFE	* *	2-5	\$333,200	
Exhaust Fans							***	
Interior		Now	\$208,200 ere, Area Affected :	2021	\$2,081,600	2	\$14,600	
			rie, Area Ajjeciea . piler Room Makeup					
lumbing	Locuito	i . main Be	tier Room Mancup	71111 1 4111				
H/C Water Piping								
Brass/Copper	Broken, E		\$872,300 ere, Area Affected : t Various Location		* *	1		
HW Heat Exchanger								
Steam Fired	100%			2052	**	4	\$88,600	
	Other Observation, Extent : Light, Area Affected : 100%  Location : Mechanical Equipment Room							
					us Heaters With No	o Storage	,	

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

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

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2031	* *	4	\$23,000	
Sewage Ejector(s)						
Compressed Air	100%	2026	\$132,700	4	\$7,300	
	On Extended Life, Extent : Sever		: 100%			
	Location : Mechanical Equipm	ent Room				
Backflow Preventer						
Generic	100%	2031	* *	1	\$36,600	
	Other Observation, Extent : Ligh	t, Area Affected	: 100%			
	Location: Water Meter Room					
	Explanation: Fire And Domest	ic				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Ligh	t, Area Affected	: 100%			
	Location: (10) B-18 (1) B-2					
	Explanation : Ten Units					
Fire Suppression						
Standpipe	1000/	•••			0010 100	
Generic	100%	2046	* *	1-5	\$312,400	
Sprinkler						
No Component	70%					
Generic	30%	2046	* *	1-2	\$50,200	
Chemical System						
Generic	100%	2021	\$2,000	1-3	\$3,700	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Page: 177

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : HARLEM HOSPITAL MURAL PAVILLION

Address : LENOX AVENUE AND W137 ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 260,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 11-Mar-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,PH

Block : 1734 Lot : 1 BIN : 1813319

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$472,900	\$635,100
Interior Architecture		\$309,100
Electrical		\$196,000
Mechanical		\$80,900
Total	\$472,900	\$1,221,100
Importance Code A	\$472,900	\$635,100
Importance Code B		\$586,000
Total	\$472,900	\$1,221,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$34,100			_
Interior Architecture	\$37,500			\$28,000
Electrical	\$31,600	\$25,500	\$25,500	\$34,000
Mechanical	\$25,200	\$64,300	\$145,600	\$40,500
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$146,200	\$107,600	\$188,800	\$120,200
Importance Code A	\$34,400		\$6,300	\$900
Importance Code B	\$110,300	\$107,600	\$182,500	\$119,300
Importance Code C	\$1,500			
Total	\$146,200	\$107,600	\$188,800	\$120,200



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

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

Asset #: 14779

Architecture	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)		Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	500/	2	0.50		<b>7.10</b>	Ø 422 400	
Metal Panel	50%		2052	**	5-10	\$433,400	
	Recent Construction, I			a: 100%			
		ding Completed In 20		4. 4.		<b>**</b>	
Window Wall	40%		052	* *	5	\$189,100	
Window Wall	10%		2052	* *	5	\$47,300	
	Other Observation, Ex		a Affe	cted : 100%			
	Location: West Face						
TT 7' 1	Explanation : Mural	Wall					
Windows	Q <b>5</b> 0/	2	2048	* *	5	\$20,000	
Aluminum Motel Louwers	85% 15%		2048	* *	5	\$30,900	
Metal Louvers	13%		.039		10	\$34,100	
Parapets Metal Panel	75%	2	2052	* *	5	\$79,000	
Metal Rail	15%		2043	* *	5-10	\$79,000	
Granite Panels	10%		JFE	* *	5	\$3,000	
Roof	1070	L	III E		3	\$3,000	
IRMA/Protected	10%	2	034	* *	10	\$14,700	
Membrane	1070	2	.UJ+		10	\$17,700	
Wiemorane	Paver Block Ballast, E	Extent : Moderate. Ar	ea Aff	ected : 100%			
		ions Over Fifth And I					
Single Ply Membrane	80%		034	* *	10	\$117,900	
Sloped Glazing	10%		IFE	* *	5	\$196,500	
nterior	1070		/II L			\$170,300	
Floors							
Cast in Place Concrete	10%	Ī	IFE	* *	5	\$70,000	
Ceramic Tile	5%		039	* *	5	\$16,000	
Vinyl Tile	70%		034	* *	3	\$111,900	
Under Construction	15%				_	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Interior Walls							
Ceramic Tile	5%	2	039	* *	5	\$2,900	
Concrete Masonry Unit	10%		IFE	* *	5	\$2,400	
Glass: Single Pane	10%		IFE	* *	5	\$4,400	
Gypsum Board	60%		IFE	* *	5	\$21,200	
Under Construction	15%					•	
Ceilings							
AcousTileSusp.Lay-In	75%	2	043	* *	5	\$239,200	
Exposed Struc: Steel	5%		IFE	* *		-	
Gypsum Board	5%	L	IFE	* *	5	\$19,900	
Under Construction	15%						

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

Over 600 Volts

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14779

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts					
Service Equipment	1000/	20.52		Ф1 100	
Fused Disc Sw	100%	2052 **	3	\$1,100	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affectea : 100%			
	Explanation : No Available Nameplate	o Patinas			
Transformers	Explanation . No Available Nameplate	e Kanngs			
Dry Type	100%	2043 **	3	\$1,900	
Bry Type	Other Observation, Extent : Moderate, A		3	Ψ1,500	
	Location : Electrical Room				
	Explanation : 1500 Kva, 208/4160 Vol	lts			
Switchgear / Switchboard	•				
Fused Disc Sw	100%	2052 **	3	\$2,200	
Feeders					
Cable	100%	2048 **	1		
Raceway					
Conduit	100%	2052 **	1		
nder 600 Volts					
Service Equipment					
Air Circuit Breaker	30%	2052 **	5	\$400	
	Other Observation, Extent : Moderate, A	Area Affected : 100%			
	Location : Electrical Room		10.50	20.4	
	Explanation : 2- Low Voltage Power C				
Fused Disc Sw	70%	2052 **	5	\$800	
	Other Observation, Extent : Moderate, A	Area Affected : 100%			
	Location: Electrical Room	g		F 1	
T. C.	Explanation : 4- Main Service Discon	nect Switches Rated @ 400	0 Ampere	s Each	
Transformers	100%	2043 **	_	¢1 000	
Dry Type	Other Observation, Extent : Moderate, A		5	\$1,000	
	Location : Electrical Room	Агей Ајјестей . 100%			
	Explanation: 5-300 Kva, 2-200 Kva,	208/480 Volts			
Switchgear / Switchboard	2. 200 Kva, 2- 200 Kva,	200/100 10113			
Air Circuit Breaker	10%	2052 **	5	\$100	
Fused Disc Sw	50%	2052 **	5	\$600	
Molded Case Bkrs	40%	2052 **	5	\$2,700	
Raceway				+ ,: -:	
Conduit	100%	2052 **	1		
Wiring					
Thermoplastic	100%	2052 **	1		
Motor Controllers					
Locally Mounted	20%	2043 **	5	\$400	
Variable Frequency	80%	2043 **			
Drive					
Fround					
Grounding Devices	1000/		_		
Generic	100%	LIFE **	5	\$3,800	
tand-by Power					

Stand-by Power

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

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

Asset #: 14779

Electrical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Transfer Switches						
Automatic	100%	2043	* *	1	\$80,000	
Lighting						
Interior Lighting						
Fluorescent	95%	2034	* *	10	\$186,200	
	T-8 Lamps And Fixtures, Extent: Mod Location: Throughout The Building		a Affected : 100%			
Fluorescent	5%	2034	* *	10	\$9,800	
	Compact Fluorescent Light, Extent : M Location : Lobby	Aoderate, 1	Area Affected : 100	0%	·	
Egress Lighting						
Emergency, Service	50%	2034	* *	1		
Exit, LED	50%	2061	* *	1		
Exterior Lighting						
HID	100%	2034	* *	10	\$800	
Marm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$29,100	
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location : Hallways, Lobbys And O					
	Explanation: CCTV Surveillance Co	ameras				
Fire/Smoke Detection					***= ***	
Generic, Digital	100%	2034	* *	1-3	\$165,100	
	Other Observation, Extent : Moderate		ected : 100%			
	Location: Throughout The Building					
	Explanation: Strobe Lights, Manua	l Pull Stati	ons, Smoke Detecto	ors, Aları	n Bells And Horns	

Mechanical	Current Repair	Future Replac	e Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Plant Campus Steam / PRV	100%	2052	* *	1		
	Other Observation Extent : Light Am	a Affacted , 1000/				
C	Other Observation, Extent : Light, Are	a Affectea : 100%				
	Location: Basement					
	Explanation: Provided From Adjace	nt Martin Luther K	ing Buildi	ng		
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2041	* *	5	\$12,700	
Steam				-	7 7	
Distribution						
Central Plant Steam	100%	2056	* *	4	\$15,800	
Piping/Pmp						

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

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

Asset #: 14779

Mechanical		Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Terminal Devices							
Air Handler	80%		2036	* *	1	\$105,700	
Convector/Radiator	20%		2046	* *	1	\$13,800	
Air Conditioning							
Energy Source							
Electricity	100%		2051	* *	1		
Conversion Equipment							
Ext Pkg Unit -	95%		2036	* *	2	\$12,400	
Heating/Cooling	<b>50</b> /						
No Component	5%						
Distribution	1000/		LIDE	* *	•	<b>#25</b> 0 000	
Ductwork/Diffusers	100%		LIFE	* *	2	\$278,000	
Heat Rejection	250/		2026	* *	2	<b>#27.200</b>	
Air Cooled Condenser	25%		2036	* *	2	\$37,200	
Unit	750/						
No Component	75%						
Ventilation Distribution							
Distribution  Ductwork/Diffusers	100%		LIFE	* *	2-5	\$119,200	
Exhaust Fans	10070		LIFE		2-3	\$117,200	
Interior	80%		2036	* *	2	\$5,200	
Roof	20%		2036	* *	2	\$1,300	
Plumbing	2070		2030			Ψ1,500	
H/C Water Piping							
Brass/Copper	100%		2056	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2056	* *	4	\$31,700	
Sanitary Piping						+- ,	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2036	* *	4	\$8,200	
Sewage Ejector(s)							
Compressed Air	100%		2056	* *	4	\$3,900	
Backflow Preventer							
Generic	100%		2036	* *	1	\$13,100	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		ervation, Extent : Light,					
		: 2 Units B-6, 1 Unit B	7 And 2 Units	1-6			
Fire Suppression	Explanat	ion : Total 5 Units.					

Fire Suppression

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

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

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

Asset #: 14779

Mechanical	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimate FY	d Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Standpipe Generic	100%	2056	* *	1-5	\$107,800	
Sprinkler						
Generic	100%	2056	* *	1-2	\$59,900	
Fire Pump						
Generic	100%	2041	* *	1	\$39,900	

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : HARLEM HOSPITAL OLD NURSES RESIDENCE Address : 27 WEST 136 STREET @LENOX-FIFTH AVES.

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : HHC0008.060 / 124 Yr Built/Renovated : 1925 /

Area Sq Ft : 24,275 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 11-Mar-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 1734 Lot : 1 BIN : 1082171

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,277,700	\$187,900
Interior Architecture	\$601,800	
Electrical	\$554,000	\$83,800
Mechanical	\$88,900	\$781,300
Total	\$3,522,400	\$1,053,000
Importance Code A	\$2,277,700	\$187,900
Importance Code B	\$1,144,800	\$865,100
Importance Code C	\$99,900	
Total	\$3,522,400	\$1,053,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$24,700			
Interior Architecture	\$94,100			\$4,000
Electrical	\$12,600	\$1,000	\$34,500	\$800
Mechanical	\$62,200	\$2,400	\$5,000	\$2,000
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$198,600	\$8,300	\$44,500	\$11,800
Importance Code A	\$24,700	\$800		
Importance Code B	\$146,700	\$7,500	\$44,500	\$11,800
Importance Code C	\$27,100			
Total	\$198,600	\$8,300	\$44,500	\$11,800



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

<sup>\*\*</sup> 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

rchitecture	Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior	•						
Exterior Walls							
Cast Stone/Terra Cotta	10% Now	\$568,700	LIFE	* *	5	\$60,000	1
	Cracking/Crumbling,			ted : 25%			
	Location : South Fa						
	Jnt Mortar Miss/Erod		Area Affe	cted : 50%			
	Location: Through			<b>5</b> 00/			
	Worn/Eroded, Extent		Affected :	50%			
	Location : Through						
Copper/Terne	5% Now	\$76,600	2046	* *			
	Broken/Missing Elem		erate, Ar	ea Affected : 10%			
	Location : Through						
Masonry: Brick	85% Now	\$1,030,200	LIFE	* *	5	\$65,300	
	Cracking/Crumbling,		e, Area A <u>f</u>	fected : 25%			
	Location: Through						
	Jnt Mortar Miss/Erod		te, Area A	ffected : 50%			
	Location: Through		A CC . 1	2007			
	Worn/Eroded, Extent		Affected :	30%			
W/' - 1	Location: Through	ош					
Windows Wood	100% Now	\$367,100	2051	* *	5	\$62,500	
wood	Air Infiltration, Exter				3	\$02,300	
	Location : Through		1119900104	. 5070			
	Deteriorated Finish,		Area Aff	ected : 100%			
	Location : Through						
	Thermally Inefficient,		e, Area A	fected : 100%			
	Location : Through		, ,	,			
	Split/Cracked, Extent	: Moderate, Area	Affected .	100%			
	Location: Through	out					
Parapets							
Cast Stone/Terra Cotta	10% Now	\$24,700	LIFE	* *	5	\$4,800	
	Cracking/Crumbling,	Extent: Severe, A	rea Affec	ted : 15%			
	Location: Copings						
	Jnt Mortar Miss/Erod	l, Extent : Severe, A	Area Affe	cted : 50%			
	Location : Copings						
Masonry: Brick	90% Now	\$134,800	LIFE	* *	5	\$5,600	1
	Diagonal Cracks, Ex	tent : Severe, Area	Affected	: 20%			
	Location: Corners						
	Water Penetration, E.		Area Affec	eted : 10%			
	Location: Through		1.00	250/			
	Worn/Eroded, Extent		Affected :	23%			
	Location: Through		a Afford:	4 - 1000/			
	Other Observation, E Location : Through		и Ајјесте	i. 100%			
	Locanon . Inrough	III					

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

Asset #: 124

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Roof					
Built-Up (BUR)  Skylight, Metal/Glass	95% Now \$37,200 Blisters, Extent: Severe, Area Affected Location: Throughout Miss/Damaged Flashings, Extent: Sev Location: Various Locations Vegetation Growth, Extent: Moderate, Location: Various Areas Worn/Eroded, Extent: Severe, Area Aff Location: Throughout 5% Now \$63,100 Broken/Missing Elements, Extent: Mo	vere, Area Affected : 25%  Area Affected : 5%  fected : 100%  2056  **  derate, Area Affected : 15%			
	Location : Skylight Adjacent To Stair Glazing Broken/Cracked, Extent : Mod Location : Adjacent To Stair Bulkhea	derate, Area Affected : 25%			
nterior Floors					
Cast in Place Concrete	15% Now \$19,700 Cracking/Crumbling, Extent : Modera Location : Throughout	LIFE ** te, Area Affected : 20%	5	\$13,200	
Ceramic Tile	5% Now \$20,300 Cracking/Crumbling, Extent : Modera Location : Bathrooms	2035 ** te, Area Affected : 50%	5	\$1,000	
Vinyl Tile	80% Now \$285,600 Broken/Missing Elements, Extent: Sev Location: Throughout Cracking/Crumbling, Extent: Severe, L Location: Throughout Worn/Eroded, Extent: Severe, Area Afg Location: Throughout	Area Affected : 35%	3	\$12,000	
Interior Walls	70/ 37	2020	_	<b></b>	
Ceramic Tile	5% Now \$27,100 Cracking/Crumbling, Extent : Modera Location : Various Locations Throug	te, Area Affected : 50%	5	\$1,600	
Plaster	95% Now \$99,900 Broken/Missing Elements, Extent: Sev Location: Throughout, 4th Floor Cracking/Crumbling, Extent: Severe, Location: 4th Floor And Throughout	Area Affected : 25%	5	\$17,900	

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

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

Asset #: 124

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$50,900	2046	* *	5	\$3,000	
	Broken/M	issing Elen	nents, Extent : Seve	re, Area 1	Affected : 35%			
	Location	ı : Fourth I	Floor					
Exposed Concrete	10%	Now	\$27,000	LIFE	* *	5	\$600	
1	Spalling, I	Extent : Mo	derate, Area Affect		ó			
	Location	ı : 5th Floo	r					
	Staining/L	Discoloring	, Extent : Moderate	, Area A	ffected : 15%			
	Location	: Various	Locations 5th Floo	r				
Plaster	75%	Now	\$165,300	LIFE	* *	5	\$18,800	
	Broken/M	issing Elen	ents, Extent : Seve	re, Area A	Affected : 20%	-	, -,	
	Location	ı : Fourth I	Floor And Through	out				
			amage, Extent : Mo		Area Affected : 209	%		
		i : Through	o .	,	<i>JJ</i>			
	Water Pen	etration, E	xtent : Severe, Area	ı Affected	d: 30%			
		ı : Fourth I		55				

Electrical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2026	\$36,900	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$31,300	5	\$600	
Wiring								
Braided Cloth	80%	2-4	\$43,000	2051	* *	1		
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out The Building					
Thermoplastic	20%			2026	\$10,800	1		
Motor Controllers					•			
Locally Mounted	80%			2024	\$46,900	5	\$100	
Locally Mounted	20%	2-4	\$11,700	2046	* *	5		
•	On Extend	led Life, Ex	tent : Moderate, Ai	rea Affec	ted : 100%			
	Location	: Mechani	ical Room					
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$415,100	10	\$22,200	
	•		ures, Extent : Mode out The Building	erate, Ar	ea Affected : 100%			
Fluorescent	10%			2034	* *	10	\$2,500	
	T-8 Lamps	And Fixtu	res, Extent : Moder	ate, Ared	a Affected : 100%		. ,	
	Location	: Through	out The Building					
Egress Lighting								
Emergency, Service	50%			2021	\$6,900	1		
Exit, Service	50%			2021	\$4,700	1		

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

Estimates are rounded to the nearest hundred dollars.

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> 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

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ighting							
Exterior Lighting							
HID	100%	2021	\$95,800	10	\$100		
larm							
Security System							
No Component	70%						
Generic	30%	2026	\$23,000	1	\$2,700		
	Other Observation, Extent: Mod	erate, Area Affecto	ed : 100%				
	Location: Hallways And Outsid	de					
	Explanation: C C T V Surveille	ance Cameras					
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2034	* *	1-3	\$4,600		
_	Other Observation, Extent: Mod	erate, Area Affecto	ed : 100%				
	Location: Hallways						
	Explanation: Strobe Lights, Mo	anual Pull Station	s, Smoke Detecto	ors, Aları	n Bells And Horns		

Year Estimated Cost FY  036 **  ected: 100%  iilding  035 **	(Yrs)	Estimated Cost	Priority
ected : 100% ilding			
ected : 100% ilding			
ilding			
035 **			
	* 5	\$1,600	
026 \$444,700	) 4	\$1,300	
: 100%			
024 \$140,700 cted : 100%	) 1	\$7,800	
034 **	* 1		
019 \$32,900	) 1		
026 \$195,900	) 1		
	224 \$140,700 cted: 100% 234 **	224 \$140,700 1 cted: 100%  234 ** 1 2019 \$32,900 1	224 \$140,700 1 \$7,800 224 \$140,700 1 \$7,800 234 ** 1 2019 \$32,900 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.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> 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

Mechanical	Current Repair	Future Re	placement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing							
Water Heater							
Electric	100%	2024	\$23,100	4	\$200		
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer							
Generic	100%	2031	* *	1	\$1,600		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
-	Other Observation, Extent : Ligh	nt, Area Affected : 100	0%				
	Location: B-5						
	Explanation: 1 Unit						
Fire Suppression							
Standpipe							
Generic	100%	2046	* *	1-5	\$14,000		

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG

Address : 16 WEST 137 STREET @LENOX-FIFTH AVES.

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : HHC0008.070 / 4366 Yr Built/Renovated : 1997 /

Area Sq Ft : 121,912 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 11-Mar-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph

Block : 1734 Lot : 1 BIN : 1082173

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$532,300	\$244,300
Interior Architecture		\$265,500
Electrical		\$2,688,400
Mechanical	\$76,900	\$854,100
Total	\$609,200	\$4,052,300
Importance Code A	\$532,300	\$244,300
Importance Code B	\$76,900	\$3,704,400
Importance Code C		\$103,600
Total	\$609,200	\$4,052,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$14,300		\$700	\$4,900
Interior Architecture	\$31,500	\$4,600		\$11,400
Electrical	\$35,000	\$11,900	\$16,100	\$12,600
Mechanical	\$56,900	\$65,100	\$63,400	\$74,100
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$157,400	\$101,300	\$99,900	\$122,700
Importance Code A	\$19,200	\$3,000	\$4,000	\$7,900
Importance Code B	\$138,300	\$98,200	\$95,900	\$114,800
Importance Code C				
Total	\$157,400	\$101,300	\$99,900	\$122,700



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

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

Asset #: 4366

Chitecture Current Rep		Repair	r Future Replacement			Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior	•			•				
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	* *	5	\$77,900	
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	\$5,000	
Metal Panel	5%			2046	* *	5	\$1,500	
Stucco Cement	30%	Now	\$6,200	2039	* *	5	\$3,000	
		Crumbling, : Interior .	Extent : Moderate	, Area A <u>j</u>	fected : 10%			
Roof	Locuitor	i. Interior	race					
Modified Bitumen	100%	0-2	\$447,100	2036	* *			
Modified Bitumen			derate, Area Affecte					
		: Through		. 2070				
			oui , Extent : Moderate	Area A	ffected : 25%			
		ı : Over 4th		,, 111cu 1 i	Jecica : 2570			
			tent : Moderate, Ai	rea Affec	ted : 15%			
	-	: Through		eurijjec	iea . 1570			
terior								
Floors Cast in Place Concrete	15%			LIFE	* *	_	¢50,000	
Ceramic Tile	15%				* *	5	\$59,900	
	3% 30%			2035	* *	5	\$9,100	
Terrazzo	50% 50%			LIFE 2031	* *	5	\$42,800	
Vinyl Tile	30%			ZU.5 I		3	\$45,600	
T 4 ' 337 11								
Interior Walls	1.50/				* *	-	£20.700	
Concrete Masonry Unit				LIFE	* *	5	\$20,700	
Concrete Masonry Unit Glass: Single Pane	2%			LIFE LIFE	* *	5	\$5,200	
Concrete Masonry Unit Glass: Single Pane Gypsum Board	2% 50%			LIFE LIFE LIFE	* *		·	
Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel	2% 50% 5%			LIFE LIFE LIFE LIFE	* * * *	5	\$5,200	
Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel SGFT/Glazed Masonry	2% 50%			LIFE LIFE LIFE	* *	5	\$5,200	
Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel SGFT/Glazed Masonry Ceilings	2% 50% 5% 28%		000.100	LIFE LIFE LIFE LIFE LIFE	* * * * * *	5 5	\$5,200 \$103,600	
Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel SGFT/Glazed Masonry	2% 50% 5% 28%	2-4	\$20,100	LIFE LIFE LIFE LIFE LIFE	* * * * * * * *	5	\$5,200	
Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel SGFT/Glazed Masonry Ceilings	2% 50% 5% 28% 65% Water Pen	etration, E.	xtent : Moderate, A	LIFE LIFE LIFE LIFE LIFE	* * * * * * * *	5 5	\$5,200 \$103,600	
Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel SGFT/Glazed Masonry Ceilings	2% 50% 5% 28% 65% Water Pen Location	etration, E.		LIFE LIFE LIFE LIFE 2039	* * * * * * * * * * * * * * * * * * *	5 5	\$5,200 \$103,600	
Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel SGFT/Glazed Masonry Ceilings	2% 50% 5% 28% 65% Water Pen	etration, E.	xtent : Moderate, A	LIFE LIFE LIFE LIFE LIFE	* * * * * * * *	5 5	\$5,200 \$103,600	

Electrical	Cur	ent	Repair	Futu	re Replacement	М	aintenance	
System Component Type		Date irs)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4366

Electrical	Curi	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2036	* *	5	\$500		
	Other Observati	on, Extent : Moderate, 1	Area Affe	cted : 100%				
	Location : Elec	ctrical Room						
	-	4- Main Service Discon @ 1600 Amperes	nect Swit	ches Rated 1 @ 20	00 Ampe	eres, 2 @1200		
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	\$1,800		
Stand-by Power								
Transfer Switches								
Automatic	100%		2031	* *	1	\$37,500		
Generators								
Diesel	100%		2029	* *	1	\$47,200		
	Other Observati	on, Extent : Moderate, 1	Area Affe	cted : 100%				
	Location: Pen	thouse						
	Explanation:	Emergency Generator <mark>F</mark>	Rated @ .	300 Kw				
Batteries								
Nickel Cadmium	100%		2019	\$1,600	5	\$27,200		
Fuel Storage								
Day Tank	50%		2034	* *	5	\$11,300		
	Other Observati	on, Extent : Moderate, A	Area Affe	cted : 100%				
	Location: Pen	thouse						
	Explanation:	60 Gallon Capacity						
Main Tank	50%		2041	* *	5	\$1,800		
		on, Extent : Moderate, A		ected : 100%		Ψ1,000		
	Location : Bas		33 -					
		1000 Gallon Capacity						
Lighting		·						

Lighting

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

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

Asset #: 4366

Electrical	ctrical Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting							
Fluorescent	95%		2026	\$1,990,500	10	\$106,200	
	T-8 Lamps And Fixture.		te, Area	Affected : 100%			
	Location: Throughou	t The Building					
Fluorescent	5%		2026	\$104,800	10	\$5,600	
	Compact Fluorescent L	ight, Extent : Mode	erate, A	Area Affected : 100	%		
	Location: Hallways						
Egress Lighting							
Emergency, Service	50%		2026	\$31,300	1		
Exit, Service	50%		2026	\$21,200	1		
Exterior Lighting							
HID	100%		2026	\$481,300	10	\$400	
Alarm							
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$13,700	
	Other Observation, Ext	ent : Moderate, Ar	ea Affe	cted : 100%			
	Location: Hallways						
	Explanation: C C T V	<sup>7</sup> Surveillance Car	neras				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2034	* *	1-3	\$23,200	
	Other Observation, Ext	ent : Moderate, Ar	ea Affe	cted : 100%			
	Location: Hallways,	Basement And Me	chanic	al Rooms			
	Explanation: Strobe	Lights, Manual Pu	ll Statio	on, Smoke Detector	rs, Alarm	Bells And Horns	

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Plant Campus Steam /	100%	2046	* *	1		
PRV						
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Martin Luther King Buildin	ıg				
	Explanation: Provided From Adjacen 20.000 Gallon Tanks For #2	t Martin	Luther King Buildi	ng / Dua	ıl Fuel Gas With 4	

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

Asset #: 4366

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
eating			•				•	
Conversion Equipment Heat Exchanger, Plate & Frame	50%		2029	* *	1	\$30,100		
	Other Observation, E	xtent · Light Area	Affected	. 100%				
	Location : Through	_	Пуссиси	. 100/0				
	Explanation : Heat		Perimite	r Heating And Hot	Water C	oils		
Pres. Reducing Valve/LP Steam	50%		2029	**	5	\$3,600		
	Other Observation, E Location : Through		Affected	: 100%				
	Explanation : Serve	s Steam Fed Coils	And Hea	t Exchangers				
Distribution								
Hot Wtr Piping/Pump	50%		2042	* *	4	\$3,000		
Central Plant Steam	50%		2046	* *	4	\$3,000		
Piping/Pmp								
Terminal Devices								
Air Handler	50%		2031	* *	1	\$37,700		
Convector/Radiator	40%		2039	* *	1	\$15,800		
Fan Coil Unit/Heat	10%		2031	* *	1	\$3,900		
ir Conditioning								
Energy Source	1000/		20.42	* *	1			
Electricity	100%		2042		1			
Conversion Equipment	90%		2029	* *	1	¢110 700		
Centrifugal, Elec Chiller	90% Other Observation, E	rtont : Light Arga			1	\$118,700		
	Location : Penthous	_	Ајјестеи	. 100/0				
	Explanation: R-22							
Interior Pkg Unit -	10%		2027	\$446,400	2	\$700		
Cooling	1070		2027	\$440,400	2	\$700		
Distribution								
CW & CHW Wtr	100%		2046	* *	4	\$6,000		
Pipe/Pump	10070		20.0		•	φο,σσσ		
Terminal Devices								
Air Handler/Cool/Ht	90%		2031	* *	1	\$67,900		
Fan Coil - 4 Pipe	10%		2031	* *	1	\$3,900		
Heat Rejection						•		
Air Cooled Condenser Unit	10%		2031	* *	2	\$8,500		
Water Cooling Tower	90%		2024	\$407,700	2	\$110,400		
_	Other Observation, E	xtent : Light, Area	Affected					
	Location: Roof							
	Explanation: 2 Cod	oling Towers						
entilation								
Distribution 1.75:55	1000/		TIPE	ala -4-	2.5	<b></b>		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$68,000		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4366

lechanical Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
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	1000/		• • • • •	de de		<b>0.10.1</b> 00	
Steam Fired	100%	7.1.1	2046	* *	4	\$12,100	
	Other Observation, Ex	_	Affected :	100%			
	Location : Penthouse		~ 11 m	,			
G '' B' '	Explanation: 2 Unit.	s Each With 250 C	sallon Iai	nks			
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIFE		1		
Cast Iron	100% 0-2	\$12,400	LIFE	* *	1		
Cast Holi	Leak Evident, Extent :			/6	1		
	Location : Near Roop		ciea . 107	o .			
Sump Pump(s)	Zeedileit i i i edi i i edi	, 11, 000					
Submersible	100%		2020	\$4,000	4	\$3,900	
Sewage Ejector(s)	10070		2020	\$ 1,000	•	ψ2,500	
Electric	100%		2031	* *	4	\$7,300	
	Other Observation, Ex	tent : Light, Area		100%	-	47,200	
	Location : Basement	_	33				
	Explanation: 2 Dupl	lex Sets					
Backflow Preventer							
Generic	100%		2031	* *	1	\$7,500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Ex			100%			
	<i>Location</i> : (3) 1-4 (		$^{p}h$				
	Explanation : Five U	Inits					
Fire Suppression							
Standpipe	4000		• • • •			<b></b>	
Generic	100%		2046	* *	1-5	\$63,800	
Sprinkler	1000/		2016	ala -l-	1.0	<b>#242</b> 00	
Generic	100%		2046	* *	1-2	\$34,200	
Fire Pump	1000/		2022	ф <b>т</b> с 000		<b>#22</b> 000	
Generic	100%		2022	\$76,900	1	\$22,800	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : HARLEM HOSPITAL WOMEN'S PAVILION

Address : 16 WEST 137 STREET @FIFTH AVE.

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : HHC0008.030 / 2599 Yr Built/Renovated : 1934 /

Area Sq Ft : 138,165 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 11-Mar-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,ph

Block : 1734 Lot : 1 BIN : 1082173

CAPITAL	FY 2019 - 2022	FY 2023 - 2028	
Exterior Architecture	\$1,851,700	\$172,500	
Interior Architecture	\$380,100	\$805,000	
Electrical	\$2,847,800	\$1,406,500	
Mechanical	\$1,202,900	\$2,710,900	
Total	\$6,282,600	\$5,094,800	
Importance Code A	\$1,851,700	\$213,500	
Importance Code B	\$4,430,900	\$4,881,300	
Total	\$6,282,600	\$5,094,800	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture	\$86,100	\$25,500	\$3,200	
Electrical	\$18,600	\$20,500	\$45,500	\$13,500
Mechanical	\$39,200	\$9,100	\$31,600	\$11,900
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$167,600	\$78,700	\$103,900	\$49,100
Importance Code A	\$3,400		\$300	
Importance Code B	\$148,500	\$78,700	\$103,600	\$49,100
Importance Code C	\$15,700			
Total	\$167,600	\$78,700	\$103,900	\$49,100



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

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

Asset #: 2599

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior					
Exterior Walls					
Masonry: Brick	90% Now \$416,500	LIFE **	5	\$66,000	
	Diagonal Cracks, Extent: Severe, Area	Affected : 10%			
	Location: Corners, Bulkheads				
	Jnt Mortar Miss/Erod, Extent : Moderat	e, Area Affected : 50%			
	Location: Throughout	A ACC . 1 500/			
	Sidewalk Shed in Use, Extent : Moderat Location : West Side	e, Area Affectea : 50%			
		- ACC1 - 500/			
	Vertical Cracks, Extent : Moderate, Are Location : Bulkheads, South Facade	a Affectea : 30%			
Masonry: Limestone	10% Now \$83,800	LIFE **	5	\$5,500	
·	Cracking/Crumbling, Extent : Moderate Location : Throughout	e, Area Affected : 10%			
	Int Mortar Miss/Erod, Extent : Moderat	e, Area Affected : 50%			
	Location: Throughout				
Windows					
Metal Clad	15% Now \$163,300	2051 **	5	\$9,400	
	Corrosion/Rusting, Extent: Moderate, A Location: Penthouse	Area Affected : 30%			
	Thermally Inefficient, Extent : Moderate Location : Penthouse	e, Area Affected : 50%			
	Unit Inoperable, Extent : Severe, Area A	Affected : 50%			
	Location : Penthouse	<i></i>			
Steel	85% Now \$558,100	2042 **	5	\$106,400	1
Siec.	Air Infiltration, Extent : Severe, Area Af Location : Throughout		J	Ψ100,100	•
	Broken/Missing Elements, Extent: Seve	re Area Affected : 30%			
	Location: Throughout	re, Area Ajjeciea . 5070			
	Corrosion/Rusting, Extent: Severe, Area	a Affected : 75%			
	Location: Throughout	argycerea ( , e , e			
	Thermally Inefficient, Extent: Severe, A	rea Affected : 95%			
	Location: Throughout	JJ			

Asset #: 2599

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior					
Parapets	000/ 37		_	40.000	
Masonry: Brick	80% Now \$162,900	LIFE **	5	\$9,000	
	Diagonal Cracks, Extent : Moderate, An Location : Bulkheads	еа Ајјества : 10%			
	Horizontal Cracks, Extent: Moderate, A	rea Affected : 10%			
	Location: Throughout	3,5			
	Jnt Mortar Miss/Erod, Extent : Moderat	e, Area Affected : 50%			
	Location: Throughout				
Masonry: Limestone	10% Now \$24,600	LIFE **	5	\$1,400	1
	Cracking/Crumbling, Extent : Severe, A	rea Affected : 25%			
	Location: Coping				
	Int Mortar Miss/Erod, Extent: Severe, A	Area Affected : 50%			
	Location : Coping	1100 **		<b>#1.400</b>	
Masonry: Limestone	10% Now \$73,900	LIFE	5	\$1,400	1
	Broken/Missing Elements, Extent: Seve Location: Northeast Corner Of 9th Fl				
Roof	Location : Northeast Corner of 7th 12	oor I araper			
Built-Up (BUR)	60% Now \$175,000	2036 **			1
- ,	Blisters, Extent : Severe, Area Affected :	25%			
	Location : Throughout				
	Ridging, Extent: Severe, Area Affected.	25%			
	Location: Throughout	- ACC4-1 - 200/			
	Water Penetration, Extent : Severe, Area Location : Over 8th Floor	н Ајјестеа : 30%			
	Worn/Eroded, Extent: Severe, Area Affe	cted : 10%			
	Location: Throughout				
Modified Bitumen	37% Now \$137,300	2036 **			
	Blisters, Extent : Moderate, Area Affecte	ed : 25%			
	Location: Throughout				
	Worn/Eroded, Extent: Moderate, Area A	Affected : 30%			
	Location: Throughout				
Skylight, Metal/Glass	3% Now \$56,500	2036 **			1
	Corrosion/Rusting, Extent: Moderate, A	Area Affected : 25%			
	Location: Over Stairwells Glazing Broken/Cracked, Extent: Mode	rate Area Affected : 10%			
	Location: Over Stairwells	тик, лиси лујестей . 1070			
	Water Penetration, Extent: Severe, Area	ı Affected : 50%			
	Location : Stairwells				

Interior

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

Asset #: 2599

rchitecture		Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$37,200	
Ceramic Tile	5%		\$34,400	2029	* *	5	\$4,200	
	_	_	Extent : Moderate	, Area Aj	ffected : 25%			
		ı : Toilets						
		ted Finish, 1 : Toilet Ro	Extent : Severe, Ar ooms	ea Affect	ed : 70%			
Paver: Asphalt	5%			2029	* *	5	\$12,700	
Raised Access Floor	5%			2035	* *	5	\$31,900	
Terrazzo	15%	Now	\$62,000	LIFE	* *	5	\$19,900	
			Extent : Light, Are	ea Affecte	ed : 5%			
		ı : Through						
		ietration, E i : 8th Floo	xtent : Severe, Area r	ı Affected	d: 30%			
	Other Obs	servation, E	Extent : Severe, Ared	a Affecte	d : 50%			
		ı : Through		55				
	Explana	tion : Stain	ed From Extensive	Water D	amage			
Vinyl Tile	45%			2026	\$679,900	3	\$28,700	
Vinyl Tile	15%			2021	\$226,600	3	\$9,600	
Interior Walls								
Masonry: Brick	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	\$4,700	
Plaster	20%	Now	\$15,700	LIFE	* *	5	\$1,900	
	Broken/M	issing Elen	nents, Extent : Seve	re, Area .	Affected : 25%			
	Location	ı : 8th Floo	r					
	Water Pen	etration, E	xtent : Severe, Area	ı Affected	d : 30%			
	Location	ı : 8th Floo	r					
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	60%			2039	* *	5	\$101,700	
Metal Panel	5%	Now	\$29,600	LIFE	* *	5	\$10,600	
	Deformed	//Dented, E.	xtent : Moderate, A	rea Affec	cted : 30%			
	Location: 6th Floor Safety Department Wing							
	Deteriora	ted Finish,	Extent : Severe, Ar	ea Affect	ed : 90%			
	Location	ı : 6th Floo	r Safety Departmer	nt Wing				
Plaster	35%	Now	\$40,700	LIFE	* *	5	\$37,100	
	Cracking/	Crumbling,	Extent : Severe, A		ted : 25%		,	
		ı : 8th Floo		A CC :	1 250/			
			xtent : Severe, Area	ı Affected	1:25%			
	Locatioi	ı : 8th Floo	r					

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

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

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

Asset #: 2599

Electrical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$41,100	5	\$600	
			xtent : Moderate, A	Area Affe	cted : 100%			
		: Electrica		, ,,				
	Explanat	ion : No No	ameplate Ratings A	Available				
Transformers	1000/			2024	¢1.6.500	-	¢500	
Dry Type	100%	omostion E	utant Madanata	2024	\$16,500	5	\$500	
		ervanon, E. : Electrica	xtent : Moderate, A	<i>Area А</i> ЈЈе	стеа : 100%			
Switchgaar / Switchboard	Explanal	ion : 430 K	Yva, 208/120 Volts					
Switchgear / Switchboard Fused Disc Sw	90%			2026	\$137,900	5	\$500	
Molded Case Bkrs	10%			2026	\$15,300	5	\$400	
Raceway	1070			2020	\$13,300		Ψ+00	
Conduit	100%			2026	\$158,800	1		
Panelboards	10070			2020	\$130,000	1		
Molded Case Bkrs	95%			2025	\$118,800	5	\$3,500	
Molded Case Bkrs	5%			2023	**	5	\$200	
Wiring	370			2034			\$200	
Braided Cloth	70%	2-4	\$175,200	2051	* *	1		
Braided Cloth			nt : Moderate, Are		od · 100%	1		
		-	out The Building	a rijjeere	<i>a</i> . 10070			
Thomasmlastic	20%			2026	\$50,100	1		
Thermoplastic Thermoplastic	10%			2026	\$30,100 * *	1 1		
Motor Controllers	1070			2030		1		
Locally Mounted	10%			2031	* *	5	\$100	
Locally Mounted  Locally Mounted	20%	2-4	\$54,800	2046	* *	5	\$100 \$100	
Locally Mounted			\$34,800 tent : Moderate, Ai			3	\$100	
		: Mechanio		rearijjec	ieu . 10070			
I a sallas Massacka d		. meenam	cui Room	2024	¢126,000	-	\$500	
Locally Mounted	50% 20%			2024 2024	\$136,900	5	\$500	
Motor Control Center	20%			2024	\$46,300	5	\$800	
Ground								
Grounding Devices Generic	100%			LIFE	* *	5	\$2,000	
	10070			LIFE		3	\$2,000	
tand-by Power Transfer Switches								
Automatic	100%			2024	\$23,500	1	\$42,500	
Generators	100/0			2024	\$25,500	1	ψτ2,500	
Diesel	100%			2022	\$184,400	1	\$53,500	
Diesei		ervation F	xtent : Moderate, A		·	1	ψυυ,υ00	
		: Outside						
			gency Generator R	ated @ '	700 Kw			
Batteries	2	Ziner	,e, concretor n					
Lead/Acid	100%			2019	\$1,600	5	\$5,100	
	100/0			2017	Ψ1,000		Ψ2,100	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 2599

Electrical	Current Repa	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2025	\$4,300	5	\$10,500	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Outside	D 10 1				
	Explanation : 60 Gallor					
Main Tank	50%	2061	* *	5	\$1,700	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Outside					
. 17.	Explanation: 5000 Gal	ions Rated Capacity				
Lighting						
Interior Lighting Fluorescent	30%	2026	\$585,500	10	\$31,200	
Fluorescent	T-8 Lamps And Fixtures,			10	\$31,200	
	Location: Throughout		ingecieu . 10070			
Fluorescent	67%	2021	\$1,307,600	10	\$69,800	
Fluorescent	T-12 Lamps And Fixtures				\$09,800	
	Location: Throughout		ea Agreeiea : 10070			
Fluorescent	3%	2021	\$58,600	10	\$3,100	
	Compact Fluorescent Lig Location : Basement	ht, Extent : Moderate, A	Area Affected : 100	%		
Egress Lighting						
Emergency, Service	50%	2021	\$29,200	1		
Exit, Service	50%	2026	\$19,800	1		
Exterior Lighting						
HID	100%	2021	\$545,500	10	\$400	
Alarm						
Security System						
No Component	70%				*	
Generic	30%	2026	\$131,100	1	\$15,500	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Hallways					
F' /0 1 D : .'	Explanation: C C T V	Surveillance Cameras				
Fire/Smoke Detection	700/					
No Component	70%	2021	¢440 000	1.2	¢25 500	
Generic, Digital	30% Other Observation Exter	2021	\$448,800	1-3	\$25,500	
	Other Observation, Exten Location : Hallways	ı . moaeraie, Area Affe	ciea : 100%			
	Explanation : Strobe Li	ahta Smaka Datactana	Alarm Ralls And L	orne M	anual Pull Stations	
	Елрининоп . Strobe Li	gius, sinoke Delectors, i	линн ренз Ана П	orns, MC	muai i un Siamons	

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

Heating

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

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

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

Asset #: 2599

Mechanical		Current Repair Future Replacement Maintenance			aintenan <u>ce</u>			
System	% of		Estimated Cost	Year	<b>Estimated Cost</b>		Estimated Cost	Priority
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	Filority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2046	* *	1		
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
			uther King Buildin	_				
	-		ded From Adjacen Inks For #2 Oil	Martin	Luther King Buildi	ing / Dua	ıl Fuel Gas With	
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$6,700	
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$94,100	2026	\$1,882,000	4	\$5,600	
		lent, Extent n : Through	: Light, Area Affec out	ted : 10%	6			
Terminal Devices Air Handler			\$312,700 tent : Moderate, Ai	2036 ea Affec	* * ted : 100%	1	\$12,600	
Convector/Radiator	80% Other Obs	servation, E	Extent : Light, Area	2031 Affected	* *	1	\$29,300	
		n: Through						
Air Conditioning	Ехріапа	tion : Manı	iai Control					
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment Interior Pkg Unit -	10%			2020	\$415,800	2	\$700	
Cooling Exterior Pkg Unit -	10%			2021	\$90,000	2	\$700	
Cooling	1070			2021	Ψ,0,000	2	Ψ700	
Window/Wall Unit	70%			2019	\$162,200	1		
No Component	10%	ı						
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	\$29,500	
No Component	80%	1						
Heat Rejection Air Cooled Condenser Unit	10%			2026	\$20,200	2	\$7,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$12,700	
No Component	80%	ı						

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 2599

Mechanical	Current Repair		Future	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Exhaust Fans	100/ 37	<b>#20.600</b>	2026	* *	2	<b>#200</b>	
Interior	10% Now On Extended Life, E. Location : Through		2036 Affected		2	\$300	
Roof	15% Now	\$27,700	2036	* *	2	\$400	
	On Extended Life, E. Location : Roof	xtent : Severe, Area	Affected .	: 100%			
No Component	75%						
Plumbing							
H/C Water Piping Brass/Copper	100%		2026	\$828,900	1		
HW Heat Exchanger							
Steam Fired	100% 0-2	\$88,500	2036	* *	4	\$11,200	
	On Extended Life, E. Location : Old Nur	rses Building					
	Other Observation, I			: 100%			
	Location : Old Nur	rses Building Boiler	Room				
	Explanation : Loca	ited In Adjacent Bui	lding				
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)							
Compressed Air	100%		2046	* *	4	\$1,400	
Backflow Preventer							
Generic	100%		2026	\$28,300	1	\$7,000	
	Other Observation, I	_	Affected .	: 100%			
	Location : Water S		_				
	Explanation : Loca	ited Away From Wai	ter Entry	Point			
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators	1000/		LIDE	* *			
Geared Traction	100%		LIFE				
	Other Observation, I	_	Affectea .	: 100%			
	Location: (2) B-8						
E. G.	Explanation : Thre	e Units					
Fire Suppression							
Standpipe Generic	100%		2046	* *	1.5	¢50.400	
	100%		2046		1-5	\$59,400	
Sprinkler	050/						
No Component	95% 50/		2046	* *	1.2	¢1 (00	
Generic	5%		2046		1-2	\$1,600	

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

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : HENRY J. CARTER SPECIALTY HOSPITAL - LONG TERM ACUTE CARE

Address : 1879 MADISON AVE @ E.121 ST

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 268,259 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 26-Mar-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,ph,ph

Block : 1747 Lot : 35 BIN : 1077376

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$38,700	\$476,200
Interior Architecture	\$140,500	\$623,200
Electrical		\$2,227,300
Mechanical	\$35,100	\$7,384,900
Total	\$214,300	\$10,711,500
Importance Code A	\$38,700	\$476,200
Importance Code B	\$175,600	\$9,984,800
Importance Code C		\$250,500
Total	\$214,300	\$10,711,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$12,900	
Interior Architecture		\$67,800		
Electrical	\$36,700	\$46,700	\$42,400	\$51,800
Mechanical	\$105,800	\$117,400	\$153,300	\$117,400
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$183,900	\$273,300	\$250,100	\$210,600
Importance Code A	\$13,300	\$13,800	\$26,200	\$13,300
Importance Code B	\$170,700	\$259,500	\$223,900	\$197,300
Importance Code C				
Total	\$183,900	\$273,300	\$250,100	\$210,600



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

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

Asset #: 14738

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls							
Masonry: Brick Cavity	90%		LIFE	* *	5	\$185,800	
	-	dent, Extent : Light, A	rea Affec	eted : 50%			
	Location: Throu	ghout					
Window Wall	10%		2055	* *	5	\$77,400	
		on, Extent : Light, Are					
	Location : Conne	ecting Corridor To Nu	irsing Fa	cility			
Windows	0.50/		20.41		_	<b>42.7.</b> C.2.2	
Aluminum	95%		2041	* *	5	\$25,900	
Metal Louvers	5%		2034	* *	10	\$8,500	
Parapets	7.50/		TIPE	* *	-	Ф20.200	
Masonry: Brick Cavity	75%		LIFE		5	\$29,200	
		dent, Extent : Light, A	rea Affec	rted: 25%			
	Location: Throu	gnout					
Metal Rail	20%		2038	* *	5-10	\$140,600	
Pre-Cast Concrete	5%		LIFE	* *	5	\$12,200	
Roof							
Single Ply Membrane	100%		2035	**	10	\$111,100	
	_	ident, Extent : Light,	Area Affe	ected : 100%			
terior	Location : Throu	gnout					
Floors Cast in Place Concrete	15%		LIFE	* *	5	\$131,700	
Cast in Place Concrete Ceramic Tile	10%		2040	* *	5	\$40,200	
Traffic Topping	5%		2030	* *	5	\$25,100	
Vinyl Tile	70%		2035	* *	3	\$105,400	
Interior Walls	7070		2033			\$105,400	
Ceramic Tile	10%		2038	* *	5	\$53,300	
Concrete Masonry Unit	20%		LIFE	* *	5	\$42,600	
Glass: Single Pane	5%		LIFE	* *	5	\$20,000	
Gypsum Board	65%		LIFE	* *	5	\$207,900	
Ceilings	0570		LII L			Ψ201,700	
AcousTileSusp.Lay-In	70%		2045	* *	5	\$281,100	
7100us Theousp.Lay-in		on, Extent : Light, Are		d : 100%	5	Ψ201,100	
	Location: Throu						
Exposed Struc: Steel	10%	· · · · · ·	LIFE	* *			
Gypsum Board	20%		LIFE	* *	5	\$100,400	
Gypsum Board	2070		LILE		3	\$100,400	

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

Under 600 Volts

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

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

Asset #: 14738

Electrical	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2035 **	5	\$1,200	
	Other Observation, Extent: Mode	erate, Area Affected : 100%			
	Location : Electrical Room				
	Explanation : 2- Main Service S	witches Rated @ 3000 Amperes	Each		
Transformers					
Dry Type	100%	2030 **	5	\$1,000	
	Other Observation, Extent : Mode	erate, Area Affected : 100%			
	Location : Electrical Room				
	Explanation : 5- 225 Kva, 2- 10	0 Kva, 2- 50 Kva, 480/208/120 V	olts		
Switchgear / Switchboard	000/		_	45.55	
Fused Disc Sw	80%	2035 **	5	\$900	
Molded Case Bkrs	20%	2051 **	5	\$1,400	
Raceway					
Conduit	70%	2051 **	1		
Conduit	30%	2035 **	1		
Panelboards					
Fused Disc Sw	15%	2047 **	5	\$900	
Molded Case Bkrs	30%	2033 **	5	\$2,100	
Molded Case Bkrs	55%	2047 **	5	\$3,900	
Wiring					
Thermoplastic	70%	2051 **	1		
Thermoplastic	30%	2035 **	1		
Motor Controllers					
Locally Mounted	30%	2042 **	5	\$500	
Variable Frequency	70%	2042 **			
Drive					
Ground					
Grounding Devices					
Not Accessible	100%				
Stand-by Power					
Transfer Switches					
Automatic	100%	2042 **	1	\$82,500	
Generators					
Diesel	100%	2038 **	1	\$103,900	
	Other Observation, Extent : Mode	erate, Area Affected : 100%			
	Location : Roof				
	Explanation : Emergency Gener	rator Rated @ 1250 Kw			
Batteries					
Lead/Acid	100%	2020 \$1,600	5	\$9,900	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14738

Electrical	Current Repair	Future	Replacement	Ma	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
tand-by Power							
Fuel Storage							
Day Tank	50%	2047	* *	5	\$24,900		
	Other Observation, Extent : Moderate	, Area Affecto	ed : 100%				
	Location: Roof	4 11 11					
	Explanation : No Nameplate Ratings						
Main Tank	50%	2060	**	5	\$3,900		
	Other Observation, Extent: Moderate	, Area Affecto	ed : 100%				
	Location: Underground						
* 1	Explanation: 20,000 Gallon Capaci	ty					
ighting Interior Lighting							
Interior Lighting Fluorescent	20%	2025	\$922,100	10	\$49,200		
Pidorescent	T-12 Lamps And Fixtures, Extent: Mo			10	\$49,200		
	Location: Old Sections	истине, лтеи	Ајјества : 100/0				
El	70%	2033	* *	10	¢172.200		
Fluorescent	70% T-8 Lamps And Fixtures, Extent: Mod			10	\$172,200		
	Location: Throughout The Building	етиге, Атеи А	у <i>јес</i> неа . 100%				
E1		2022	* *	10	¢12.200		
Fluorescent	5%	2033		10	\$12,300		
	T-5 Lamps And Fixtures, Extent : Mod Location : Penthouse	eraie, Area A	Ajjeciea : 100%				
Fluorescent	5%	2033	* *	10	\$12,300		
	Compact Fluorescent Light, Extent : M Location : Hallways	Ioderate, Are	ea Affected : 100	%			
Egress Lighting							
Emergency, Service	50%	2033	* *	1			
Exit, LED	50%	2060	* *	1			
Exterior Lighting							
HID	100%	2025	\$1,059,200	10	\$800		
larm							
Security System							
No Component	70%						
Generic	30%	2033	* *	1	\$30,100		
	Other Observation, Extent : Moderate	, Area Affecto	ed : 100%				
	Location : Hallways						
E' /C 1 D : :'	Explanation: C C T V Surveillance	Camera					
Fire/Smoke Detection	1000/	2022	* *	1.2	Ø175 300		
Generic, Digital	100%	2033	~ d . 1000/	1-3	\$165,300		
	Other Observation, Extent: Moderate	, Area Affecto	ea : 100%				
	Location: Throughout The Building	D11 C	Smale Deter	. 11	And Alam: D-11		
	Explanation: Strobe Lights, Manual	ruli Station	, smoke Detector	r, Horns A	ana Alarm Bells		

Mechanical	(	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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

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

Asset #: 14738

Mechanical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Energy Source	1000/	2071	4.4				
Natural Gas	100%	2051	* *	1			
Conversion Equipment	5-04	•••	ماد ماد		406.400		
Hot Water Boiler	65%	2030	**	1	\$86,200		
	Other Observation, Extent : Lig	ht, Area Affected	: 63%				
	Location : Penthouse						
	Explanation: 2 Units						
Hot Water Boiler	35%	2042	**	1	\$46,400		
	Other Observation, Extent : Lig	ht, Area Affected	: 35%				
	Location: Penthouse						
	Explanation: 1 Unit						
Distribution (P)	1000/	2011	ala -i-	,	<b>012.2</b> 00		
Hot Wtr Piping/Pump	100%	2041	* *	4	\$13,200		
Terminal Devices							
Air Handler	40%	2033	* *	1	\$66,400		
Air Handler	40%	2025	\$1,477,500	1	\$66,400		
Fan Coil Unit/Heat	20%	2033	* *	1	\$17,300		
Air Conditioning							
Energy Source							
Electricity	40%	2041	* *	1			
Natural Gas	60%	2051	* *	1			
Conversion Equipment							
Absorption	60%	2025	\$3,262,900	1	\$174,200		
Chiller/Direct Fire			<<				
	Other Observation, Extent : Lig	ht, Area Affected	: 60%				
	Location: Penthouse						
	Explanation: 2 Units						
Reciprocating	40%	2033	* *	1	\$49,800		
Compr/Chiller							
	R-134a Refrigerant, Extent : Lig		: 40%				
	Location: 2 Set Of Multi-stace	ks, Penthouse					
Distribution					<b>.</b>		
CW & CHW Wtr	100%	2045	* *	4	\$13,200		
Pipe/Pump							
Terminal Devices					4		
Air Handler/Cool/Ht	50%	2033	* *	1	\$82,900		
Air Handler/Cool/Ht	50%	2025	\$1,473,000	1	\$82,900		
Heat Rejection							
Air Cooled Condenser	40%	2033	* *	2	\$74,700		
Unit							
Water Cooling Tower	60%	2026	\$598,100	2	\$162,000		
Ventilation							
Distribution				_			
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$149,600		
Exhaust Fans				_	_		
Interior	80%	2033	* *	2	\$6,600		
Roof	20%	2033	* *	2	\$1,600		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14738

Mechanical	Current Repair	Futur	e Replacement	М	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping Brass/Copper	100%	2051	* *	1		
Water Heater						
Gas Fired	100%	2024	\$160,200	2	\$3,900	
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location: Upper Penthouse					
<del></del>	Explanation: 4 Units					
HW Heat Exchanger						
HTHW/HW	100%	2051	**			
	Other Observation, Extent: Light, Ar	ea Affected	: 100%			
	Location: Upper Penthouse					
G 't D' '	Explanation: 4 Units					
Sanitary Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE		1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10076	LIFE		1		
Non-Submersible	100%	2033	* *	4	\$5,700	
Sewage Ejector(s)	10070	2033			\$3,700	
Electric	100%	2025	\$75,700	4	\$10,700	
Backflow Preventer	10070	2023	\$15,100		ψ10,700	
Generic	100%	2025	\$66,800	1	\$16,400	
Fixtures	10070	2023	Ψου,ουυ	-	Ψ10,100	
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location: (2) C-7, Ph, (4) C-7					
	Explanation: 6 Units					
Fire Suppression						
Standpipe						
Generic	100%	2045	* *	1-5	\$135,200	
Sprinkler						
Generic	100%	2045	* *	1-2	\$75,100	
Fire Pump					<b>*</b> - * · · ·	
Generic	100%	2028	\$169,100	1	\$50,100	
Chemical System	1000/	2021	<b>#2</b> 000	1.0	<b>#2 =</b> 0.0	
Generic	100%	2024	\$2,000	1-3	\$3,700	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : HENRY J. CARTER SPECIALTY HOSPITAL - NURSING FACILITY

Address : 1752 PARK AVE. @ E.121 ST

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : HHC0020.000 / 14737 Yr Built/Renovated : 2013 /

Area Sq Ft : 134,953 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 26-Mar-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,ph,ph

Block : 1747 Lot : 70 BIN : 1088883

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$136,500	\$776,500
Interior Architecture	\$161,000	\$352,100
Electrical		\$123,800
Mechanical		\$80,600
Total	\$297,500	\$1,332,900
Importance Code A	\$136,500	\$776,500
Importance Code B	\$161,000	\$431,600
Importance Code C		\$124,800
Total	\$297,500	\$1,332,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$81,400		_
Interior Architecture		\$35,000		
Electrical	\$18,500	\$37,100	\$18,500	\$18,500
Mechanical	\$66,300	\$37,900	\$93,200	\$37,900
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$114,300	\$221,000	\$141,300	\$85,900
Importance Code A	\$6,700	\$88,400	\$6,700	\$6,700
Importance Code B	\$107,700	\$115,300	\$134,600	\$79,300
Importance Code C		\$17,300		
Total	\$114,300	\$221,000	\$141,300	\$85,900



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

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

Asset #: 14737

Architecture		Current I	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Exterior Walls									
Metal Panel	40%			2055	* *	5-10	\$500,500		
Pre-Cast Concrete	50%			LIFE	* *	5	\$295,700		
		onstruction, n : Through	Extent : Light, Are out	a Affecte	ed : 100%				
Window Wall	10%	ı		2055	* *	5	\$68,200		
Windows							•		
Aluminum	90%			2050	* *	5	\$24,900		
Metal Louvers	10%			2040	* *	10	\$17,300		
Parapets							•		
Metal Panel	30%			2055	* *	5	\$15,800		
Metal Rail	10%			2045	* *	5-10	\$24,500		
Pre-Cast Concrete	60%			LIFE	* *	5	\$51,200		
Roof									
Single Ply Membrane	100%			2035	* *	10	\$65,600		
Interior									
Floors									
Cast in Place Concrete	15%			LIFE	* *	5	\$66,300		
Ceramic Tile	10%			2040	* *	5	\$20,200		
Vinyl Tile	30%			2035	* *	3	\$22,700		
Wood	45%			2065	* *	5	\$170,400		
			Extent : Moderate, P	Area Affe	cted : 100%				
		n : Patient l							
	Explana	tion: This	Component Is Actu	ally Lam	inated Wood Floor	ring.			
Interior Walls									
Cast in Place Concrete	5%			LIFE	* *				
Ceramic Tile	10%			2040	* *	5	\$34,700		
Concrete Masonry Unit	20%			LIFE	* *	5	\$27,700		
Glass: Single Pane	5%			LIFE	* *	5	\$13,000		
Gypsum Board	60%	ı		LIFE	* *	5	\$124,800		
Ceilings									
AcousTileSusp.Lay-In	75%			2045	* *	5	\$151,500		
Exposed Concrete	10%			LIFE	* *	5	\$3,200		
Exposed Struc: Steel	5%			LIFE	* *				
Gypsum Board	10%	ı		LIFE	* *	5	\$25,200		

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

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

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

Asset #: 14737

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Transformers						
Dry Type	100%	2045	* *	5	\$500	
	Other Observation, Extent : Moderate	e, Area Affecte	ed : 100%			
	Location: Electrical Room					
	Explanation : 4-500 Kva, 480/277/2	208 Volts - Red	cently Installed			
Switchgear / Switchboard	000/	2055	* *	-	Φ.5.0.0	
Fused Disc Sw	90%	2055		5	\$500	
	Other Observation, Extent : Moderate Location : Electrical Room	e, Area Affecte	ea : 100%			
14 14 G PI	Explanation : Recently Installed	2055	* *		<b>#</b> 400	
Molded Case Bkrs	10%	2055		5	\$400	
	Other Observation, Extent : Moderate	e, Area Affecte	ed : 100%			
	Location: Electrical Room					
D	Explanation: Recently Installed					
Raceway Conduit	100%	2055	* *	1		
Conduit	Recent Installation, Extent : Light, Ar			1		
	Location: Throughout The Building		10070			
Panelboards	Locuiton : Throughout The Buttuing	<u> </u>				
Fused Disc Sw	15%	2050	* *	5	\$500	
rused Disc 5w	Recent Installation, Extent : Light, Ar			3	\$300	
	Location : Mechanical Room	ca nyjecica .	10070			
Molded Case Bkrs	85%	2050	* *	5	\$3,000	
Molded Case Bkis	Recent Installation, Extent : Light, Ar			3	\$3,000	
	Location: Throughout The Building		10070			
Wiring	Location . Intoughout the Building	)				
Thermoplastic	100%	2055	* *	1		
Thermoplastic	Recent Installation, Extent : Light, Ar		100%	1		
	Location: Throughout The Building		100/0			
Motor Controllers	2 and a second true Editions	,				
Locally Mounted	20%	2045	* *	5	\$200	
Beeany Weamed	Recent Installation, Extent : Light, Ar		100%	J	Ψ200	
	Location : Mechanical Room					
Variable Frequency	80%	2045	* *			
Drive	0070	4 <b>04</b> 3				
DIIVC	Recent Installation, Extent : Light, Ar	rea Affected ·	100%			
	Location : Mechanical Room	ca rijjecica .	100/0			
Ground						
Grounding Devices						
	100%	LIFE	* *	5	\$2,000	
Generic				-	,	
Generic	Other Observation, Extent : Light, Are	ea Affected : .	100%			
Generic	Other Observation, Extent : Light, Art Location : Basement	ea Affected : .	100%			

Stand-by Power

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14737

Electrical	Current Repair	Future Replace	ement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
tand-by Power Transfer Switches Automatic	100% Recent Installation, Extent : Light, Area Location : A T S Room	2045 Affected : 100%	* *	1	\$41,500		
Generators Diesel	100% Other Observation, Extent : Light, Area Location : Roof Explanation : Emergency Generator F		* * Recently	1 Installe	\$52,300		
Batteries	Zupramanien v Zimergeney Generalier I		110001111)	1715761176			
Lead/Acid	100% Recent Installation, Extent : Light, Area Location : Generator Room In The Roo	Affected: 100%	\$1,600	5	\$5,000		
Fuel Storage Day Tank	50% Other Observation, Extent : Light, Area Location : Roof Explanation : No Nameplate Rating A		* * Installed	5	\$12,500		
Main Tank	50% Other Observation, Extent: Light, Area Location: Underground Explanation: 20,000 Gallons Rating 0	2065 Affected : 100%	* *	5	\$2,000		
ighting		- ·· · · · · · · · · · · · · · · · · ·		<u> </u>			
Interior Lighting							
Fluorescent	90% Other Observation, Extent: Moderate, Location: Throughout The Building Explanation: T-8 Lamps, Recently In.		**	10	\$111,400		
Fluorescent	5% Other Observation, Extent: Moderate, Location: Hallways Explanation: T-5 Lamps, Recently Ins		**	10	\$6,200		
Fluorescent	5% Other Observation, Extent: Moderate, A Location: Hallways Explanation: Compact Fluorescent L	2035 Area Affected : 100		10	\$6,200		
Egress Lighting	илрининон . Compact Ptuorescent L	giu i muies, Recei	iiiy IIISIU	neu			
Emergency, Service	50% Recent Installation, Extent : Light, Area Location : Throughout The Building	2035 Affected : 100%	* *	1			
Exit, LED	50%  Recent Installation, Extent : Light, Area  Location : Throughout The Building	2065 Affected : 100%	* *	1			
Exterior Lighting HID	100% Recent Installation, Extent : Light, Area Location : Outside	2035 Affected : 100%	* *	10	\$400		

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

Estimates are rounded to the nearest hundred dollars.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

Asset #: 14737

Electrical	Current Repair	Futui	re Replacement	M	Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection						
Arresters/Cabling						
Generic	100%	2065	* *	5	\$4,000	
	Other Observation, Extent:	Moderate, Area Affe	ected : 100%			
	Location : Roof					
	Explanation : Recently Inst	talled				
Alarm						
Security System						
No Component	70%					
Generic	30%	2035	* *	1	\$15,100	
	Other Observation, Extent:	Moderate, Area Affe	ected : 100%			
	Location : Hallways And C	Dutside				
	Explanation: Recently Ins	talled C C T V Surv	eillance Camera			
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *	1-3	\$83,200	
_	Other Observation, Extent:	Moderate, Area Affe	ected : 100%			
	Location : Throughout The	Building				
	Explanation : Recent Insta Horns And Alarm Bells	llation. Strobe Light.	s, Manual Pull Sta	tions, Sm	oke Detectors,	

Mechanical	Current Repa	nir Futur	Future Replacement Maintenance			
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Heating						
Energy Source						
Natural Gas	100%	2051	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2042	* *	1	\$66,700	
	Other Observation, Exten Location : Penthouse					
	Explanation: 3 Units. (2 Exchangers	2 For Heating, 1 For Be	oth Heating And D	omestic I	Hot Water) 3 Heat	
Distribution						
Hot Wtr Piping/Pump	100%	2047	* *	4	\$10,000	
Terminal Devices						
Air Handler	80%	2033	* *	1	\$66,800	
Fan Coil Unit/Heat	20%	2033	* *	1	\$8,700	
Air Conditioning						
Energy Source						
Electricity	100%	2047	* *	1		
Conversion Equipment						
Reciprocating Compr/Chiller	100%	2033	* *	1	\$62,600	
-	R-134a Refrigerant, Exter Location : 2 Multistacks		! : 100%			
Distribution CW & CHW Wtr Pipe/Pump	100%	2051	* *	4	\$10,000	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14737

stimated Cost   Prior
\$83,500
<b>#04.000</b>
\$94,000
\$75,300
Ψ73,300
\$3,500
\$600
4000
\$2,000
\$5,400
40.400
\$8,300
\$68,000
\$37,800
· · · · · · · · · · · · · · · · · · ·
\$25,200
\$3,700

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> 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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8

Address : 1340 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A

Program / Asset # : HHC0002.110 / 14211 Yr Built/Renovated : 2008 /

Area Sq Ft : 131,771 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Mar-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 4

Block : 4205 Lot : 1 BIN : 2097550

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$38,900	\$130,300
Interior Architecture		\$425,100
Electrical	\$120,900	
Mechanical	\$45,400	\$1,031,800
Total	\$205,100	\$1,587,100
Importance Code A	\$38,900	\$130,300
Importance Code B	\$166,200	\$1,324,800
Importance Code C		\$132,100
Total	\$205,100	\$1,587,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$30,400		
Interior Architecture	\$12,000		\$18,500	
Electrical	\$18,900	\$18,200	\$15,100	\$12,800
Mechanical	\$46,200	\$65,800	\$78,900	\$67,200
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$91,900	\$129,200	\$127,300	\$94,800
Importance Code A	\$5,200	\$33,700	\$3,300	\$3,300
Importance Code B	\$79,600	\$95,500	\$124,000	\$91,600
Importance Code C	\$7,100			
Total	\$91,900	\$129,200	\$127,300	\$94,800



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

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

Asset #: 14211

Architecture		Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	2.50/				de .de	_	<b>#27.400</b>	
Masonry: Brick	35%			LIFE	* *	5	\$35,400	
			extent : Light, Area					
			overhang At Main E					
M G '		uon : mino	r Horizontal Crack		* *		<b>#2.000</b>	
Masonry: Granite	5% 5%			LIFE	* *	5	\$3,800	
Masonry: Limestone Metal/Glass Curt Wall	50%			LIFE LIFE	* *	5 5	\$3,800 \$94,900	
Metal Panel	5%			2045	* *	5-10	\$34,800	
Parapets	370			2043		3-10	\$54,600	
Concrete Masonry Unit	60%			LIFE	* *	5	\$6,500	
Masonry: Brick	15%			LIFE	* *	5	\$1,400	
Masonry: Limestone	20%			LIFE	* *	5	\$2,400	
Metal Rail	5%			2038	* *	5-10	\$8,700	
Roof						- 10	\$3,700	
IRMA/Protected	35%			2030	* *	10	\$20,900	
Membrane							. ,	
Single Ply Membrane	65%			2030	* *	10	\$38,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$43,100	
			xtent : Light, Area					
			t Mechanical And					
		tion : Stain	ing (Rust) From Co					
Ceramic Tile	5%			2034	* *	5	\$9,900	
Terrazzo	10%			LIFE	* *	5	\$15,400	
Vinyl Tile	75%			2030	* *	3	\$55,500	
Interior Walls	-0.							
Cast in Place Concrete	7%			LIFE	* *	_	<b>01.4.2</b> 00	
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%	nair Evidar	t Extent Light A	LIFE	r + 10/	5	\$68,200	
		: 4th Floo	it, Extent : Light, A r Side Ab	геи Ајјес	nea . 170			
T D		. <del>4</del> 111 1 100	T Side 40	LIEE	* *			
Travertine Panels	10%			LIFE	* *			
Ceilings	35%			2038	* *	-	\$75.000	
AcousTileSusp.Lay-In		amustian E	Extent : Light, Area			5	\$75,200	
		ervanon, E : Basemen	· ·	луестеа	. 4/0			
		tion : Mino						
Gungues Doord		IVIIIIO	i siming.	LIDD	* *		\$134,300	
Gypsum Board	50%	nair Evida	nt, Extent : Light, A	LIFE		5	\$134,300	
	_		a, Extent : Lignt, A r Lobby Soffit	геи Ајјес	леи . 170			
M-4-1 D-11		. <del>-</del> 1111 1 100	. 2000 у 50јји	TIPP	* *	-	¢40.200	
Metal Panel	15%			LIFE	τ f	5	\$40,300	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14211

Electrical	Current Repair	Future Re	placement	M					
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Transformers									
Dry Type	100%	2038	* *	5	\$500				
J J1	Other Observation, Extent : Li	ght, Area Affected : 10	0%						
	Location: Electrical Room								
	Explanation: (2) 112.5 Kva A	And (2) 225 Kva Trans	formers						
Switchgear / Switchboard									
Fused Disc Sw	100%	2045	* *	5	\$600				
	Other Observation, Extent : Li	ght, Area Affected : 10	0%						
	Location : Electrical Room								
	Explanation: (1) 2000 Ampe	res Main Switch							
Raceway									
Conduit	100%	2045	* *	1					
Panelboards									
Fused Disc Sw	100%	2041	* *	5	\$3,000				
Wiring									
Thermoplastic	100%	2045	* *	1					
Motor Controllers									
Locally Mounted	50%	2038	* *	5	\$400				
Motor Control Center	50%	2038	* *	5	\$1,800				
Stand-by Power									
Transfer Switches									
Automatic	70%	2038	* *	1	\$28,400				
Automatic	30%	2038	**	1	\$12,200				
	Other Observation, Extent : Li	ght, Area Affected : 30	%						
	Location: Fire Pump Room	C. D							
<u> </u>	Explanation: 100 Amp. For	Fire Pump.							
Generators Diesel	100%	2034	* *	1	¢51 000				
Diesei				1	\$51,000				
	Other Observation, Extent : Light, Area Affected : 100%  Location : Basement								
	Explanation: 500 Kva								
Batteries	Explanation : 300 Kva								
Lead/Acid	100%	2019	\$1,600	5	\$4,900				
Fuel Storage	100,0	2017	Ψ1,000		ψ 1,5 00				
Day Tank	100% 4+	\$2,000 2041	* *	5	\$12,200				
24) 1444	Other Observation, Extent : M		: 100%	C	Ψ1 <b>=</b> ,=00				
	Location: Generator Room	. 55							
	Explanation: 550 Gallons - A	Always In Alarm							
Lighting	<del>-</del>	<del>-</del>							
Interior Lighting									
Fluorescent	100%	2030	* *	10	\$120,900				
	Compact Fluorescent Light, Extent: Light, Area Affected: 20%  Location: Throughout								
	T-5 Lamps And Fixtures, Exten Location: Throughout	t : Light, Area Affected	l : 40%						
	T-8 Lamps And Fixtures, Exten Location: Throughout	t : Light, Area Affected	d : 40%						

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

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

Asset #: 14211

Electrical	Current Repai	r Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Emergency, Battery	10%	2030	* *	10	\$3,200	
Exit, LED	70%	2053	* *	1		
Exit, Battery	20%	2030	* *	10	\$1,800	
Exterior Lighting						
HID	20%	2030	* *	10	\$100	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Exterior					
	Explanation: Controlled	Via Photocell				
No Component	80%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2030	* *	1	\$14,800	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2030	* *	1-3	\$24,400	

echanical		Current Rep	oair	Futur	e Replacement	М	aintenance		
rstem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
ating									
Energy Source									
Plant Campus Steam / PRV	100%			2045	* *	1			
	Other Obs	ervation, Exte	ent : Light, Area	Affected	: 100%				
	Location	: Throughout							
	Explanat	tion : Campus	Steam From Ad	jacent B	uilding				
Conversion Equipment									
Heat Exchanger, Plate & Frame	50%			2034	* *	1	\$32,600		
	Other Obs	ervation, Exte	ent : Light, Area	Affected	: 100%				
	Location	: Mechanical	! Equipment Roc	m					
	Explanat	tion : Steam T	o Hot Water Exc	hanger S	Serves Reheat Syste	em And A	ir Handlers		
Pres. Reducing Valve/LP Steam	50%			2034	* *	5	\$3,900		
Distribution									
Hot Wtr Piping/Pump	100%			2041	* *	4	\$6,500		
Terminal Devices									
Air Handler	50%	4+	\$45,400	2030	* *	1	\$36,700		
	Damper(s)	Malfunctioni	ing, Extent : Mo	derate, A	rea Affected : 30%	ó			
	Location	: Various Loc	cations - Econor	ıizer Cyo	cle Not Working				
Fan Coil Unit/Heat	50%			2033	* *	1	\$21,300		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location	: Throughout							
	Explanat	tion : Reheat S	System						

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

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

Asset #: 14211

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning		•				
Energy Source						
Electricity	100%	2041	* *	1		
Conversion Equipment Centrifugal, Elec Chille	1000/	2034	* *	1	¢1.42.600	
Centrilugal, Elec Chille	er 100% R-134a Refrigerant, Extent : 1			1	\$142,600	
	Location: 2 Units In Chiller		100/0			
Distribution						
CW & CHW Wtr	100%	2045	* *	4	\$6,500	
Pipe/Pump						
Terminal Devices						
Air Handler/Cool/Ht	100%	2030	* *	1	\$81,500	
Heat Rejection	1000/	2026	Ф.400 <b>7</b> 00	2	Ф122 (00	
Water Cooling Tower	100%	2026	\$489,700	2	\$132,600	
	Other Observation, Extent : L Location : Roof	igni, Area Ajjeciea :	100%			
	Explanation : Located On Re	oof Of Adjacent Ruil	dina			
Ventilation	Experience : Bocarca On To	ooj Oj Hajaceni Bun	<i>am</i> <sub>8</sub>			
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$73,500	
Exhaust Fans						
Interior	100%	2025	\$459,100	2	\$4,000	
Plumbing						
H/C Water Piping	1000/	2045	* *	1		
Brass/Copper HW Heat Exchanger	100%	2045		11		
HTHW/HW	100%	2045	* *			
11111 W/11 W	Other Observation, Extent : L		100%			
	Location : Basement					
	Explanation: 2 Units With 7	50 Gallon Storage				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/	2020	<b>.</b>	A	<b>#2</b> 000	
Non-Submersible	100% Other Observation, Extent : L	2030	100%	4	\$2,800	
	Location: Basement	івш, ліви лувсиви.	100/0			
	Explanation : Duplex Unit					
Sewage Ejector(s)						
Not Accessible	100%					
Fixtures						
Generic	100%					

Vertical Transport

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

Asset #: 14211

Mechanical	Current Rep	pair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport							
Elevators							
Geared Traction	100%	I	LIFE	* *			
	Other Observation, Exte	nt : Light, Area Afj	fected .	100%			
	Location: 1 To 4						
	Explanation: 3 Units						
Fire Suppression							
Standpipe							
Generic	100%	2	2051	* *	1-5	\$66,400	
Sprinkler							
Generic	100%	2	2051	* *	1-2	\$36,900	
Fire Pump							
Generic	100% 4+	\$8,300	2028	\$83,100	1	\$22,100	
	Leak Evident, Extent : M	loderate, Area Affe	ected : .	20%			
	Location : Pump Roon	ı					

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

Page: 222

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA

Address : 1400 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 11,400 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 27-Mar-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 4205 Lot : 1 BIN : 2102971

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$121,100	\$76,800
Electrical	\$165,400	
Mechanical	\$288,900	\$198,900
Total	\$575,400	\$275,700
Importance Code A	\$121,100	\$76,800
Importance Code B	\$454,300	\$198,900
Total	\$575,400	\$275,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$74,000	\$2,300		_
Interior Architecture	\$27,500		\$4,700	
Electrical	\$14,100	\$30,600	\$1,800	\$600
Mechanical	\$30,700	\$4,100	\$16,700	\$4,100
Total	\$146,300	\$36,900	\$23,200	\$4,700
Importance Code A	\$74,200	\$2,500	\$12,700	\$300
Importance Code B	\$71,300	\$34,400	\$10,500	\$4,400
Importance Code C	\$700			
Total	\$146,300	\$36,900	\$23,200	\$4,700



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

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

Asset #: 82

Architecture		Current Repair Future Replaceme			e Replaceme	nt			
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated C	ost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior									
Exterior Walls Glazed Ceramic Panel Masonry: Brick	5% 80%	Now	\$121,100	LIFE LIFE		* * * *	5 5	\$5,600 \$19,200	
	Location  Jnt Mortan  Location  Misaligned	: Through Miss/Eroo : Stage Wo d/Bulging,	l, Extent : Moderat	e, Area A a Affecte	Affected : 50%				
		etration, E : Stage Wa	xtent : Moderate, A ull	rea Affe	cted : 5%				
Pre-Cast Concrete	Cracking/0	_	\$24,900 Extent : Moderate cated By Exterior S	_	fected : 15%	* *	5 ice	\$7,800	
	Location Other Obs Location	: Wall Loc ervation, E : Rotunda	l, Extent : Moderat cated By Exterior S Extent : Severe, Area Cornice nsion Joint Missing	ite Stair . a Affecte	And Rotunda ( d : 100%	Corn			
Window Wall	5%			2045		* *	5	\$4,500	
Windows Aluminum	100% Broken/Mi Location	ssing Elem	\$1,600 ents, Extent : Light	2033 t, Area Ą		* *	5	\$900	
Parapets									
Masonry: Brick			\$29,400 Extent : Moderate, A out	LIFE Area Affe		* *	5	\$4,900	1
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%  Location : Flat Roof Parapet  Spalling, Extent : Light, Area Affected : 10%								
	Location	: Flat Roo	f Parapet						
Metal Rail	Location	: Flat Roo	Extent : Light, Area f Area. Was Separated At S		: 2%	* *	5-10	\$13,500	
Pre-Cast Concrete	25% Broken/Mi Location Caulking I	Now ssing Elem : Copings Deteriorate	\$3,500 sents, Extent: Light At Flat Roof d, Extent: Severe, Joints At Flat Roof	LIFE t, Area Ą	ffected : 5%	* *	5	\$11,800	1

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 82

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior Roof								
Single Ply Membrane	Debris Pro Location Drains Cla	: Flat Roo	ent : Light, Area A <u>f</u>					
Skylight, Metal/Glass	Broken/Ma Location Glazing C Location Thermally Location Other Obs Location	a: Lantern I louded, Ext a: Lantern I Inefficient, a: Lantern I ervation, E a: Lantern I	\$10,800 sents, Extent: Ligh Located On Flat Ro tent: Severe, Area Located On Flat Ro Extent: Severe, A Located On Flat Ro Extent: Severe, Area Located On Flat Ro Extent: Severe, Area	oof Affected : oof rea Affectoof a Affected	100% ted : 100%			
iterior	Explana	tion : Glazi	ng Joints Missing/	Cracked				
terior Floors								
Carpet	_		Extent : Light, Ar Of Stage	2024 ea Affecte	\$114,900 ad: 10%	3	\$12,900	
Cast in Place Concrete			\$500 extent : Moderate, A out	LIFE Area Affec	* * cted : 10%	5	\$2,100	
Ceramic Tile	5%			2034	* *	5	\$1,000	
Terrazzo			\$2,800 extent : Moderate, A Locations.	LIFE	* * cted : 20%	5	\$2,200	
Vinyl Tile	15%			2030	* *	3	\$1,100	
Wood	15% Water Pen	2-4 etration, E.	\$9,900 xtent : Light, Area ocated Below Root	2053 Affected :		5	\$2,700	
Interior Walls		0.,		2 8				
Concrete Masonry Unit	15%			LIFE	* *	5	\$600	
Glass: Single Pane	10%			LIFE	* *	5	\$700	
C	Broken/Mi	issing Elem	ents, Extent : Ligh trance Lobby		fected : 2%			
Masonry: Brick	55%			LIFE	* *			
Mosaic Tile	2%			LIFE	* *			
Plaster	_	oiscoloring,	\$700 Extent : Light, Ar essing Room	LIFE	* * d : 5%	5	\$500	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 82

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
Exposed Concrete	20%	Now	\$2,600	LIFE	* *	5	\$600	
_	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 30%			
	Location	ı : Breezew	ay/ Entry Overhang	3				
	Spalling, I	Spalling, Extent: Light, Area Affected: 10%						
	Location	ı : Breezew	ay/ Entry Overhang	3				
Plaster	80%	Now	\$10,500	LIFE	* *	5	\$9,600	
	Loose/De	lam Surface	, Extent : Light, Ar	ea Affec	ted : 5%		. ,	
	Location	: Back To	Middle Ceiling Are	ea				

Electrical	Current Repair	Futur	e Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Raceway									
Conduit	100%	2025	\$32,800	1					
Panelboards									
Molded Case Bkrs	100%	2024	\$15,600	5	\$300				
Wiring									
Braided Cloth	40% 2-4 \$11,60	00 2050	* *	1					
	Insulation Aged, Extent : Moderate,	Area Affecte	d: 100%						
	Location: Throughout								
Thermoplastic	60%	2025	\$17,400	1					
Motor Controllers									
Locally Mounted	100%	2023	\$31,600	5	\$100				
Stand-by Power									
Generators									
Diesel	100%	2034	* *	1	\$4,400				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Fenced Outside								
	Explanation: One 250 Kva. This	Equipment Is	Dedicated To Pow	er The C	Chiller Only.				
Batteries									
Lead/Acid	100%	2019	\$1,600	5	\$400				
Fuel Storage									
Day Tank	100%	2041	* *	5	\$2,400				
-	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Below Generator								
	Explanation: 200 Gallon								

Lighting

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

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

Asset #: 82

Electrical	Current Repair	Repair Future Replacement		M		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2020	\$13,400	10	\$1,200	
	T-12 Lamps And Fixtures, Exten	ıt : Light, Area Aj	ffected : 100%			
	Location: Throughout					
Incandescent	10%	2020	\$13,400	2		
Incandescent	80%	2020	\$107,000	2	\$200	
	Other Observation, Extent : Lig	ght, Area Affected	: 80%			
	Location : Auditorium Stage I					
	Explanation : Connected With	n Dimmer Switch.				
Egress Lighting						
Emergency, Battery	70%	2020	\$12,600	10	\$2,200	
Exit, Service	30%	2020	\$600	1		
Exterior Lighting						
HID	100%	2020	\$45,000	10		
	Other Observation, Extent : Lig	ght, Area Affected	: 100%			
	Location : Exterior					
	Explanation: Controlled Via	Photocell				
Alarm	-					
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2033	* *	1-3	\$1,400	
, ,	Recent Installation, Extent : Lig Location : Throughout	ght, Area Affected	! : 100%			

<b>lechanical</b>		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating								
Energy Source								
Plant Campus Steam /	100%			2035	* *	1		
PRV								
Conversion Equipment								
Heat Exchanger, Plate &	40%			2021	\$7,200	1	\$2,500	
Frame								
Pres. Reducing Valve/LP	60%			2021	\$5,000	5	\$500	
Steam								
Distribution								
Hot Wtr Piping/Pump	40%	4+	\$1,600	2033	* *	4	\$300	
1	Broken, E	ctent : Seve	re, Area Affected :	30%				
	Location	: 1 Pump 1	Fails And Needs To	Be Repl	laced			
Ì	Leak Evid	ent, Extent	: Light, Area Affec	ted : 10%	6			
	Location	: Expansio	on Tank Leaking					
Central Plant Steam	60%			2035	* *	4	\$600	
Piping/Pmp								
	Repairs In	Progress,	Extent : Light, Are	a Affecte	d : 20%			
	-	_	ate Pump In Mech					

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

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

Asset #:82

Mechanical	Cı	ırrent Repair	Futur	Future Replacement		Maintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Terminal Devices Air Handler		4+ \$42,200 Life, Extent : Moderate, A	2025 rea Affect	\$105,600 ted: 100%	1	\$4,300	
Convector/Radiator	40%		2023	\$26,800	1	\$1,700	
Air Conditioning Energy Source						Ψ1,700	
Electricity		ution, Extent : Light, Area utside Of The Building	2033 Affected	: 100%	1		
	Explanation Building	: Electricity For Chiller .	Supplied 1	By A Generator Pla	aced Out	side Of The	
Conversion Equipment Reciprocating Compr/Chiller	100%		2020	\$106,200	1	\$5,900	
Distribution CW & CHW Wtr Pipe/Pump	100%		2025	\$15,300	4	\$600	
Terminal Devices Air Handler/Cool/Ht	100%		2020	\$140,400	1	\$7,900	
Heat Rejection Air Cooled Condenser Unit	100%		2030	* *	2	\$8,900	
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,100	
Exhaust Fans Interior	On Extended I	4+ \$10,500 Life, Extent : Moderate, A Jechanical Room	2035 rea Affect	* * ted : 20%	2	\$100	
Roof	80% N Unit Inoperab Location : Re	le, Extent : Severe, Area A	2035 Affected :	**	2	\$300	
lumbing							
H/C Water Piping Brass/Copper	100%		2025	\$93,300	1		
HW Heat Exchanger Steam Fired	100%		2025	\$19,900	4	\$1,300	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

Asset #: 82

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

Not Accessible 100%

Other Observation, Extent: Light, Area Affected: 0%

Location: Throughout Site

Explanation: Backflow Preventers Are Part Of The Water Campus Water Supply System

And Are In Various Locations

Fixtures

Generic 100%

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

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Address : 1400 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX Agency's Number : N/A

Area Sq Ft : 737,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Mar-2014 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,12

Block : 4205 Lot : 1 BIN : 2097550

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,034,300	\$904,800
Interior Architecture	\$486,100	\$7,597,500
Electrical	\$2,967,600	\$959,600
Mechanical	\$16,274,100	\$9,043,700
Total	\$20,762,100	\$18,505,500
Importance Code A	\$1,105,000	\$1,258,200
Importance Code B	\$19,657,100	\$17,016,100
Importance Code C		\$231,300
Total	\$20,762,100	\$18,505,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$36,400	\$20,000		
Interior Architecture	\$164,200		\$13,600	\$88,400
Electrical	\$81,600	\$72,900	\$71,500	\$66,400
Mechanical	\$129,500	\$172,900	\$422,200	\$172,900
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$549,800	\$404,000	\$645,400	\$465,800
Importance Code A	\$45,400	\$30,600	\$9,000	\$9,000
Importance Code B	\$474,800	\$373,400	\$636,500	\$456,800
Importance Code C	\$29,600			
Total	\$549,800	\$404,000	\$645,400	\$465,800



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

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

**Asset #:55** 

chitecture	Current Repair	Replacement								
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit				
erior										
Exterior Walls										
Masonry: Brick	10%	LIFE	* *	5	\$53,400					
Masonry: Brick	88% 0-2 \$741,00		**	5	\$469,800					
	Broken/Missing Elements, Extent : N	Moderate, Area	Affected: 20%							
	Location: Throughout.	A.CC 1 50	,							
	Diagonal Cracks, Extent: Light, Art	ea Affectea : 5%	O							
	Location : Throughout. Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
	Location: Throughout									
	Patching Evident, Extent: Moderate, Area Affected: 30%  Location: Throughout.									
	Staining/Discoloring, Extent: Moderate, Area Affected: 10%									
	Location: Throughout									
	Other Observation, Extent: Severe, Area Affected: 70%									
	Location: Throughout.									
	Explanation: Much Of The Stainin Condensation.	ng And Lintel E	rosion Is From V	Vindow A	V C Unit					
Metal Panel	2%	2055	* *	5-10	\$73,400					
	Recent Construction, Extent: Light,									
	Location : New Stair Tower At Loc	ading Dock Area	a							
Windows										
Aluminum	100%	2033	* *	5	\$281,300					
Parapets			di di	_						
Masonry: Brick	85%	LIFE	* *	5	\$44,300					
Masonry: Brick	5% Now \$7,90		**	5	\$2,600					
	Other Observation, Extent: Severe,		5%							
	Location: 12th Floor Roof Parapa									
	Explanation: Roof Membrane Sep Flashing Missing.	parated Verticali	ly From The Pai	apet Wal	ll; Counter					
Masonry: Limestone	10% 2-4 \$28,50		* *	5	\$6,600					
	Broken/Missing Elements, Extent : Light, Area Affected : 10%									
	Location: Throughout.									
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30% Location : 12th Floor Roof Parapet									
	Staining/Discoloring, Extent : Sever Location : Throughout.	re, Area Affected	l : 30%							
Roof	0									
IRMA/Protected	15%	2030	* *	10	\$44,000					
Membrane	-			-	,					
	Recent Construction, Extent: Light,	Area Affected :	100%							
	Location : Various Lower Roof Ar									
Modified Bitumen	85%	2030	* *	10	\$249,300					

Interior

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

**Asset #:55** 

rchitecture	Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Floors	100/ 31	¢110.200	LIEE	* *	-	<b>#227</b> 000	
Cast in Place Concrete	10% Now Broken/Missing Elem Location: Sub-base	ement		fected : 5%	5	\$237,900	
	Paint Peeling, Extent Location : Sub-base		ected : 10	%			
Ceramic Tile	5%		2034	* *	5	\$54,400	
Quarry Tile	5%		2038	* *	5	\$81,600	
Terrazzo	5%		LIFE	* *	5	\$42,500	
Vinyl Tile	65%		2025	\$6,283,800	3	\$353,400	
Vinyl Tile 9" X 9"	10%		2030	* *	3	\$40,800	
•	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Interwov	en With Vinyl Com	posite Til	le In Various Locai	tions.		
	Explanation: Vinyl	Tile 9 X 9					
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *			
	Recent Repair Eviden Location : Emergen	_		ted : 20%			
Ceramic Tile	5%		2034	* *	5	\$59,300	
Concrete Masonry Unit	5%		LIFE	* *	5	\$23,700	
·	Patching Evident, Ex Location: Various						
	Other Observation, E	Extent : Light, Area	Affected	: 20%			
	Location: Various	Locations In Mecha	anical Ro	oms			
	Explanation : Peeli	ng Paint					
Gypsum Board	10%		LIFE	* *	5	\$71,200	
Marble Panels	5%		LIFE	* *	J	Ψ/1,200	
Plaster	45%		LIFE	* *	5	\$160,100	
SGFT/Glazed Masonry	25%		LIFE	* *	3	ψ100,100	
Ceilings	2370		DII L				
Acous Tile Susp. Lay-In	25%		2038	* *	5	\$271,900	
Acous TileSusp.Lay-In	20% Now	\$367,900	2030	* *	5	\$108,800	
Acous The Susp. Lay-III	Broken/Missing Elem Location: Through	ents, Extent : Mode		ea Affected : 15%	3	\$100,000	
	Staining/Discoloring, Location : Through		rea Affec	ted : 75%			
Exposed Concrete	10%		LIFE	* *	5	\$17,000	
•	Diagonal Cracks, Ex Location : Basemen					·	
	Patching Evident, Ex Location: Through						
Metal Panel	5% Now  Broken/Missing Elem			* * Affected : 75%	5	\$68,000	
	Location : Emerger 40%	uy Generator Kool	n. LIFE	* *	5	\$271,900	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 55

ectrical		Current R	Repair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
der 600 Volts										
Service Equipment										
Fused Disc Sw	100%			2035	* *	5	\$3,200			
			xtent : Light, Area	Affected	: 100%					
		: Electrica								
	Explanat	ion : Two 3	000 Amperes Mai	n Disconi	nect Switch					
Transformers										
Dry Type	40%			2030	* *	5	\$1,100			
		Other Observation, Extent: Light, Area Affected: 100%								
		: Electrica								
	Explanat	ion : Two 3	00 Kva							
Dry Type	40%			2023	\$6,600	5	\$1,100			
	Other Obse	ervation, E.	xtent : Light, Area	Affected	: 100%					
	Location	: Basemen	t							
	Explanat	ion : One 2	25 Kva And One	112.5 Kva	ı					
Dry Type	20%			2038	* *	5	\$500			
y -yF -		ervation, E.	xtent : Light, Area		: 100%	-	4200			
			ar Room 2 And Ba							
		_	12.5, 150 And (2)							
Switchgear / Switchboard	1									
Air Circuit Breaker	70%			2035	* *	5	\$2,700			
Fused Disc Sw	30%			2035	* *	5	\$900			
Raceway							****			
Conduit	70%			2025	\$571,100	1				
Conduit	25%			2035	* *	1				
Tray	5%			2023	\$40,800	1				
Panelboards					4 10,000					
Molded Case Bkrs	5%			2033	* *	5	\$1,000			
Molded Case Bkrs	85%	0-2	\$637,600	2050	* *	5	\$8,200			
meraca case zine			tent : Moderate, A		ted : 100%	Ü	\$0,200			
		: Througho		33						
Molded Case Bkrs	10%			2041	* *	5	\$1,900			
Wiring	1070			2071			\$1,700			
Braided Cloth	60%	2-4	\$754,100	2050	* *	1				
Braided Cloth			nt : Moderate, Are		A · 100%	1				
		: Througho		u rijjecie	u . 100/0					
771 1 4°		· Imought	· · · · · · · · · · · · · · · · · · ·	2025	* *	1				
Thermoplastic	40%			2035	~ ^	1				
Motor Controllers	50/			2020	ماد بان	-	<b>#</b>			
Locally Mounted	5%	0.2	Φ <b>2</b> < < <b>3</b> 00	2030	* *	5	\$200			
Motor Control Center	90%	0-2	\$266,700	2038	**	5	\$9,000			
		-	tent : Moderate, A							
		: Mechanio	cal Spaces (Basem							
Motor Control Center	5%			2038	* *	5	\$1,000			

Ground

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

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

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

Asset #: 55

Electrical	Current Repair	Future I	Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground Grounding Devices Not Accessible	100% Other Observation, Extent : Light, Area Location : Basement Explanation : Located Behind Hot W					
Stand-by Power						
Transfer Switches						
Automatic	50%	2030	* *	1	\$113,400	
Automatic	50%	2023		1	\$113,400	
Generators						
Diesel	100% Other Observation, Extent: Light, Area Location: Basement Explanation: Two 1250 Kva	2028 a Affected : I	100%	1	\$285,400	
Batteries						
Lead/Acid	100%	2019	\$1,600	5	\$27,300	
Fuel Storage						
Day Tank	60% Other Observation, Extent: Light, Area	2024	\$33,100	5	\$80,900	
Main Tank	Location: Basement Explanation: Two 275 Gallons  40% Other Observation, Extent: Light, Area Location: Underground Explanation: Two 10,000 Gallons	2028	\$36,800	5	\$8,500	
Lighting						
Interior Lighting		•••	de de	4.0	<b></b>	
Fluorescent	76% T-12 Lamps And Fixtures, Extent : Ligi Location : Throughout	2030 ht, Area Affed	* * cted : 100%	10	\$506,500	
Fluorescent	20%	2030	* *	10	\$133,300	
	T-8 Lamps And Fixtures, Extent: Light Location: Throughout	t, Area Affect	ed : 100%			
HID	2%	2020	\$37,200	10	\$500	
Incandescent	2%	2020	\$249,800	2	\$300	
Egress Lighting						
Emergency, Service	50%	2020	\$186,800	1		
Emergency, Service	10%	2025	\$37,400	1		
Exit, Service	40%	2020	\$101,300	1		
Exterior Lighting Fluorescent	80%	2030	* *	10	\$54,000	
HID	20%	2030	* *	10	\$54,000 \$500	
Lightning Protection	20/0	2030		10	φ300	
Arresters/Cabling						
Generic	100%	2040	* *	5	\$3,100	
Alarm					. ,	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

**Asset #:55** 

Electrical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
No Component	90%					
Generic	10%	2025	\$233,100	1	\$27,500	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2033	* *	1-3	\$136,200	
_	Recent Installation, Extent : L	ight, Area Affected : 10	00%			
	Location: Throughout					

lechanical	Current Repair		Futur	e Replacement	Maintenance					
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
eating										
Energy Source Plant Campus Steam / PRV	100%			2035	* *	1				
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Sub-basement									
	Explanat	ion : Provid	led By Adjacent Bi	uilding 6						
Conversion Equipment Heat Exchanger, Plate & Frame	25%			2034	* *	1	\$89,800			
	_	olace Evider : Sub-baser	nt, Extent : Light, . nent	Area Affe	ected : 100%					
	Location	: Sub-baser								
D D. 1 ' W.1 /I.D.	——————————————————————————————————————	$\frac{ton : serves}{4+}$	Reheats And Uni	2028			¢1.6.200			
Pres. Reducing Valve/LP Steam			. ,		\$353,400	5	\$16,200			
	Leak Evident, Extent : Moderate, Area Affected : 50% Location : Sub-basement									
Distribution										
	Location Recent Rep	: One Pum place Evider	\$133,100 crate, Area Affecte p Broken In Mech nt, Extent : Light, A pr Recently Replace	anical Re Area Affe		4	\$14,300			
Central Plant Steam Piping/Pmp	60%	Now	\$722,500	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.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 55

Mechanical	Current Repair		Future	Replacement	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating							
Terminal Devices							
Air Handler	25%		2020	\$2,501,200	1	\$112,300	
	On Extended Life, Ex Location : Fan Roo		rea Affect	ed : 100%			
Air Handler	25%		2030	* *	1	\$112,300	
	Recent Installation, I Location : Various						
Convector/Radiator	30%		2030	* *	1	\$70,400	
Fan Coil Unit/Heat	20%		2020	\$2,131,200	1	\$46,900	
	Other Observation, I Location : Through	_	Affected .	100%			
	Explanation : Rehe	eat Coils With A Smo	all Numbe	er Of Unit Heaters	s In Mech	nanical Spaces	
ir Conditioning Energy Source							
Electricity	80%		2041	* *	1		
Steam/HW System	20%		2035	* *	1		
Conversion Equipment							
Absorption Chiller/Steam/HW	25%		2021	\$4,200,800	1	\$196,600	
	R-134a Refrigerant, Location: Penthou Other Observation, I Location: Penthou	se Extent : Light, Area					
	Explanation: 2 Ab						
Centrifugal, Elec Chiller		\$966,300 Extent : Light, Area	2028 Affected	\$4,831,300 : 100%	1	\$424,600	
	Other Observation, I Location : Penthou	se					
	Explanation: 3 Un	its Working At Redi					
Window/Wall Unit	15%		2020	\$222,400	1		
Distribution CW & CHW Wtr Pipe/Pump	60%		2045	* *	4	\$21,500	
No Component	40%						
Terminal Devices	1070						
Air Handler/Cool/Ht	30% Recent Replace Evid	ent, Extent : Light, 2	2033 Area Affe	* * cted : 100%	1	\$134,800	
	Location : Fan Roo	om					
Air Handler/Cool/Ht	30%  On Extended Life, Extended Location: Fan Roo		2020 rea Affecto	\$2,393,900 ed:100%	1	\$134,800	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 55

Mechanical	Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Heat Rejection Water Cooling Tower	Location: Roof	\$108,000 nt : Light, Area Affec	2023 ted : 20%	\$2,160,100	2	\$468,000	
No Component	20%						
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$405,200	
Exhaust Fans Interior	95% 4+ On Extended Life, Location : Vario	\$2,404,800 Extent : Moderate, And S Locations	2035 rea Affecto	* * ed : 60%	2	\$16,900	
Roof	5%		2020	\$59,100	2	\$1,100	
Plumbing H/C Water Piping Brass/Copper	100% 4+ Leak Evident, Exte Location : Sub-bo	\$265,200 nt : Moderate, Area A asement	2035 Affected :	**	1		
HW Heat Exchanger Steam Fired	Location : Sub-bo	, Extent : Light, Area asement Inits With 1000 Gallo			4 Gallon S	\$71,800 Storage Serves	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2025	\$110,000	4	\$15,600	
Sewage Ejector(s) Not Accessible	100%						
Backflow Preventer Generic	100%		2025	\$180,800	1	\$44,500	
Fixtures Generic	100%						
Vertical Transport Elevators Geared Traction		, Extent : Light, Area 11, (5) B-12, (2) B-6 Units	LIFE Affected :	**			
Suppression Standpipe	1000/		2045	4-4-	1.5	ф2.CC 40.0	
Generic	100%		2045	* *	1-5	\$366,400	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

**Asset #:55** 

Mechanical	Curre	nt Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost es)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Sprinkler							
No Component	70%						
Generic	30%		2045	* *	1-2	\$61,100	
Fire Pump							
Generic	100%		2034	* *	1	\$135,700	

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

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4

Address : 2021 EASTCHESTER ROAD AND EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 225,800 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 05-Mar-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,5,10,13

Block : 4205 Lot : 1 BIN : 2102972

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$2,711,200	\$504,200		
Interior Architecture	\$143,100	\$2,925,000		
Electrical	\$515,400	\$2,669,700		
Mechanical	\$1,608,200	\$1,314,200		
Total	\$4,977,800	\$7,413,000		
Importance Code A	\$2,711,200	\$733,300		
Importance Code B	\$2,266,700	\$5,567,200		
Importance Code C		\$1,112,500		
Total	\$4.977.800	\$7,413,000		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$98,500	\$13,800		\$10,700
Interior Architecture	\$132,700	\$43,700	\$16,700	\$22,900
Electrical	\$17,200	\$74,300	\$16,800	\$14,100
Mechanical	\$28,000	\$73,000	\$57,500	\$29,400
Elevators/Escalators	\$51,300	\$51,300	\$51,300	\$51,300
Total	\$327,600	\$256,100	\$142,300	\$128,400
Importance Code A	\$104,000	\$19,800	\$5,500	\$16,200
Importance Code B	\$185,400	\$236,300	\$136,800	\$112,200
Importance Code C	\$38,200			
Total	\$327,600	\$256,100	\$142,300	\$128,400



 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 56

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
estem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls								
Cast in Place Concrete	5% Now	\$23,800	LIFE	* *	5	\$40,400		
	Cracking/Crumbling,			d : 10%				
	Location: Overhan	g At Loading Dock	x Area					
	Exposed Reinforceme	_		cted : 10%				
	Location: Roof Ove	e e						
	Spalling, Extent: Lig							
	Location: Roof Ove	erhang, 13th Floor	And Mai	n Entrance Canop	y			
Masonry: Brick	86%		LIFE	* *	5	\$138,900		
	Staining/Discoloring,	Extent: Moderate	e, Area A <u>f</u>	fected : 20%				
	Location: From Wi	ndow AC Units, Th	roughou	<u> </u>				
Metal Panel	2% Now	\$7,300	2045	* *	5	\$6,100		
	Broken/Missing Elem	ents, Extent : Seve	re, Area A	Affected : 35%				
	Location: Penthous	se						
	Other Observation, E	xtent : Moderate, 1	Area Affe	cted : 20%				
	Location: Penthous	e Walls And 3rd F	loor Roof					
	Explanation : Ruste	d Louver Panels.						
Granite Panels	3% 0-2	\$26,900	LIFE	* *	5	\$3,600		
	Jnt Mortar Miss/Eroa			ffected : 25%		*-,		
	Location: Main En							
	Other Observation, E	xtent : Severe, Are	a Affected	d : 5%				
	Location : Concrete	Canopy Off Of Th	ie Granite	e Facade - Main E	ntrance			
	Explanation : Spalls	ing Concrete						
Window Wall	4%		2045	* *	5	\$24,200		
Windows								
Aluminum	25%		2047	* *	5	\$21,400		
	Recent Replace Evide	nt, Extent : Light,	Area Affe	cted : 100%				
	Location: Various I	Floors						
Aluminum	70% Now	\$2,629,200	2050	* *	5	\$30,000		
	Weather Strip Missing			Affected : 70%		. ,		
	Location : Through							
	Other Observation, E	xtent : Moderate, 1	Area Affe	cted : 90%				
	Location: Through		55					
	Explanation : Most	Lintels Were Ruste	ed From V	Vindow A/C Unit C	Condensa	tion From Above.		
Metal Louvers	3% 2-4	\$16,000	2028	\$80,200				
1110 441 200 1010	Corrosion/Rusting, E.							
	Location : 3rd Floo		33					
Steel	2% Now	\$46,800	2041	* *	5	\$10,700	1	
Sicci	Corrosion/Rusting, E.	* - )			3	φ10,700	1	
	Location : Stairs, E.		a ryjecieu	. 23/0				
	Thermally Inefficient,		Area At	Fected · 100%				
	Location : Stairs, E.		, лии Ај	jecieu . 100/0				
	Locanon : Stairs, E.	evator Lobbies						

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 56

Architecture	Current Repair		Future	Future Replacement		aintenance		
System Component Type		Date Estimated ears)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior								
Parapets	0.50/		LIDE	ماد ماد	_	<b>014.700</b>		
Masonry: Brick	85% Recent Repair Location : Mo	Evident, Extent : I ain Roof	LIFE Light, Area Affect	* * ted : 20%	5	\$14,500		
Metal Panel	Location: 13	tion, Extent : Ligh 8th Floor Roof. : Metal Panel Refe		* *	5	\$3,300		
Metal Rail	10%		2038	* *	5-10	\$30,900		
Roof						400,500		
Modified Bitumen	Location : Sto Ponding, Exter	ow \$35 I Flashings, Extent air Bulkhead, 13th nt : Light, Area Aff d Floor Roof Just (	Floor Tected : 2%		Roof			
Traffic Topping	Blisters, Extend Location : 1s Worn/Eroded, A	-2 \$24 t : Light, Area Affe t Floor And 13th F Extent : Moderate, t Floor And 13th F	Tloor Main Roof Area Affected :	\$244,700 30%				
nterior Floors								
Carpet	10%		2024	\$444,600	3	\$50,000		
Cast in Place Concrete	5%		LIFE	**	5	\$36,400		
0.000 1.000 0.000000		ucks, Extent : Mod uroughout		ted : 5%	C	Ψ20,100		
Ceramic Tile	5%		2034	* *	5	\$16,700		
Granite Panels	5%		LIFE	* *	5	\$12,500		
		ttion, Extent : Ligh ad Floor Training I		: 100%				
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		
	Location : In	tion, Extent : Seve The Gymnasium : Refers To Plastic						
Vinyl Tile	55%	J = = = = ============================	2025	\$1,629,000	3	\$91,600		
viiiyi iile	Other Observa	tion, Extent : Ligh urious Locations · 9 X 9 Tiles			3	Ψ21,000		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 56

Architecture		Current Repair		<b>Future Replacement</b>		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls						_		
Ceramic Tile	9%		44.6.000	2028	\$943,600	5	\$32,700	
Concrete Masonry Unit	10%		\$16,900	LIFE	**	5	\$14,500	
	_		tent : Moderate, Ai	ea Affeci	ed: 5%			
		ı : North St	air Tower					
Marble Panels	9%			LIFE	* *			
Plaster	35%		\$21,300	LIFE	* *	5	\$38,200	
	_	_	Extent : Light, Are	ea Affecte	ed : 5%			
		ı : Library						
	_	_	, Extent : Moderate	e, Area Aj	ffected : 5%			
	Location	ı : Basemer	nt Storage Room,					
SGFT/Glazed Masonry	28%			LIFE	* *			
Wood	9%			LIFE	* *	5	\$130,800	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	i : 2nd Floo	or Training Area					
	Explana	tion : Wood	l Panels					
Ceilings								
AcousTile,Adhered	25%			2030	* *	5	\$83,300	
AcousTileSusp.Lay-In		Now	\$78,900	2038	* *	5	\$23,300	
		_	ents, Extent : Mod	erate, Ar	ea Affected : 30%			
		ı : Through	out					
AcousTileSusp.Lay-In	_	Now	\$22,500	2045	* *	5	\$13,300	
			ients, Extent : Mod	erate, Ar	ea Affected : 25%			
	Location	ı : 13th Flo	or Corridor					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : 13th Flo	or Corridor					
AcousTileSusp.Lay-In	20%			2030	* *	5	\$66,600	
Plaster	7%	Now	\$32,000	LIFE	* *	5	\$14,600	
	Broken/Missing Elements, Extent: Severe, Area Affected: 20%							
	Location	ı : Gymnas	ium					
	Water Per	etration, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	ı : Gymnas	ium, Library					
Plaster	26%			LIFE	* *	5	\$54,100	

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

Under 600 Volts

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 56

Electrical	Current Repair	Future R	eplacement	M	aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Inder 600 Volts							
Service Equipment				_			
Fused Disc Sw	50%	2035	**	5	\$500		
	Other Observation, Extent : Moa Location : Electrical Room	lerate, Area Affecteo	d: 100%				
		es Main Disasanas	t Switch				
F 1 D' C	Explanation: One 5000 Amper		* *		¢500		
Fused Disc Sw	50% Other Observation, Extent : Moa	2035		5	\$500		
	Location : Electrical Room	eraie, Area Affecie	a : 100%				
	Explanation: One 1200 Amper	ws And (1) 2000 An	in <i>oros</i>				
Transformers	Explanation . One 1200 Amper	es Anu (1) 2000 An	iperes				
Dry Type	100%	2030	* *	5	\$800		
Diy iype	Other Observation, Extent : Ligh		00%	J	Ψ000		
	Location : In Generator Room			S			
	Explanation: One 500 Kva 480	0v-208/120v, Others	Throughout Th	he Mecha	ınical/ Electrical		
	Rooms						
Switchgear / Switchboard							
Molded Case Bkrs	80%	2025	\$286,100	5	\$4,800		
Molded Case Bkrs	20%	2045	* *	5	\$1,200		
Raceway	0.007	2025	444				
Conduit	80%	2025	\$326,300	1			
Conduit	20%	2045	T T	1			
Panelboards Molded Case Bkrs	85%	2024	\$318,800	5	\$5,100		
Molded Case Bkrs	15%	2024	\$310,000 * *	5	\$3,100 \$900		
Wiring	1570	2041			\$700		
Braided Cloth	20% 2-4 \$125	5,700 2050	* *	1			
Braided Clour	Insulation Aged, Extent : Modera	*	100%				
	Location: Throughout	J					
Thermoplastic	40%	2045	* *	1			
Thermoplastic	40%	2035	* *	1			
Motor Controllers		2000					
Locally Mounted	15%	2023	\$117,300	5	\$200		
Locally Mounted	5%	2030	* *	5	\$100		
•	Other Observation, Extent : Ligh		00%				
	Location: Located On 3rd Floo	or					
	Explanation : Located On Roof	Setback					
Motor Control Center	80%	2023	\$592,600	5	\$4,900		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$3,300		

Stand-by Power

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset # : 56

ectrical	Current Repair	Futur	e Replacement	M	aintenance				
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
nd-by Power									
Transfer Switches									
Automatic	80%	2038	* *	1	\$55,600				
	Other Observation, Extent : Light, Area		: 100%						
	Location: Emergency Generator Room			400					
	Explanation: 3 Automatic Transfer Sw								
Manual	20%	2045	* *	5	\$200				
	Other Observation, Extent : Light, Area		: 100%						
	Location: Emergency Generator Room								
	Explanation : One Manual Transfer Sv	vitch							
Generators		• • • •	<b></b>		di				
Diesel	25%	2028	\$137,000	1	\$21,900				
	Other Observation, Extent : Light, Area		: 100%						
	Location: Located On Basement Leve								
	Explanation : (2) 1250 Kva And (1) 37 Maintained Bydata Center Personnel	5 Kva Ge	enerators That Ser	ve 2nd F	loor Data Center,				
No Component	75%								
	Other Observation, Extent : Light, Area	Affected	: 0%						
	Location: Throughout								
	Explanation: Building Is Fed From O	ther Build	ding Emergency S	ystem.					
Batteries									
Lead/Acid	10%	2019	\$200	5	\$800				
	Other Observation, Extent : Light, Area	Affected	: 100%						
	Location : Basement								
	Explanation : For Data Center Genera	itors							
No Component	90%								
Fuel Storage									
Day Tank	5%	2041	* *	5	\$2,100				
	Other Observation, Extent: Light, Area		: 100%						
	Location : Emergency Generator Room	n							
	Explanation: One 250 Gallon Tank								
Main Tank	95%	2053	* *	5	\$6,200				
	Other Observation, Extent: Light, Area	Affected	: 100%						
	Location: Outside Parking								
	Explanation: (2) 4000 Gallon Main To	anks							

Lighting

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

Asset #: 56

		e Replacement		aintenance	
% of Fail Date Estima Total (Years)	ated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
<b>-</b> 0 /		4. 4.	4.0	<b>0.10.00</b>	
			10	\$10,200	
Location: Lobby	Extent : Light, Area I	Affected: 100%			
90%	2030	* *	10	\$183,800	
T-5 Lamps And Fixtures, Exte Location: Throughout	ent : Light, Area Affe	ected : 35%			
T-8 Lamps And Fixtures, External Location: Throughout	ent : Light, Area Affe	ected : 35%			
T-12 Lamps And Fixtures, Ex Location: Throughout	tent : Light, Area Afj	fected : 30%			
Other Observation, Extent : I	Light, Area Affected	: 5%			
Location: Located On 2nd	Floor				
Explanation : Halogen Lam	ps Observed				
5%	2020	\$28,500	10	\$400	
Other Observation, Extent : I	Light, Area Affected	: 100%			
Location: Mechanical Roo	m				
Explanation: HID Lamps					
		*			
		•		\$26,900	
50%	2020	\$38,800	1		
1000/	2025	¢001 500	10	\$700	
			10	\$700	
		eenay			
Explanation . Controlled vi	a timei				
100%	2040	* *	5	\$1,000	
70%					
30%	2030	* *	1	\$25,300	
Other Observation, Extent : I	Moderate, Area Affe	cted : 100%			
Location: Exit And Corrido	ors				
Explanation: Fixed Camer	as				
				<b></b>	
			1-3	\$41,700	
	Light, Area Affected	· 100%			
	Total (Years)  5%  Compact Fluorescent Light, It Location: Lobby  90%  T-5 Lamps And Fixtures, Externation: Throughout  T-8 Lamps And Fixtures, Externation: Throughout  T-12 Lamps And Fixtures, Externation: Throughout  Other Observation, Extent: It Location: Located On 2nd Explanation: Halogen Lamps  5%  Other Observation, Extent: It Location: Mechanical Root Explanation: HID Lamps  50%  50%  100%  Other Observation, Extent: It Location: Located On Externation: Controlled Visible Tooks of the Controlled V	Total (Years)  5%  2030  Compact Fluorescent Light, Extent: Light, Area Elocation: Lobby  90%  70%  2030  T-5 Lamps And Fixtures, Extent: Light, Area Affel Location: Throughout  T-8 Lamps And Fixtures, Extent: Light, Area Affel Location: Throughout  T-12 Lamps And Fixtures, Extent: Light, Area Affel Location: Throughout  Other Observation, Extent: Light, Area Affected Location: Located On 2nd Floor  Explanation: Halogen Lamps Observed  5%  2020  Other Observation, Extent: Light, Area Affected Location: Mechanical Room  Explanation: HID Lamps  50%  2020  100%  2025  Other Observation, Extent: Light, Area Affected Location: Located On Exterior - Under The Brexplanation: Controlled Via Timer  100%  2040  70%  30%  2040  Other Observation, Extent: Moderate, Area Affected Location: Exit And Corridors  Explanation: Fixed Cameras  70%	Sy6	S%   2030	Total (Years)   FY   (Vrs)

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

Heating

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

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

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

Asset #: 56

Mechanical	Currer	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Energy Source Plant Campus Steam / PRV	100%		2045	* *	1		
	Other Observation Location : Basem	, Extent : Light, Area nent	Affected	: 100%			
	Explanation : Ste	am Provided By Adja	icent Buil	ding #6			
Conversion Equipment Heat Exchanger, Plate & Frame	50%		2028	\$157,000	1	\$55,000	
	Location: Basem						
		at Exchanger Serves					
Pres. Reducing Valve/LP Steam			2028	\$72,200	5	\$6,600	
	Other Observation Location : Basem	, Extent : Light, Area nent	Affected	: 100%			
	Explanation : Pro Hot Water Heatin	v Station Serves Stear 1g System	n Coils In	n Fan Units And A	Heat Ex	changer For The	
Distribution Hot Wtr Piping/Pump	80%		2041	* *	4	\$8,800	
	-	lent, Extent : Light, A t Repipe Of Entire Sy		ted : 100%			
Central Plant Steam Piping/Pmp	20% 0-2	\$221,400	2025	\$737,900	4	\$2,200	
1 5 1	Corroded, Extent : Location : Variou	Moderate, Area Affec us Locations	cted : 50%	%			
Terminal Devices Air Handler		\$613,100 ce, Extent : Moderate,	2035 , Area Aff	* * Cected : 50%	1	\$24,800	
	Location: Fan R Other Observation Location: Fan R	, Extent : Severe, Are	a Affected	d : 100%			
	Explanation : Eq	uipmment On Extend	ed Life W	ith Evidence Of Se	evere Stee	am Coil Leaks	
Convector/Radiator	80%		2030	* *	1	\$57,500	
Air Conditioning Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment Centrifugal, Elec Chiller Window/Wall Unit	60% 4+	\$54,500	2034 2020	* * \$272,500	1 1	\$96,400	
	-	Moderate, Area Affe Of Units Need Replace		<b>'0</b>			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 56

Mechanical		Current Repair		Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Air Conditioning								
Terminal Devices							****	
Air Handler/Cool/Ht	5%			2030	* *	1	\$6,900	
			Extent : Light, Area	Affected	: 100%			
		n : In Data						
		tion : Air H	anaier					
No Component	95%	1						
Ventilation								
Distribution	400/			LIEE	* *	2.5	¢40.700	
Ductwork/Diffusers	40% 60%			LIFE		2-5	\$49,700	
No Component Exhaust Fans	0070							
Interior	06%	Now	\$446,700	2035	* *	2	\$5,200	
interior			ent : Severe, Area A		100%	2	\$3,200	
	_	n : Fan Roo		ујестей.	10070			
Roof	4%			2020	\$14,500	2	\$300	
Plumbing	470			2020	\$14,500		\$300	
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Brassi copper			Extent : Light, Area		: 100%	•		
			nt Mechanical Room					
	Explana	tion : Boos	ter Pump To Get W	ater To H	ligher Floors			
HW Heat Exchanger	<del>-</del>		-					
Steam Fired	100%	1		2025	\$347,100	4	\$22,000	
			Extent : Light, Area		: 100%			
			ical Equipment Ro					
	Explana	tion : 1,000	Gallon Storage To	ınk				
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	4000/							
Cast Iron	100%	1		LIFE	* *	1		
Sump Pump(s)	1000/							
Not Accessible	100%		Entant Liabt Anag	Affords d	. 00/			
	Location		Extent : Light, Area	Ајјестеа	. 0%			
			it. Engineer Pene	eta Duman	Not Working			
Backflow Preventer	Ехріана	non . Pacn	ity Engineer Repor	is I umps	TVOI WOTKING			
Not Accessible	100%							
1101/1000331010			Extent : Light, Area	Affected	: 0%			
		ı : Entire Si	_	5,, = = 1 = 1	/ 0			
			low Preventers Ar	e A Part (	Of The Campus Wa	iter Main	System And Are	
	-	us Locatior			- J 2		,	
Fixtures								
	100%							

Vertical Transport

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

Asset #: 56

Mechanical		Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Obse	ervation, Exte	ent : Light, Area	Affected	: 100%			
	Location	: B-13, Penth	house.					
	Explanati	ion: 4 Units						
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	\$112,200	
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	\$6,200	
Fire Pump								
No Component	90%							
Generic	10%	2-4	\$1,400	2028	\$14,000	1	\$3,700	
	Corroded,	Extent : Mod	erate, Area Affec	ted : 309	%			
	Location	: Pump Room	n					

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6

Address : 1420 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A

Program / Asset # : HHC0002.100 / 14113 Yr Built/Renovated : 2006 /

Area Sq Ft : 384,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 25-Mar-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3,8

Block : 4205 Lot : 1 BIN : 2826699

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$252,600	\$298,900
Interior Architecture	\$391,600	\$1,336,500
Electrical		\$319,400
Mechanical	\$553,300	\$5,839,800
Total	\$1,197,400	\$7,794,600
Importance Code A	\$252,600	\$298,900
Importance Code B	\$944,900	\$7,175,600
Importance Code C		\$320,100
Total	\$1,197,400	\$7,794,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$23,100	\$4,400	\$23,000	\$26,200
Interior Architecture	\$46,600		\$56,700	\$3,500
Electrical	\$63,500	\$41,000	\$41,000	\$55,400
Mechanical	\$161,300	\$222,100	\$204,200	\$222,100
Elevators/Escalators	\$85,700	\$85,700	\$85,700	\$85,700
Total	\$380,200	\$353,100	\$410,500	\$392,900
Importance Code A	\$58,800	\$40,000	\$59,600	\$61,800
Importance Code B	\$310,700	\$313,100	\$350,900	\$331,100
Importance Code C	\$10,700			
Total	\$380,200	\$353,100	\$410,500	\$392,900



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

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

Asset #: 14113

rchitecture		Current I	Repair	Futur	e Replacement	nt Maintenance		
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Concrete Masonry Unit	Effloresce	Now nce, Extent a : Through	\$105,400 : Severe, Area Affe out	LIFE ected : 60	**	5	\$7,700	
Masonry: Brick	55%			LIFE	* *	5	\$134,700	
		nce, Extent 1 : Through	: Moderate, Area A out	Affected :	40%			
	Location	ervation, E 1 : Upper F tion : Modi		Affected	: 100%			
Masonry: Brick	25%			LIFE	* *	5	\$61,200	
Masonly. Blick	Effloresce Location	: Through	: Severe, Area Affe out Extent : Light, Area	ected : 40		3	ψ01,200	
		: Lower F tion : Squa						
Metal Panel	5% Water Pen	Now etration, E	\$4,600 xtent : Severe, Area de Of Metal Canop		* * l : 100%	5	\$23,000	
Stucco Cement	5% Broken/M	Now issing Elem	\$18,500 eents, Extent : Ligh Overhang At Main I	2038 t, Area Aj	* * ffected : 10%	5	\$15,300	
Window Wall	5%			2051	* *	5	\$45,900	
Windows	• • • •						4 10 ,5 0 0	
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	
			: Moderate, Area A r Roof Parapets	Affected :	40%			
Metal Panel	5%			2045	* *	5	\$8,800	
			nt, Extent : Light, A of Parapet Wall	rea Affec	eted : 100%			
Roof								
Plaza Roof: Stone Panels				2045	* *			
Single Ply Membrane	_	2-4 Extent : Mo a : Through	\$87,800 derate, Area Affect out	2030 ted : 20%	**			
	Other Obs	ervation, E	Extent : Light, Area of, Various Locatio		: 5%			
			ien In Pitch Cup A					

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

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

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

Asset #: 14113

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Floors									
Cast in Place Concrete	10%		\$30,800	LIFE	* *	5	\$124,000		
			xtent : Moderate, A		cted : 100%				
	Location	ı : Through	out Mechanical Ro	om					
Granite Panels	5%			LIFE	* *	5	\$21,200		
Vinyl Tile	5%	0-2	\$5,000	2033	* *	3	\$10,600		
	Worn/Eroded, Extent: Light, Area Affected: 5%								
	Location	ı : Corridoi	By Loading Dock	Area In I	Basement				
Vinyl Tile	80%			2033	* *	3	\$170,000		
Interior Walls									
Concrete Masonry Unit	20%			LIFE	* *	5	\$49,400		
Gypsum Board	20%	Now	\$10,700	LIFE	* *	5	\$74,200		
	Broken/M	issing Elem	ents, Extent : Ligh	t, Area Aj	ffected : 35%				
	Location	ı : Through	out 4th Floor Mecl	hanical R	?oom				
Gypsum Board	53%			LIFE	* *	5	\$196,500		
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Corridors Throughout								
	Explana	tion : This A	Area Of Gypsum B	oard Was	Finished With Wa	ll Coveri	ng.		
Masonry: Brick	5%			LIFE	* *				
Masonry: Fieldstone	2%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	40%			2042	* *	5	\$226,700		
Exposed Struc: Steel	10%			LIFE	* *				
Gypsum Board	40%			LIFE	* *	5	\$283,300		
Wood	10%		\$278,200	LIFE	* *	5	\$495,800		
	Broken/Missing Elements, Extent: Moderate, Area Affected: 100%								
	Location: Delaminated/Missing Wood Panels In Main Entry Lobby								
	Other Observation, Extent : Moderate, Area Affected : 100%								
		ı : Through							
	Explana	tion : Misal	ligned						

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2051	* *	5	\$2,000	
	Other Observation, Extent: Moderate, A	Area Affecte	ed : 100%			
	Location: Electrical Room					
	Explanation: Two 4000 Amperes Main fed From Building I (1) 600 Amperes Main Disconnect Sw.					

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 14113

Electrical	Current Re	Current Repair Future		e Replacement	M					
System Component Type	% of Fail Date E Total (Years)	Stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Jnder 600 Volts										
Transformers										
Dry Type	90%		2042	* *	5	\$1,300				
	Other Observation, Ext	ent : Light, Area	Affected	: 100%						
	Location: Basement									
	Explanation: Transfo	rmers Rated At 1	12.5 75 ,	45 And 30 Kva						
Dry Type	10%		2042	* *	5	\$100				
	Other Observation, Ext	ent : Light, Area	Affected	: 100%						
	Location: G 007 (Bas	Location: G 007 (Basement)								
	Explanation: One 15	Kva Transforme	r For Fir	e Alarm						
Switchgear / Switchboard										
Air Circuit Breaker	50%		2051	* *	5	\$1,000				
Fused Knife Sw	50%		2051	* *	5	\$800				
Raceway										
Conduit	100%		2051	* *	1					
Panelboards										
Molded Case Bkrs	100%		2047	* *	5	\$10,100				
Wiring						, ,, ,,				
Thermoplastic	100%		2051	* *	1					
Motor Controllers										
Locally Mounted	30%		2042	* *	5	\$800				
Motor Control Center	70%		2042	* *	5	\$7,300				
Ground						47,500				
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						<u> </u>				
Diesel	98%		2038	* *	1	\$145,700				
	Other Observation, Ext	ent : Moderate, A		cted : 100%		,				
	Location: Basement		55							
	Explanation : Three 1	125 Kva Generat	ors							
Diesel	2% Now	\$18,300	2040	* *	1	\$2,700				
Diesei	Other Observation, Ext	. ,		1 · 100%	1	Ψ2,700				
	Location: Basement	50,010, 11160								
	Explanation : Damper	rs Reported To R.	Not On	erational						
Batteries	влучиниюн . Битрег	5 Reported 10 De	. 1101 Ор	c. anoma						
Lead/Acid	100%		2019	\$1,600	5	\$14,200				
Lead/Acid	10070		2017	\$1,000	J	φ17,200				

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

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

Asset #: 14113

Electrical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priority				
Stand-by Power							
Fuel Storage							
Day Tank	25%	2047 **	5 \$17,600				
	Other Observation, Extent : Mode	rate, Area Affected : 100%					
	Location: Basement	T1					
	Explanation : Three 150 Gallon		5 00.200				
Main Tank	75%	2000	5 \$8,300				
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Underground	1 T1					
Lighting	Explanation : Three 20,000 Gal	on tanks					
Lighting Interior Lighting							
Fluorescent	92%	2033 **	10 \$319,400				
raoreseem	Motion Sensors in Use, Extent : L Location : Throughout		10 \$317,100				
	T-5 Lamps And Fixtures, Extent : Location : Throughout	Light, Area Affected : 100%					
	T-8 Lamps And Fixtures, Extent : Location : Throughout	Light, Area Affected : 50%					
HID	8%	2033 **	10 \$1,000				
Egress Lighting							
Emergency, Service	70%	2033 **	1				
Exit, LED	30%	2060 **	1				
Exterior Lighting							
HID	30%	2033 **	10 \$400				
No Component	70%						
Alarm							
Security System	700/						
No Component	70%	2022 **	442.000				
Generic	30%	2033 **	1 \$43,000				
Fire/Smoke Detection	700/						
No Component	70% 30%	2033 **	1.2 \$71.000				
Generic, Digital	30%	2033	1-3 \$71,000				

Mechanical	Current Repair	Futur	re Replacement	М		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Interruptible Gas/Dual Fuel	100%	2045	* *	1		
	Recent Installation, Extent: Light, A	ea Affected	! : 100%			
	Location: Boiler Room					
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location: Parking Lot					

Explanation: 3 - 20,000 Tanks For #2 To Serve Both The Boilers And Generators

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

Asset #: 14113

<b>l</b> lechanical		Current l	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating								
Conversion Equipment Heat Exchanger, Plate & Frame	10%	)		2034	* *	1	\$18,700	
	Location Explana	n : Boiler R	Exchanger Serves			l Unit He	eaters For	
Steam Boiler	90%	)		2038	* *	1	\$337,400	
•	Location	n : Basemer	Extent : Light, Area nt Elers Provide Steam			í.		
Distribution	Ехрини	iiion . 4 Doi	iers i rovide Siedin	то Вина	ung #1, # <del>4</del> , 11114 #0	<u>,                                      </u>		
Hot Wtr Piping/Pump	40%	)		2041	* *	4	\$7,500	
Central Plant Steam Piping/Pmp	40%		\$125,500	2045	* *	4	\$7,500	
		lent, Extent n : Basemer	: Moderate, Area A nt	Affected :	10%			
Central Plant Steam Piping/Pmp	20%	)		2045	* *	4	\$3,700	
Terminal Devices								
Air Handler	80%			2030	* *	1	\$187,300	
Fan Coil Unit/Heat	Location			2030 Affected	* * : 100%	1	\$24,500	
ir Conditioning	Ехрини	iiioii . Re-iii	eui System					
Energy Source								
Electricity	100%	)		2047	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	100%			2028	\$4,195,400	1	\$409,700	
(	Location	n : Chiller I	Extent : Light, Area Room Chillers / R-123	Affected	: 100%			
Distribution CW & CHW Wtr Pipe/Pump	100%	)		2045	* *	4	\$18,700	
Terminal Devices Air Handler/Cool/Ht			\$83,200 oning, Extent : Mo Locations	2030 derate, A	* * rea Affected : 2%	1	\$210,700	
Heat Rejection Water Cooling Tower	100% Other Ob Location	servation, E	Extent : Light, Area	2026 Affected	\$1,406,800 : 100%	2	\$381,000	

Ventilation

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

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

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

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

Asset #: 14113

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$211,100	
Exhaust Fans						
Interior	50% 4+ \$33,000	2030	* *	2	\$4,600	
	Broken, Extent: Light, Area Affected:					
	Location: B-1 Make-up Air Fan Need	ls Repair				
Roof	50%	2030	* *	2	\$5,800	
lumbing						
H/C Water Piping						
Brass/Copper	100%	2045	* *	1		
	Other Observation, Extent : Light, Area	Affected:	100%			
	Location: Basement					
	Explanation: 3 Booster Pumps					
HW Heat Exchanger						
Steam Fired	100% Now \$295,200	2045	* *	4	\$37,400	
	Abandoned in Place, Extent: Light, Ar		: 100%			
	Location: Hot Water Supplied By Bu	ilding 1				
	Unit Inoperable, Extent : Light, Area A	ffected : 100	0%			
	Location: Building #1					
	Location : Building #1 Other Observation, Extent : Severe, Are	ea Affected :	: 100%			
	_	ea Affected .	: 100%			
	Other Observation, Extent : Severe, Are			Тетрого	ury Hot Water	
Sanitary Piping	Other Observation, Extent : Severe, Arc Location : Building #1 Explanation : Instantanious Water He Supply From Building 1 Equipment	ater Locate		Тетрого	ıry Hot Water	
Sanitary Piping Cast Iron	Other Observation, Extent : Severe, Arc Location : Building #1 Explanation : Instantanious Water He			Tempora	ury Hot Water	
	Other Observation, Extent : Severe, Arc Location : Building #1 Explanation : Instantanious Water He Supply From Building 1 Equipment	ater Locate	ed In Building 1 /		ary Hot Water	
Cast Iron	Other Observation, Extent : Severe, Arc Location : Building #1 Explanation : Instantanious Water He Supply From Building 1 Equipment	ater Locate	ed In Building 1 /		ury Hot Water	
Cast Iron Storm Drain Piping	Other Observation, Extent: Severe, Arc Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment	ater Locate	d In Building 1 /	1	ury Hot Water	
Cast Iron Storm Drain Piping Cast Iron	Other Observation, Extent: Severe, Arc Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment	ater Locate	d In Building 1 /	1	s23,200	
Cast Iron Storm Drain Piping Cast Iron Backflow Preventer	Other Observation, Extent: Severe, Arc Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment 100%	ater Locate  LIFE  LIFE	d In Building 1 / **	1		
Cast Iron Storm Drain Piping Cast Iron Backflow Preventer Generic	Other Observation, Extent: Severe, Arc Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment 100%	ater Locate  LIFE  LIFE	d In Building 1 / **	1		
Cast Iron Storm Drain Piping Cast Iron Backflow Preventer Generic Fixtures	Other Observation, Extent: Severe, Arc Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment  100%  100%	ater Locate  LIFE  LIFE	d In Building 1 / **	1		
Cast Iron Storm Drain Piping Cast Iron Backflow Preventer Generic Fixtures Generic	Other Observation, Extent: Severe, Arc Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment  100%  100%	ater Locate  LIFE  LIFE	d In Building 1 / **	1		
Cast Iron Storm Drain Piping Cast Iron Backflow Preventer Generic Fixtures Generic Generic Fixtures Generic	Other Observation, Extent: Severe, Arc Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment  100%  100%	ater Locate  LIFE  LIFE	d In Building 1 / **	1		
Cast Iron Storm Drain Piping Cast Iron Backflow Preventer Generic Fixtures Generic Fertical Transport Elevators	Other Observation, Extent: Severe, Are Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment  100%  100%  100%	LIFE 2025  LIFE	**  **  \$94,200	1		
Cast Iron Storm Drain Piping Cast Iron Backflow Preventer Generic Fixtures Generic Fertical Transport Elevators	Other Observation, Extent: Severe, Are Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment  100%  100%  100%	LIFE 2025  LIFE	**  **  \$94,200	1		
Cast Iron Storm Drain Piping Cast Iron Backflow Preventer Generic Fixtures Generic Fertical Transport Elevators	Other Observation, Extent: Severe, Are Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment  100%  100%  100%  80% Other Observation, Extent: Light, Area	LIFE 2025  LIFE	**  **  \$94,200	1		
Cast Iron Storm Drain Piping Cast Iron Backflow Preventer Generic Fixtures Generic Fertical Transport Elevators Geared Traction	Other Observation, Extent: Severe, Are Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment  100%  100%  100%  80% Other Observation, Extent: Light, Area Location: (8) B To 8	LIFE 2025  LIFE	**  **  \$94,200	1		
Cast Iron Storm Drain Piping Cast Iron Backflow Preventer Generic Fixtures Generic Fertical Transport Elevators	Other Observation, Extent: Severe, Are Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment  100%  100%  100%  80% Other Observation, Extent: Light, Area Location: (8) B To 8 Explanation: 8 Units	LIFE 2025  LIFE Affected:	**  **  \$94,200  **	1		
Cast Iron Storm Drain Piping Cast Iron Backflow Preventer Generic Fixtures Generic Fertical Transport Elevators Geared Traction	Other Observation, Extent: Severe, Are Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment  100%  100%  100%  80% Other Observation, Extent: Light, Area Location: (8) B To 8 Explanation: 8 Units 20%	LIFE 2025  LIFE Affected:	**  **  \$94,200  **	1		
Cast Iron Storm Drain Piping Cast Iron Backflow Preventer Generic Fixtures Generic Fertical Transport Elevators Geared Traction	Other Observation, Extent: Severe, Are Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment  100%  100%  100%  80% Other Observation, Extent: Light, Area Location: (8) B To 8 Explanation: 8 Units  20% Other Observation, Extent: Light, Area Location: B To 2	LIFE 2025  LIFE Affected:	**  **  \$94,200  **	1		
Cast Iron  Storm Drain Piping Cast Iron  Backflow Preventer Generic  Fixtures Generic  Tertical Transport Elevators Geared Traction  Hydraulic	Other Observation, Extent: Severe, Are Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment  100%  100%  100%  80% Other Observation, Extent: Light, Area Location: (8) B To 8 Explanation: 8 Units  20% Other Observation, Extent: Light, Area Control of the Control of th	LIFE 2025  LIFE Affected:	**  **  \$94,200  **	1		
Cast Iron Storm Drain Piping Cast Iron Backflow Preventer Generic Fixtures Generic Fertical Transport Elevators Geared Traction  Hydraulic  Escalators	Other Observation, Extent: Severe, Are Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment  100%  100%  100%  80% Other Observation, Extent: Light, Area Location: (8) B To 8 Explanation: 8 Units 20% Other Observation, Extent: Light, Area Location: B To 2 Explanation: 2 Units	LIFE 2025  LIFE a Affected:	**  **  \$94,200  **	1		
Cast Iron  Storm Drain Piping Cast Iron  Backflow Preventer Generic  Fixtures Generic  Tertical Transport Elevators Geared Traction  Hydraulic	Other Observation, Extent: Severe, Are Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment  100%  100%  100%  80% Other Observation, Extent: Light, Area Location: (8) B To 8 Explanation: 8 Units  20% Other Observation, Extent: Light, Area Location: B To 2 Explanation: 2 Units	LIFE 2025  LIFE Affected: LIFE Affected: LIFE	**  **  \$94,200  **  100%	1		
Cast Iron Storm Drain Piping Cast Iron Backflow Preventer Generic Fixtures Generic Fertical Transport Elevators Geared Traction  Hydraulic  Escalators	Other Observation, Extent: Severe, Are Location: Building #1 Explanation: Instantanious Water He Supply From Building 1 Equipment  100%  100%  100%  80% Other Observation, Extent: Light, Area Location: (8) B To 8 Explanation: 8 Units 20% Other Observation, Extent: Light, Area Location: B To 2 Explanation: 2 Units	LIFE 2025  LIFE Affected: LIFE Affected: LIFE	**  **  \$94,200  **  100%	1		

#### Fire Suppression

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

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

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

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

Asset #: 14113

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression				
Standpipe Generic	100%	2045 **	1-5 \$190,900	
Sprinkler				
Generic	100%	2045 **	1-2 \$106,100	
Fire Pump		_		
Generic	100%	2034 **	1 \$70,700	

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Address : 1400 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0002.050 / 58 Yr Built/Renovated : 1955 /

Area Sq Ft : 25,818 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Mar-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 4205 Lot : 1 BIN : 2097546

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$1,140,400	\$444,400		
Interior Architecture	\$38,200	\$57,100		
Electrical	\$42,600	\$10,700		
Mechanical	\$85,200			
Total	\$1,306,400	\$512,200		
Importance Code A	\$1,140,400	\$444,400		
Importance Code B	\$166,000	\$67,800		
Total	\$1,306,400	\$512,200		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,900	\$15,600		
Interior Architecture	\$85,800	\$300		\$900
Electrical	\$57,500	\$50,200	\$700	\$500
Mechanical	\$18,900	\$26,600	\$1,300	\$1,000
Total	\$167,100	\$92,700	\$2,000	\$2,400
Importance Code A	\$6,500	\$15,600		
Importance Code B	\$134,400	\$77,100	\$2,000	\$2,400
Importance Code C	\$26,300			
Total	\$167,100	\$92,700	\$2,000	\$2,400



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

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

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

Asset #: 58

rchitecture	Current R	epair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls					_		
Cast in Place Concrete	5% Now	\$4,900	LIFE	**	5	\$20,800	
	Other Observation, E	_	Affected	: 5%			
	Location : East Side Explanation : Missin		t Ton Ot	f Amanuan Wall			
M D:1				**		Φ.(. 700	
Masonry: Brick	80% Now	\$420,600	LIFE		5	\$66,700	
	Jnt Mortar Miss/Erod Location : Below Wi						
	Loose/Delam Surface,						
	Location : West Elev		геи Ајје	ciea . 2570			
	Misaligned/Bulging, I	_	Aroa Aff	Sected : 10%			
	Location : From Car						
Metal Panel	10%	impuleus III West I	2035	* *	5-10	\$57,300	
Metal Sect. OHD	5%		2033	* *	5	\$13,000	
Windows	370		2030			ψ15,000	
Aluminum	100% Now	\$438,100	2033	* *	5	\$8,300	
	Air Infiltration, Exten			30%	-	40,000	
	Location : Through						
	Broken/Missing Eleme	ents, Extent : Light	, Area A	ffected : 5%			
	Location: Window l	Next To Garage Do	or.				
	Other Observation, E.	xtent : Light, Area	Affected	: 2%			
	Location: Window I	By Garage Door.					
	Explanation: Windo	w Sill Lifted Up.					
Roof							
Roll Roofing	100% Now	\$281,700	2027	\$281,700	5	\$54,400	1
	Gut/DS Non Func/Mis	ss, Extent : Severe,	Area Afj	fected : 20%			
	Location : All.						
	Water Penetration, Ex		Affected	d : 30%			
	Location : Soffit Are		1.00	1 2007			
	Other Observation, E.		rea Affe	cted : 30%			
	Location : Various I		.1. 117.1	Ш	Tl		
erior	Explanation : Soffits	Are Broken Throu	gn With	water Kunning Fr	om I nem		

Interior

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

Asset #: 58

rchitecture	Curre	ent Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior	•		•				
Floors							
Cast in Place Concrete	75% Nov			* *	5	\$57,100	
		face, Extent : Light, A	Area Affect	ed : 5%			
	Location : Base			,			
		Moderate, Area Affe	cted : 30%	Ó			
	Location : Base		A CC .	1 000/			
	Location : Base	n, Extent : Severe, Ai	еа Ађесте	a: 90%			
		ment. evere Staining From .	Rusted Wa	tor			
Ceramic Tile	5%	evere sidining From .	2034	* *	5	\$1,700	
Ceranne The		, Extent : Moderate, A			3	\$1,700	
	Location : Toile		irea rijjeci	eu . 1570			
Vinyl Tile	20% Nov		2030	* *	3	\$2,600	
villyl Tile		Elements, Extent : Mo			3	\$2,000	
	Location : Vario		acraic, 111	earyjeetea . 2070			
		tent : Moderate, Area	Affected :	60%			
	Location : Thro		55				
Interior Walls							
Concrete Masonry Unit	10%		LIFE	* *	5	\$700	
Gypsum Board	10%		LIFE	* *	5	\$1,100	
Plaster	15%		LIFE	* *	5	\$800	
SGFT/Glazed Masonry	60% 0-2	\$22,500		* *			
	=	ring, Extent : Modera	te, Area Aj	fected : 30%			
	Location : Base						
SGFT/Glazed Masonry	5% Nov			* *			
	_	Elements, Extent : Lig	-	-			
		S Garage Plumbing					
	_	Extent: Moderate, A	Area Affect	ed:5%			
	-	Wall At Corridor		CC4-1-100/			
		Erod, Extent : Moder Wall At Corridor	ate, Area A	ујестеа : 10%			
Ceilings	Locuiton . Shop	wan Ai Corridor					
AcousTileSusp.Lay-In	8%		2038	* *	5	\$2,800	
AcousTileSusp.Lay-In	2%		2030	* *	5	\$700	
ricous riics usp. Eay iii		ident, Extent : Light,		eted : 80%	J	Ψ700	
		lities/ Administrative					
Exposed Concrete	10% Nov	\$11,700	LIFE	* *	5	\$500	
		tent : Severe, Area Aj		)%	-	4000	
	Location: Base	ment					
Plaster	80% Nov	\$38,200	LIFE	* *	5	\$17,400	
	Broken/Missing E	Elements, Extent : Lig		ffected : 10%		. ,	
	Location: Mair	n Corridor					
	Paint Peeling, Ex	tent : Moderate, Ared	a Affected .	20%			
	Location : Mair						
	=	ring, Extent : Modera	te, Area Aj	fected : 20%			
	Location : Mair	ı Corridor					

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 58

Electrical	Current Repai	r Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Service Equipment Fused Disc Sw	100% 0-2 Enclosure Corroded, Exten Location : Basement	\$1,500 2055 at : Moderate, Area Af	* * fected : 100%	5	\$100				
	On Extended Life, Extent:	Moderate, Area Affec	ted : 100%						
	Location: Basement	T 1 . A . ACC 1	1000/						
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement								
	Explanation: 1200 Amperes								
Switchgear / Switchboard	Explanation: 1200 timpe	res							
Molded Case Bkrs	100% 0-2 On Extended Life, Extent: Location: Basement	\$25,500 2055 Moderate, Area Affec	* * ted : 100%	5	\$300				
	Other Observation, Extent	· Light Area Affected	. 100%						
	Location: Basement	. Ыдпі, Агей Ајјесіей	. 100/0						
	Explanation: 1200 Ampe	res							
Raceway									
Conduit	90%	2025	\$3,500	1					
Conduit	10%	2035	* *	1					
Panelboards	100/	• • • •	d. d.	_	<b>*</b>				
Fused Disc Sw	10%	2033	* *	5	\$100				
Molded Case Bkrs	70% 2-4 On Extended Life, Extent: Location: Throughout	\$10,900 2050 Moderate, Area Affec		5	\$200				
Molded Case Bkrs	20%	2033	* *	5	\$100				
Wiring									
Braided Cloth	90% 2-4 Insulation Aged, Extent : M Location : Throughout	\$7,700 2050 Moderate, Area Affecte	* * d : 100%	1					
Thermoplastic	10%	2035	* *	1					
Motor Controllers									
Locally Mounted	50% 2-4 On Extended Life, Extent: Location: Throughout	\$11,300 2045 Moderate, Area Affec	* * ted : 100%	5					
Locally Mounted	50% Other Observation, Extent Location: EMS Vehicula Explanation: Motorized	ar Entrance	\$11,300 : 50%	5	\$100				
Ground									
Grounding Devices									
Not Accessible Lighting	100%								

Lighting

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

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

Asset #: 58

Electrical	Current Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting	000/	2020	<b>0.42</b> (00	10	Φ1 <b>7</b> 100			
Fluorescent	80%	2020	\$42,600	10	\$17,100			
	T-12 Lamps And Fixtures, Extent : Lig Location : Throughout	nt, Area A <u>j</u>	fected : 100%					
Fluorescent	20%	2025	\$10,700	10	\$4,300			
	T-5 Lamps And Fixtures, Extent: Light	t, Area Affe	ected : 100%					
	Location: Paint Shop							
Egress Lighting								
Emergency, Service	30%	2025	\$3,600	1				
Exit, Service	30%	2020	\$2,000	1				
No Component	40%							
Exterior Lighting								
HID	30%	2020	\$30,600	10				
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Throughout							
	Explanation : Controlled Via Photoco	ell						
No Component	70%							
Alarm								
Security System	000/							
No Component	90%	2025	ФО 200		<b>#1</b> 000			
Generic	10%	2025	\$8,200	1	\$1,000			
	Other Observation, Extent: Light, Are	a Affected	: 100%					
	Location: In Facilities Office							
Fire/Smoke Detection	Explanation : Cameras Observed							
No Component	70%							
Generic, Analog	30%	2033	* *	1-3	\$4,800			
Generic, Analog	Recent Installation, Extent : Light, Are Location : Throughout			1-3	φ <del>4</del> ,600			

Mechanical	Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Plant Campus Steam / PRV	100%		2035	* *	1		
	Other Observation, Extent:	Light, Area	Affected	: 100%			
	Location: Throughout	_					
	Explanation : Steam Suppl	ied From Ad	jacent B	uilding			
Distribution							
Central Plant Steam Piping/Pmp	100% 4+	\$7,700	2035	* *	4	\$1,100	
1 5 1	Broken, Extent : Moderate, A	Area Affected	l: 20%				
	Location : Condensate Ret	urn Pump N	eeds Rep	oair In Basement			

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

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

Asset #: 58

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Terminal Devices							
Convector/Radiator	60%	<b></b>	2030	**	1	\$4,500	
Unit Heater - Steam	40% 4+	\$6,500	2025	\$32,600	4	\$900	
	Broken, Extent : Mod Location : Various		a: 50%				
Air Conditioning	Location: various	Locuitons					
Energy Source							
Electricity	100%		2033	* *	1		
Conversion Equipment							
Interior Pkg Unit -	10%		2019	\$85,200	2	\$100	
Cooling							
Window/Wall Unit	30%		2020	\$14,200	1		
No Component	60%						
Heat Rejection	100/		2020	* *	2	<b>#1</b> (00	
Air Cooled Condenser Unit	10%		2030	* *	2	\$1,600	
	Recent Replace Evid	ent Extent · Light	Area Affa	ected : 100%			
	Location : Outside	_	111cu 11jje	ceica : 10070			
No Component	90%						
/entilation	7070						
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$1,300	
No Component	90%						
Exhaust Fans							
Interior	10%		2020	\$8,100	2	\$100	
Roof	10% Now	\$3,800	2035	* *	2	\$100	
	Broken, Extent : Mod		d: 10%				
	Location: Roof To	ilet Exhaust Fan					
Wall Unit	40%		2020	\$3,200	2	\$300	
No Component	40%						
Plumbing							
H/C Water Piping Brass/Copper	100%		2035	* *	1		
Water Heater	10070		2033		1		
Electric	100%		2023	\$20,100	4	\$200	
21001110	Other Observation, I	Extent : Light, Area			•	Ψ200	
	Location : Basemen	=	55				
	Explanation: 1 200	O Gallon Unit					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/						
Cast Iron	100%		LIFE	* *	1		
	Leak Evident, Extent						
	Location : Leak Re Not in Service, Exten		_				
	Location : Storm D	-			Of Sumo		
	Location : Storm L	rum r iping Operai	ion ivot (	ovservea On Day (	oj surve	y	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

Asset #: 58

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Sump Pump(s)							
Non-Submersible	100%		2025	\$3,900	4	\$500	
	Broken, Extent : Ligh	nt, Area Affected : 50	0%				
	Location: Facility	Engineer Claims U	nits Do l	Vot Work			
	Not in Service, Exten	t : Light, Area Affec	ted : 10	0%			
	Location : Sump Pı	ımp Operation Not	Observe	d On Day Of Surve	ey .		
Backflow Preventer							
Not Accessible	100%						
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	60%						
Generic	40%		2045	* *	1-2	\$2,600	

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Address : 1920 SEMINOLE AVENUE AND EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 55,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 27-Mar-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 2,6

Block : 4205 Lot : 1 BIN : 2097551

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$506,400	\$257,600
Interior Architecture	\$39,500	\$57,800
Electrical	\$466,100	\$267,800
Mechanical	\$194,200	\$53,200
Total	\$1,206,100	\$636,400
Importance Code A	\$506,400	\$257,600
Importance Code B	\$660,300	\$378,800
Importance Code C	\$39,500	
Total	\$1,206,100	\$636,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,000	\$11,500		\$100
Interior Architecture	\$78,000		\$4,300	\$6,400
Electrical	\$3,000	\$112,700	\$3,000	\$3,100
Mechanical	\$38,400	\$3,500	\$6,400	\$4,100
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$129,400	\$133,600	\$19,600	\$19,600
Importance Code A	\$5,900	\$13,700	\$1,900	\$2,200
Importance Code B	\$92,900	\$119,800	\$17,700	\$17,400
Importance Code C	\$30,600			
Total	\$129,400	\$133,600	\$19,600	\$19,600



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 57

Architecture	Current Repair	Future Replaceme	ent	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated ( FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior						
Exterior Walls						
Masonry: Brick	60%	LIFE	* *	5	\$63,100	
Masonry: Brick	25% Now \$166,000 Cracking/Crumbling, Extent : Moderate Location : Bulkhead, Areaway At Cello		* *	5	\$26,300	
	Jnt Mortar Miss/Erod, Extent : Moderat Location : Throughout Staining/Discoloring, Extent : Moderate					
	Location: Various Locations  Vegetation Growth, Extent: Moderate, A  Location: Rear Elevation.					
Masonry: Brick	10% Now \$66,400  Rusting Masonry Supt, Extent: Moderate Location: Various Spans.	LIFE te, Area Affected : 100	* *	5	\$10,500	
Window Wall	5% Now \$92,600  Air Infiltration, Extent: Severe, Area Afglocation: Throughout.	2055 fected : 100%	* *	5	\$9,900	
	Corrosion/Rusting, Extent: Severe, Area Location: Throughout.	a Affected : 80%				
	On Extended Life, Extent: Severe, Area Location: Throughout.	Affected : 100%				
Windows						
Aluminum	90% 2-4 \$90,600 Air Infiltration, Extent : Severe, Area Af Location : Various Windows.	2050 fected : 60%	* *	5	\$1,000	
	Corrosion/Rusting, Extent: Severe, Area Location: Throughout.	a Affected : 100%				
	Deteriorated Finish, Extent: Severe, Ard Location: Throughout.	ea Affected : 100%				
	Caulking Deteriorated, Extent: Severe, Location: Throughout.	Area Affected : 100%				
Aluminum	10% Recent Installation, Extent : Light, Area Location : Security Office, 1st Floor	2047 Affected : 100%	* *	5	\$200	

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

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

Asset #: 57

Architecture	С	urrent Rep	air	Futur	e Replacement	M	aintenance	
System Component Type		il Date Es Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Parapets								
Masonry: Brick	75%	0-2	\$4,000	LIFE	* *	5	\$3,300	
	Cracking/Cru	ımbling, Ext	tent : Light, Are	ea Affecte	ed : 5%			
	Location : V	Various Loc	ations.					
	Expansion In	t Failure, E	xtent : Light, A	rea Affec	ted : 15%			
	Location : M							
		-	tent : Light, Ai	ea Affect	ted : 2%			
	Location : J	lust Under <b>(</b>	Coping.					
			ıt : Severe, Are	a Affecte	d: 100%			
	Location : T	Throughout.						
	Explanation	ı : Mortar Is	s Porous And S	tained Fr	om Holding Moist	ure.		
Masonry: Limestone	25%	0-2	\$90,800	LIFE	* *	5	\$1,400	
	Jnt Mortar M	iss/Erod, E	xtent : Moderai	e, Area A	ffected : 30%			
	Location : M	1ain Roof						
	Staining/Disc	coloring, Ex	tent : Severe, A	rea Affec	ted : 80%			
	Location : T	Throughout.						
	Water Penetro	ation, Exten	t : Moderate, A	rea Affe	cted : 40%			
	Location : T	Throughout.						
Roof								
Modified Bitumen	75%			2025	\$157,600	10	\$25,900	
Skylight, Metal/Glass	5%			2045	* *	10	\$5,800	
Traffic Topping	20%			2030	* *	10	\$11,500	
	Patching Evid	dent, Extent	: Moderate, A	rea Affect	ted : 30%			
	Location : F	Roof/Patio A	at 2nd Floor					

Interior

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

Asset # : 57

Architecture	Current Repair			re Replacement	М	Maintenance	
ystem Component Type	% of Fail D Total (Yea	oate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Floors							
Carpet	10%		2024	\$76,200	3	\$8,600	
Cast in Place Concrete	5% Nov	*	LIFE	* *	5	\$6,200	
		on, Extent : Moderate,	Area Affe	ected : 15%			
	Location : Vari						
	Explanation : F					** ***	
Ceramic Tile	5% Nov	. ,	2028	\$57,800	5	\$1,400	
		tent : Severe, Area Aff	ected : 10	00%			
	Location : All T						
Raised Access Floor	5% Nov	. ,	2034	* *	5	\$5,400	
		eners, Extent : Modera	te, Area A	Affected : 50%			
	Location : Base						
		on, Extent : Moderate,	Area Affe	ected : 40%			
	Location : Base						
~1	Explanation: V	vorn/ Eroaea		di di		42.000	
Slate	5%	<b>#12.5</b> 00	LIFE	* *	5	\$3,000	
Vinyl Tile		v \$12,700 tent : Moderate, Area bughout The Building	2030 Affected .		3	\$10,700	
V' 1 T'1		agnoui The Bullating	2022	* *	2	<b>#2.100</b>	
Vinyl Tile	10%	tion Entant Light An	2033		3	\$2,100	
		tion, Extent : Light, Ar writy Office, 1st Floor	еа Ајјесте	ea: 100%			
77' 17''1 0" 77 0"		THIS Office, 1st Floor	2020	ale ale		Φ2 100	
Vinyl Tile 9" X 9"	10%		2030	* *	3	\$2,100	
Interior Walls	50/		2024	* *	_	Φ.C. 7.0.0	
Ceramic Tile	5% 10%		2034 LIFE	* *	5 5	\$6,700	
Gypsum Board		tion, Extent : Light, Ar			3	\$8,100	
		rion, Extent . Light, Ar writy Office, First Floor		zu . 100/0			
Manager Doll-1-		any Office, Pusi Ploof		* *			
Masonry: Brick	5%	v \$39,500	LIFE	* *	_	¢20.200	
Plaster	70% Nov		LIFE		5	\$28,200	
	Paint Peeling, Extent : Moderate, Area Affected : 80%  Location : Throughout The Building						
		ring, Extent : Moderat	a Araa A	ffeeted · 80%			
	_	ring, Exiem . Moderai oughout The Building	ь, ліви А	<sub>П</sub> естей . 00/0			
		n, Extent : Moderate, 1	Area Affo	cted : 80%			
		n, Extent : Moderdie, I oughout Offices Adjace					
SGFT/Glazed Masonry	10% Nov		LIFE	* *			
501-1/Glazed Masoliry		, Extent : Moderate, A					
		ous Locations Through					

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 57

Architecture	Current Repair	Future Replac	cement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior						
Ceilings						
AcousTileSusp.Lay-In	10%	2038	* *	5	\$5,700	
	Cracking/Crumbling, Extent: Light	t, Area Affected : 2%				
	Location: Various Locations Hav	e Small Sections Of To	le Missing	ζ.		
AcousTileSusp.Lay-In	10%	2042	* *	5	\$5,700	
	Recent Construction, Extent: Light	, Area Affected : 100%	ó			
	Location : Security Office, 1st Flo	por				
Exposed Concrete	5%	LIFE	* *	5	\$400	
•	Paint Peeling, Extent: Severe, Area Affected: 50%					
	Location : Basement.					
Plaster	75%	LIFE	* *	5	\$26,800	

Electrical		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$8,700	5	\$200	
			ent : Light, Area	Affected	: 100%			
		: Electrical I						
<del></del>	Explanati	ion: 2 (1200	Amperes)					
Switchgear / Switchboard						_	*	
Molded Case Bkrs	100%			2025	\$102,200	5	\$1,500	
Raceway								
Conduit	90%			2025	\$48,300	1		
Conduit	10%			2035	* *	1		
Panelboards								
Molded Case Bkrs	90%	0-2	\$63,300	2050	* *	5	\$700	
		ed Life, Exten : Throughout	t : Severe, Area	Affected	: 100%			
Molded Case Bkrs	10%			2033	* *	5	\$100	
Wiring								
Braided Cloth	70%	2-4	\$56,400	2050	* *	1		
	Insulation 1	Aged, Extent	: Moderate, Are	a Affecte	d : 100%			
	Location	: Throughout						
Thermoplastic	30%			2035	* *	1		
Motor Controllers								
Locally Mounted	100%			2023	\$117,300	5	\$400	
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	
tand-by Power								
Transfer Switches								
Automatic	100%			2030	* *	1	\$17,000	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 57

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Not Accessible	100%					
Batteries	1000/					
Not Accessible	100%					
Fuel Storage Day Tank	100%	2033	* *	5	\$7,100	
Day Talik	Other Observation, Extent : Light, Area		. 100%	3	\$7,100	
	Location: Outside	Пусстей	. 100/0			
	Explanation: 285 Gallons					
Lighting	7					
Interior Lighting						
Fluorescent	30%	2030	* *	10	\$10,500	
	T-8 Lamps And Fixtures, Extent: Light,	Area Affe	ected : 100%			
	Location : Throughout					
Fluorescent	70%	2030	* *	10	\$24,500	
	T-12 Lamps And Fixtures, Extent: Ligh	t, Area A <u>f</u>	fected : 100%			
	Location : Throughout					
Egress Lighting						
Emergency, Service	50%	2020	\$9,800	1		
Exit, Service	50%	2020	\$6,600	1		
Exterior Lighting	100/	2020	<b>#21</b> 000	10		
HID	10%	2020	\$21,800	10		
	Outdr Lights On During Daytime, Extendation: Exterior	nt : Light,	Area Affectea : 50	)%		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Exterior					
	Explanation: Controlled Via Photoce					
Incandescent	90%	2020	\$166,800	2	\$100	
Lightning Protection						
Arresters/Cabling	1000/	20.40	* *	_	<b>#</b> 400	
Generic	100%	2040		5	\$400	
Alarm Security System						
Security System  No Component	80%					
Generic	20%	2020	\$35,000	1	\$4,100	
Generic	Other Observation, Extent : Light, Area			1	ψτ,100	
	Location: Throughout	33 . 2.200				
	Explanation : Fixed Cameras					
Fire/Smoke Detection	-					
No Component	70%					
Generic, Analog	30%	2020	\$179,600	1-3	\$10,200	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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

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

Asset #: 57

Mechanical	Current Repai	r Futur	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%	2045	* *	1		
	Other Observation, Extent Location : Throughout Explanation : 1 4,000 Ga		: 100%			
Conversion Equipment HTHW/HW Exchanger	50% Other Observation, Extent Location: Basement		\$5,400	2	\$1,200	
Steam Boiler	Explanation: Steam To F 50% Other Observation, Extent Location: Basement Explanation: 2 Boilers	2038	**	1	\$18,900	
Distribution Hot Wtr Piping/Pump	80%  Recent Replace Evident, E.  Location: Throughout	2041 xtent : Light, Area Affe	* * cted : 100%	4	\$1,500	
Central Plant Steam Piping/Pmp	20%  Recent Replace Evident, E.	2045 xtent : Light, Area Affe	* * cted : 100%	4	\$400	
Terminal Devices Convector/Radiator	Location : Basement  100%  Recent Replace Evident, E.  Location : Throughout	2038 xtent : Light, Area Affe	* * cted : 100%	1	\$12,300	
Air Conditioning Energy Source Electricity	100%	2033	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	10%	2019	\$139,700	2	\$200	
coomig	Other Observation, Extent Location : Basement Con Explanation : Split Units	nputer Area	: 100%			
Window/Wall Unit	70% 4+ Malfunctioning, Extent : L Location : Various Locat		\$54,500	1		
No Component	20%					
Heat Rejection Dry Cooler No Component	10% 90%	2025	\$16,300	2	\$2,700	
Ventilation Distribution						
Ductwork/Diffusers No Component	40% 60%	LIFE	* *	2-5	\$8,500	

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

Estimates are rounded to the nearest hundred dollars.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 57

Mechanical	Current Repair	Future Replaceme	nt N	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated C FY	Cost Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation					
Exhaust Fans					
Interior	40%	2025 \$53,2		\$500	
Roof	20% Now \$12,40		** 2	\$200	
	Broken, Extent : Moderate, Area Aff	ected : 100%			
	Location : Roof				
No Component	40%				
Plumbing					
H/C Water Piping					
Brass/Copper	100%	2035	** 1		
Water Heater					
Gas Fired	100%	2023 \$22,	300 2	\$600	
	Other Observation, Extent : Light, A	rea Affected : 100%			
	Location : Basement				
	Explanation : 1 Indirect Fired Uni	t 200 Gallons			
Sanitary Piping					
Cast Iron	100%	LIFE	** 1		
Storm Drain Piping					
Cast Iron	100%	LIFE	** 1		
Sump Pump(s)					
Non-Submersible	100%	2030	** 4	\$1,200	
	Other Observation, Extent : Light, A	rea Affected : 100%			
	Location: Basement				
	Explanation : Duplex Unit				
Fixtures	1000/				
Generic	100%				
Vertical Transport					
Elevators	1000/	LIEE	* *		
Geared Traction	100%	LIFE	* *		
	Other Observation, Extent : Light, A Location : B-6	rea Аffестеа : 100%			
Fine Symmogaien	Explanation: 1 Unit				
Fire Suppression					
Sprinkler No Component	80%				
No Component Generic	20%	2035	* * 1-2	¢2 100	
Generic	ZU70	2033	1-2	\$2,100	

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

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG E

Address : 541 CLARKSON AVENUE

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 286,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 18-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,6,9

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$727,000	\$503,700
Interior Architecture	\$284,800	\$1,093,300
Electrical	\$266,300	\$444,200
Mechanical	\$305,500	\$245,600
Total	\$1,583,600	\$2,286,800
Importance Code A	\$727,000	\$585,900
Importance Code B	\$856,600	\$1,549,600
Importance Code C		\$151,300
Total	\$1,583,600	\$2,286,800

Total	\$273,100	\$122,000	\$253,500	\$184,900
Importance Code C	\$13,900			
Importance Code B	\$242,900	\$122,000	\$155,600	\$184,900
Importance Code A	\$16,300		\$98,000	
Total	\$273,100	\$122,000	\$253,500	\$184,900
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Mechanical	\$76,200	\$43,600	\$76,600	\$59,200
Electrical	\$54,500	\$39,500	\$44,000	\$58,200
Interior Architecture	\$97,100	\$3,300		\$32,000
Exterior Architecture	\$9,700		\$97,300	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 126

rchitecture	Current Repair		Futu	Future Replacement		Maintenance	
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Cast in Place Concrete	5% Now	\$59,700	LIFE	* *	5	\$101,300	
	_	g, Extent : Moderate	-	-			
		ngs And Upper Floo					
		g, Extent : Moderate	e, Area A	ffected : 20%			
	Location: Unders	iae Of Overnangs					
Glass Block	5%	*	LIFE	* *	5	\$12,700	
Masonry: Brick	75% Now	\$479,100	LIFE	**	5	\$303,800	
		nt : Moderate, Area		: 20%			
		Floors - All Facades		,			
		oderate, Area Affect	ea : 15%	Ó			
	Location : South A	ana west racaaes				***	
Metal Panel	3%		2036	* *	5-10	\$83,500	
		Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Throug						
		se Are Actually Lead					
Metal Panel	2%		2052	* *	5-10	\$55,700	
Panel/Paver: Limestone	5%		LIFE	* *	5	\$15,200	
Window Wall	5%		2052	* *	5	\$75,900	
Windows	0.50/ 0.0	Φ.5.5. <b>2.0.0</b>	20.42	ש ש	-	<b>#21</b> (00	
Aluminum	95% 0-2	\$55,300	2042	**	5	\$31,600	
		Extent : Moderate, A	Area Affe	ectea : 30%			
	Location : Throug Explanation : Pair						
Madallana	5%	u Feeting	2025	* *	10	£20,000	
Metal Louvers	3%		2035		10	\$20,800	
Parapets Cast Stone/Terra Cotta	15%		LIFE	* *	5	\$9,200	
Masonry: Brick	55%		LIFE	* *	5	\$4,400	
Metal Panel	10%		2046	* *	5	\$3,100	
Metal Rail	15% 0-2	\$700	2031	* *	5	\$8,400	
Wictai Kaii		Extent : Moderate, A		octed · 15%	3	\$6,400	
	Location: Throug		170011990				
	Explanation : Pair						
Stucco Cement	5%		2031	* *	5	\$1,000	
Roof	J / 0		2031		<u> </u>	φ1,000	
Built-Up (BUR)	45%		2031	* *	10	\$54,400	
Modified Bitumen	25%		2031	* *	10	\$30,200	
modified Dituition		: Moderate, Area A		20%	10	Ψ30,200	
	Location : Throug	-	., <del></del> .				
Paver: Asphalt	5%		2029	* *	10	\$9,100	
Single Ply Membrane	10%		2029	* *	10	\$12,100	
Traffic Topping	15%		2031	* *	10	\$30,200	
Tranic Topping	13/0		2031		10	φ30,200	

Interior

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 126

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	3%			2025	\$132,900	3	\$19,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$36,300	
Ceramic Tile	2%			2035	* *	5	\$6,600	
Terrazzo	25%			LIFE	* *	5	\$64,800	
Vinyl Tile	25%	Now	\$221,300	2026	\$737,700	3	\$31,100	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 30%			
Vinyl Tile	40%			2031	* *	3	\$66,400	
Interior Walls								
Ceramic Tile	5%			2029	* *	5	\$27,700	
Concrete Masonry Unit	5%			LIFE	* *	5	\$11,100	
Glass: Single Pane	2%			LIFE	* *	5	\$8,300	
Gypsum Board	33%			LIFE	* *	5	\$109,700	
Metal Panel	5%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$41,600	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	25%	Now	\$26,800	2031	* *	5	\$39,700	
	Cracking/	Crumbling,	Extent: Moderate	Area Aj	ffected : 10%			
	Location	: Through	out					
AcousTileSusp.Lay-In	50%			2039	* *	5	\$127,000	
Gypsum Board	5%			LIFE	* *	5	\$15,900	
Plaster	20%	2-4	\$34,800	LIFE	* *	5	\$31,700	
	_	Crumbling, a: Through	Extent : Light, Are	a Affecte	ed : 10%			

Electrical	Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$82,100	5	\$1,200	
	Other Observation, Extent: Moderate	, Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation : Main Service Disconn	ect Switch	Rated @ 5000 Am	peres		
Transformers						
Dry Type	100%	2039	* *	5	\$1,100	
	Other Observation, Extent: Moderate	, Area Affe	ected : 100%			
	Location: Electrical Room					
	Explanation : 150 Kva, 480/208/120	V				
Switchgear / Switchboard						
Fused Disc Sw	30%	2026	\$107,300	5	\$400	
Fused Disc Sw	20%	2046	* *	5	\$200	
Molded Case Bkrs	45%	2046	* *	5	\$3,400	
Molded Case Bkrs	5%	2026	\$17,900	5	\$400	

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

Asset #: 126

Electrical		Current l	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Raceway								
Conduit	20%			2026	\$81,600	1		
Conduit	80%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2025	\$18,800	5	\$300	
Molded Case Bkrs	90%			2042	* *	5	\$6,800	
Molded Case Bkrs	5%			2025	\$18,800	5	\$400	
Wiring								
Braided Cloth	10%		\$62,800	2051	* *	1		
			Extent : Moderate, A	Area Affe	cted : 100%			
		: Through						
			ation Aged					
Thermoplastic	90%			2046	* *	1		
Motor Controllers								
Locally Mounted	40%			2024	\$79,500	5	\$800	
Locally Mounted	40%			2031	* *	5	\$800	
Motor Control Center	20%			2031	* *	5	\$1,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,200	
Stand-by Power								
Transfer Switches	4000/			• • • •	ale ale		000100	
Automatic	100%			2039	* *	1	\$88,100	
Generators	1000/			2025	* *		<b>#110 000</b>	
Diesel	100%			2035		1	\$110,900	
		ervation, E : Generat	Extent : Moderate, A	Area Affe	ctea : 100%			
					750 V			
Batteries	Expiana	non : Emer	gency Generator R	атеа 🥨 .	730 KW			
Lead/Acid	100%			2019	\$1,600	5	\$10,600	
	10070			2019	\$1,000		\$10,000	
Fuel Storage Day Tank	50%			2042	* *	5	\$20,600	
Day Talik		ervation E	Extent : Moderate, A			3	\$20,000	
		: Generat		тей Аује	cieu . 100/0			
			Gallon Capacity					
Main T1-		non . 4/3 (	этон Сириспу	2054	* *	-	<b>#2.200</b>	
Main Tank	50%	amortion T	Extent : Moderate, A	2054		5	\$3,300	
			ліені : Moaerate, F	<b>1</b> геа Ађе	ciea : 100%			
		: Outside	Callon C					
Lighting	Expiana	uon : 3000	Gallon Capacity					

Lighting

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 126

Electrical	Current Repair	Future R	Future Replacement		Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost   Year   Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting								
Fluorescent	90%	2031	* *	10	\$183,100			
	T-8 Lamps And Fixtures, Extent.		fected : 100%					
	Location: Throughout The Bui	lding						
Fluorescent	5%	2031	* *	10	\$10,200			
	T-5 Lamps And Fixtures, Extent .	Moderate, Area A <u>f</u>	fected : 100%					
	Location : Offices							
Fluorescent	5%	2031	* *	10	\$10,200			
	Compact Fluorescent Light, Exte	ent : Moderate, Ared	a Affected : 100	%	. ,			
	Location : Hallways							
Egress Lighting								
Emergency, Service	50%	2026	\$57,000	1				
Exit, LED	50%	2041	* *	1				
Exterior Lighting								
HID	100%	2031	* *	10	\$900			
Lightning Protection								
Arresters/Cabling								
Generic	100%	2054	* *	5	\$1,300			
Alarm								
Security System								
No Component	70%							
Generic	30%	2031	* *	1	\$32,100			
	Other Observation, Extent : Moa Location : Hallways And Outsi		d : 100%					
	Explanation : C C T V Surveil	lance Cameras						
Fire/Smoke Detection								
Generic, Digital	100%	2031	* *	1-3	\$181,800			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building							
	Explanation: Strobe Lights, Sn	noke Detectors, Ho	rns, Alarm Bells	s And Ma	nual Pull Stations			

<b>Mechanical</b>	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Energy Source						
Plant Campus Steam /	100%	2036	* *	1		
PRV						
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location: Basement Mechan	nical Room				
	Explanation : Steam From P	ower House				
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2029	* *	5	\$13,200	
Steam						

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

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

Asset #: 126

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution	1000/	3.7	<b>#1</b> ( 000	2024			<b>#10.000</b>	
Hot Wtr Piping/Pump	100%		\$16,900	2034	**	4	\$10,900	
		ervation, E : Through	Extent : Severe, Area	a Affecte	a: 70%			
			oui ctive Distribution C	Control C	ust am			
Terminal Devices	Ехріапан	on . Dejec	ciive Distribution C	ontrot s <sub>j</sub>	ysiem			
Air Handler	50%			2031	* *	1	\$68,600	
Convector/Radiator	50%			2031	* *	1	\$35,800	
Air Conditioning	3070			2031			Ψ33,000	
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment	10070							
Reciprocating Compr/Chiller	15%	Now	\$276,500	2036	* *	1	\$13,900	
compileration.		l in Place, : Room E2	Extent : Severe, Ar 2102.	ea Affect	red : 15%			
	R-22 Refris	gerant, Ex	tent : Light, Area A	ffected :	15%			
		: Room E2		,,,				
No Component	85%							
Two Component		ervation. F	Extent : Light, Area	Affected	: 0%			
	Location		218.11, 11.00	119900000	. 0,0			
	Explanati	on : Chill	ed Water From Bui	lding S				
Distribution	<u> </u>							
CW & CHW Wtr	85%			2046	* *	4	\$9,300	
Pipe/Pump								
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	* *	1	\$137,200	
Heat Rejection								
Air Cooled Condenser	15%			2021	\$9,900	2	\$23,200	
Unit								
No Component	85%							
Ventilation								
Distribution	4000/						<b>*122 -</b> 22	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$123,700	
Exhaust Fans	000/			2021	* *	2	φ <b>π</b> 400	
Interior	80%			2031	* *	2	\$5,400	
Roof	20%			2031	* *	2	\$1,400	
Plumbing II/C Water Pining								
H/C Water Piping Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2046	\$190,600	1		
	2070			ZUZ4	\$190,000	1		
HW Heat Exchanger Steam Fired	100%			2046	* *	4	\$21,900	
	10070			2040		+	\$21,900	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Cast Hon	10070			LII,E		1		

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

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

Asset #: 126

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2031	* *	4	\$9,100	
Sewage Ejector(s)						
Electric	100%	2031	* *	4	\$17,100	
<b>Backflow Preventer</b>						
Generic	100%	2031	* *	1	\$13,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 100	0%			
	Location : B-10					
<u></u>	Explanation: 4 Units					
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$111,800	
Sprinkler						
Generic	100%	2046	* *	1-2	\$62,100	
Fire Pump						
Generic	100%	2035	* *	1	\$41,400	

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY

Address : 604 WINTHROP STREET

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : HHC0009.040 / 128 Yr Built/Renovated : 1927 /

Area Sq Ft : 51,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,8,ph

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,422,400	\$288,900
Interior Architecture	\$404,500	\$35,500
Electrical	\$1,031,300	\$225,700
Total	\$3,858,100	\$550,100
Importance Code A	\$2,422,400	\$288,900
Importance Code B	\$1,435,800	\$261,300
Total	\$3,858,100	\$550,100

Total	\$187,700	\$18,000	\$26,300	\$21,200
Importance Code C				
Importance Code B	\$118,600	\$18,000	\$25,600	\$21,200
Importance Code A	\$69,100		\$700	
Total	\$187,700	\$18,000	\$26,300	\$21,200
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Electrical	\$1,600	\$2,300	\$2,900	\$1,600
Interior Architecture	\$101,200		\$7,600	\$3,800
Exterior Architecture	\$69,100			
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 128

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior							
Exterior Walls Masonry: Brick	90% Now Jnt Mortar Miss/Ero Location : Through		LIFE te, Area A	* * ffected : 50%	5	\$104,900	
	Spalling, Extent : Mo Location : South For Vertical Cracks, Exte Location : South F	oderate, Area Affect acade, North Facad ent : Moderate, Are	le				
	Other Observation, I Location : Through Explanation : Build	Extent : Moderate, 1 nout		cted : 100%			
Masonry: Granite	3%		LIFE	* *	5	\$2,600	
Masonry: Limestone	2% Now  Jnt Mortar Miss/Ero  Location: Through		LIFE te, Area A	* * ffected : 25%	5	\$1,700	
Stucco Cement	5% Now Cracking/Crumbling Location: Penthou Worn/Eroded, Extent Location: Penthou	se : Moderate, Area 1			5	\$7,300	
Windows							
Aluminum	95% Now Deformed/Dented, E Location: Through Glazing Broken/Crac Location: Through Glazing Clouded, Ex Location: Through	oout cked, Extent : Mode oout tent : Moderate, Ai	rate, Are	a Affected : 20%	5	\$13,100	
Steel	5% Now Corrosion/Rusting, E Location: Stairs Deteriorated Finish, Location: Stairs Thermally Inefficient Location: Stairs	Extent : Moderate,	Area Aff	ected : 100%	5	\$8,600	
Parapets							
Masonry: Brick	90% Now Jnt Mortar Miss/Ero Location: Through Worn/Eroded, Extent Location: Through	out : : Moderate, Area A		-	5	\$6,700	
Metal: Cage/Fence	10% Now Broken/Missing Elen Location: Through Corrosion/Rusting, E Location: Through	out Extent : Moderate, A			5	\$2,400	1

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

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

Asset #: 128

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Built-Up (BUR)	Drains Inc	Now ad/Misposn, a: Lower Ro	\$27,100 Extent : Moderate of	2036 e, Area A	* * ffected : 25%			
	_	Growth, Ex	ctent : Severe, Area of	a Affected	d : 35%			
		led, Extent : : Lower Ro	Moderate, Area A of	Affected :	50%			
IRMA/Protected Membrane	78%			2026	\$184,000	10	\$22,100	
Skylight, Metal/Glass	Corrosion Location Deformed	: Lower Ro	tent : Moderate, A					
nterior	Locuiton	. Lower Ro	<i>J</i> J					
Floors								
Carpet	Worn/Erod Location Wrinkling,	: Penthous	oderate, Area Affe			3	\$11,400	
Terrazzo	30%			LIFE	* *	5	\$17,800	
Vinyl Tile	60%			2021	\$404,500	3	\$17,100	
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	\$5,300	
Plaster	90%			LIFE	* *	5	\$23,700	
Ceilings								
AcousTileSusp.Lay-In	5%			2031	* *	5	\$3,800	
Exposed Concrete	20%			LIFE	* *	5	\$2,400	
Plaster	75%			LIFE	* *	5	\$35,500	

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2026	\$8,700	5	\$1,400	
	Other Observation, Extent: Moderate	e, Area Affect	ed : 100%			
	Location: Electrical Room					
	Explanation : One Electrical Service	e - No Rating	Available			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2026	\$102,200	5	\$1,400	
Raceway						
Conduit	90%	2026	\$48,300	1		
Conduit	10%	2036	* *	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 128

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Panelboards							
Molded Case Bkrs	100%		2025	\$70,300	5	\$1,400	
Wiring	000/ 2.4	Φ <b>72</b> 500	2051	* *	1		
Braided Cloth	90% 2-4 Other Observation, E	\$72,500 Extent: Moderate	2051		1		
	Location : Through		<b>1</b> теи Ајје	ciea . 100%			
	Explanation: Insul	_					
Thermoplastic	10%	0	2036	* *	1		
Motor Controllers							
Locally Mounted	90% 2-4	\$43,800	2046	* *	5	\$200	
	Other Observation, E Location : Basemer Explanation : On E	ıt	Area Affe	cted : 100%			
Locally Mounted	10%		2024	\$4,900	5		
Stand-by Power	10.0			<b>4.</b> ,500			
Transfer Switches							
Automatic	100%		2031	* *	1	\$15,800	
Lighting							
Interior Lighting	0.70/		• • • • •	402-200	4.0		
Fluorescent	95%	7 16	2021	\$827,300	10	\$44,100	
	Other Observation, E Location : Through		Area Affe	ctea : 100%			
	Explanation: T12 I	_					
Incandescent	5%	Битрз	2021	\$43,500	2	\$100	
Egress Lighting	370		2021	\$75,500		\$100	
Exit, Service	100%		2026	\$17,700	1		
Exterior Lighting				4-1,100			
Not Accessible	100%						
Alarm							
Security System							
Not Accessible	100%						
Fire/Smoke Detection Not Accessible	100%						

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Plant Campus Steam / PRV	100%	2036 **	1	
	Other Observation, Extent : Light, Area	Affected : 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.

Explanation: This Is Vacant Building

Location: Whole

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

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

Asset #: 128

Mechanical	Current Repair		Future Replacement		M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment Not Accessible	100% Other Obs Location	servation, E	Extent : Light, Area	Affected	: 0%			
			Building Is Not Occ	runied				
Distribution	Влрини	non . This	Building 13 1101 Oct	приса				
Not Accessible	100%							
Terminal Devices	10070							
Not Accessible	100%							
Air Conditioning	10070							
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	4000							
Not Accessible	100%							
Storm Drain Piping	4000							
Not Accessible	100%							
Sump Pump(s)	10007							
Not Accessible	100%							
Sewage Ejector(s)	1000/							
Not Accessible	100%							
Backflow Preventer	10007							
Not Accessible	100%							
Fixtures	1000/							
Not Accessible	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.

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

<sup>\*\*</sup> 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

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

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE

Address : 648 ALBANY AVENUE

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : HHC0009.190 / 299 Yr Built/Renovated : 1930 /

Area Sq Ft : 62,200 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4,ph

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,734,800	\$172,800
Interior Architecture	\$728,400	\$51,900
Electrical	\$1,764,100	\$306,000
Total	\$4,227,300	\$530,700
Importance Code A	\$1,734,800	\$172,800
Importance Code B	\$2,361,200	\$357,900
Importance Code C	\$131,300	
Total	\$4,227,300	\$530,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$22,000			
Interior Architecture	\$6,000			\$5,200
Electrical	\$26,500	\$9,400	\$56,200	\$9,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$58,500	\$13,400	\$60,100	\$18,100
Importance Code A	\$22,000		\$100	
Importance Code B	\$30,500	\$13,400	\$60,000	\$18,100
Importance Code C	\$6,000			
Total	\$58,500	\$13,400	\$60,100	\$18,100



 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 299

rchitecture	Current Repair	Future Replacement	M		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Masonry: Brick	95% Now \$589,300 Cracking/Crumbling, Extent: Moderate Location: Upper Roof At Vertical Pier Misaligned/Bulging, Extent: Severe, Ar Location: Upper Roof At Vertical Brid Rusting Masonry Supt, Extent: Severe, A Location: Upper Roof At Vertical Pier Water Penetration, Extent: Moderate, A Location: Stair Exit #5 In Basement Other Observation, Extent: Moderate, A Location: Throughout Explanation: Building Is Currently Va	rs Of Terrace ea Affected : 20% ck Piers At Terrace Area Affected : 20% rs Of Terrace Area Affected : 10%	5	\$62,300	1
Masonry: Limestone	5% Now \$74,900 Jnt Mortar Miss/Erod, Extent : Moderat Location : Throughout Coping, Spand	LIFE ** te, Area Affected : 25%	5	\$2,500	
Windows	0 1 0 1				
Wood	100% Now \$648,600 Deteriorated Finish, Extent: Moderate, Location: Throughout Dry Rot/Decay, Extent: Moderate, Area Location: Throughout Insect/Bird Damage, Extent: Moderate, Location: Throughout Split/Cracked, Extent: Moderate, Area Location: Throughout	a Affected : 25% Area Affected : 25%	5	\$110,500	
Parapets	0				
Masonry: Brick	90% Now \$109,200 Int Mortar Miss/Erod, Extent : Moderat Location : Throughout	LIFE ** te, Area Affected : 25%	5	\$9,000	
Masonry: Limestone	10% Now \$22,000  Jnt Mortar Miss/Erod, Extent: Severe, A  Location: Throughout Cornice And C  Loose Units, Extent: Moderate, Area Aj  Location: Coping	oping	5	\$1,300	1

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

Asset #: 299

Architecture	Current Repair		Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Roof	600/ Now	¢170.500	2026	* *			
Built-Up (BUR)	60% Now Debris Present, Exte Location: Through Drains Clogged, Ext Location: Lower K Ponding, Extent: Se Location: Lower K Worn/Eroded, Extent Location: Through	out ent : Moderate, Are Poof, West Side were, Area Affected Poof, West Side : Moderate, Area A	a Affecte	d : 20%			
Copper/Terne	25%		2041	* *	10	\$37,100	
Panel/Paver: Cer/Brk	15% Now Cracking/Crumbling Location: Upper R Debris Present, Exte. Location: Upper R Vegetation Growth, E Location: Upper R Water Penetration, E Location: Upper R	oof nt : Moderate, Area oof Extent : Moderate, A oof Extent : Moderate, A	2056 , Area Af Affected Area Affec	: 15% cted : 25%			
nterior Floors	Locuiton: Opper K						
Cast in Place Concrete	10%		LIFE	* *	5	\$18,200	
Terrazzo	40%		LIFE	* *	5	\$26,000	
Vinyl Tile	50% Now Cracking/Crumbling Location: Through Worn/Eroded, Extent Location: Through	out : Moderate, Area A			3	\$15,600	
Interior Walls							
Ceramic Tile	5%		2029	* *	5	\$4,300	
Plaster	90% Now \$131,300 LIFE ** 5 \$23,500  Cracking/Crumbling, Extent: Moderate, Area Affected: 10%  Location: Basement, 4th Floor, Corridors  Water Penetration, Extent: Moderate, Area Affected: 10%  Location: Basement, 4th Floor, Corridors						
Plywood/Hardboard	5% Now Dry Rot/Decay, Exte		LIFE Affected	**			
Ceilings							
Plaster	100% Now Water Penetration, E Location: Through		LIFE rea Affec	* * ted : 10%	5	\$51,900	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 299

Electrical		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Service Equipment Fused Disc Sw	Location	: Electrica	Extent : Moderate, 1 al Room 1200 Amperes Mair			5	\$300	
Switchgear / Switchboard Fused Knife Sw		2-4 ed Life, Ex : Electrice	\$115,000 stent : Moderate, An al Room	2056 rea Affec	* * ted : 90%	5	\$100	
Molded Case Bkrs	10%			2026	\$12,800	5	\$200	
Raceway Conduit	100%			2026	\$103,500	1		
Panelboards Fused Disc Sw Fused Knife Sw		2-4 roded Bus : Basemer	\$3,500 wrk, Extent : Mode	2025 2051 rate, Are	\$3,500 * * a Affected : 5%	5 5	\$100	
Molded Case Bkrs Molded Case Bkrs	40% 50%	: Basemer	nt	2034 2025	* * \$35,200	5 5	\$700 \$800	
Wiring Braided Cloth		_	\$128,600 ent : Moderate, Are out The Building	2051 a Affecte	* * d : 100%	1		
Thermoplastic	20%			2026	\$32,200	1		
Motor Controllers Locally Mounted	100%			2024	\$68,900	5	\$400	
Ground Grounding Devices Generic	Location	2-4 ervation, E : Water M ion : Corre		LIFE Area Affe	* * cted : 100%	5	\$900	
Stand-by Power Transfer Switches Automatic	100%			2024	\$11,800	1	\$19,100	
Generators Diesel	100% Other Obs Location		Extent : Moderate, 1 The Building 60 Kw	2022	\$92,200	1	\$24,100	
Batteries Lead/Acid	100%		30 11,,	2019	\$1,600	5	\$2,300	
Fuel Storage Main Tank	100% Other Obs Location	: Generat	Extent : Moderate, 1 or Room - Outside 100 Gallon	2029	* *	5	\$1,600	

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

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

Asset #: 299

Electrical	Electrical Current Repair		Future Replacement		aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	95%	2021	\$460,900	10	\$48,400	
	Other Observation, Extent:	Moderate, Area Affec	cted : 100%			
	Location: Throughout The	e Building				
	Explanation: Using T-12	Lamps				
Incandescent	5%	2021	\$24,600	2	\$100	
Egress Lighting						
Emergency, Service	40%	2021	\$11,400	1		
Emergency, Battery	10%	2026	\$7,800	10	\$1,300	
Exit, Service	50%	2021	\$9,700	1		
Exterior Lighting						
HID	100%	2021	\$245,600	10	\$200	
Alarm						
Security System						
No Component	50%					
Generic	50%	2026	\$98,400	1	\$11,600	
Fire/Smoke Detection						
Generic, Analog	100%	2021	\$673,500	1-3	\$38,300	

Mechanical System Component Type	Current Rep	air Futur	Future Replacement		Maintenance	
	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Plant Campus Steam / PRV	100%	2036	* *	1		
	Other Observation, Exter	nt : Light, Area Affected	: 100%			
	Location: Whole					
	Explanation: This Is V	acant Building. Steam S	upplied From Pow	er House		
Conversion Equipment						
Not Accessible	100%					
Distribution						
Not Accessible	100%					
Terminal Devices						
Not Accessible	100%					
Air Conditioning						
Energy Source						
Not Accessible	100%					
Conversion Equipment						
Not Accessible	100%					
Terminal Devices						
Not Accessible	100%					
Heat Rejection						
Not Accessible	100%					
Dehumidifier						
Not Accessible	100%					

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

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

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

Asset #: 299

Mechanical	C	Current Repair	Future Replacement	Maintenance	
System Component Type		ail Date Estimated Cost (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Ventilation					
Distribution	1000/				
Not Accessible	100%				
Exhaust Fans	1000/				
Not Accessible	100%				
Plumbing					
H/C Water Piping Not Accessible	100%				
Water Heater	100%				
	1000/				
Not Accessible	100%				
HW Heat Exchanger	100%				
Not Accessible	100%				
Sanitary Piping	1000/				
Not Accessible	100%				
Storm Drain Piping	1000/				
Not Accessible	100%				
Sump Pump(s)	1000/				
Not Accessible	100%				
Pool Filter/Treatment	1000/				
Not Accessible	100%				
Sewage Ejector(s)	1000/				
Not Accessible	100%				
Backflow Preventer	1000/				
Not Accessible	100%				
Fixtures	1000/				
Not Accessible	100%				
Vertical Transport					
Elevators	1000/				
Not Accessible	100%				
Escalators	1000/				
Not Accessible	100%				
Fire Suppression					
Standpipe Not Accessible	100%				
	100%				
Sprinkler Not Accessible	1000/				
	100%				
Chemical System	1000/				
Not Accessible	100%				

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Page: 290

**HEALTH AND HOSPITALS CORP. - FY 2018** Print Date: 22-Sep-2017

: KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY **Asset Name** 

Address : 444 WINTHROP STREET

Borough Agency's Number : BROOKLYN : N/A Program / Asset # : HHC0009.090 / 108 Yr Built/Renovated : 1956 /

Area Sq Ft : 93,000 **Project Type** : HEALTH & HOSPITALS CORP.

: NONE **Date of Survey** : 19-Feb-2015 Landmark Status

**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,ph

: 4829 BIN Block Lot : 1 : 3327711

CAPITAL	FY 2019 - 2022	FY 2023 - 2028	
Exterior Architecture	\$4,390,000	\$100,600	
Interior Architecture	\$924,100	\$350,500	
Electrical	\$2,203,600	\$1,544,700	
Mechanical	\$959,200	\$1,209,500	
Total	\$8,476,800	\$3,205,300	
Importance Code A	\$4,450,300	\$100,600	
Importance Code B	\$4,026,500	\$3,104,700	
Total	\$8 476 800	\$3 205 300	

Total \$8,476,800 \$3,205,300

\$50,300	\$60,600	\$56,900	\$53,800
\$50,300	\$60,600	\$56,900	\$53,800
\$62,300		\$17,000	\$2,800
\$112,600	\$60,600	\$74,000	\$56,600
\$9,900	\$9,900	\$9,900	\$9,900
\$12,700	\$26,300	\$33,800	\$28,700
\$27,700	\$20,000	\$13,500	\$12,700
	\$4,400		\$5,300
\$62,300		\$16,800	
FY 2019	FY 2020	FY 2021	FY 2022
	\$62,300 \$27,700 \$12,700 \$9,900 <b>\$112,600</b>	\$62,300 \$4,400 \$27,700 \$12,700 \$12,700 \$9,900 \$112,600 \$60,600	\$62,300 \$16,800 \$4,400 \$27,700 \$20,000 \$13,500 \$12,700 \$26,300 \$33,800 \$9,900 \$9,900 \$9,900 \$112,600 \$60,600 \$74,000



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

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

Asset #: 108

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls					* *	_	* ** - * *	
Masonry: Brick	Cracking/C Location Diagonal C Location Horizontal Location Sidewalk S Location Spalling, E Location Staining/D Location Vertical Cr	: East Fac Cracks, Ext : Bulkhead ! Cracks, E : Bulkhead Shed in Use : North Fac Extent : Sev : East Fac Discoloring, : Through racks, Exter : Bulkhead etration, E.	ere, Area Affected vade, Bulkheads, Co Extent : Moderate out nt : Severe, Area Aj ds, Penthouse xtent : Moderate, A	orners Affected Affected Affected Affected Affected Affected Affected:	: 15% d : 15% Affected : 50% Areaway(s) Affected : 50% 15% Cted : 20%	5	\$63,500	1
Granite Panels		Now	\$1,644,000	LIFE	reaway(s) **	5	\$37,100	1
	Location Staining/D	: North Fo	Extent : Severe, A. acade, South Facad Extent : Moderate out	le				
Panel/Paver: Limestone			\$483,800 Extent : Severe, A	LIFE rea Affec	* * ted : 10%	5	\$10,600	
	Location Staining/D Location Water Pen	: West Fac Discoloring, : West Fac	Extent : Severe, A cade xtent : Severe, Arec	rea Affec				
Slate Panels	_		\$38,600 Extent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$5,300	
Window Wall	5%			2036	* *	5	\$26,500	
Windows	2,0						<del>+20,200</del>	
Aluminum	Location Deformed Location Deteriorat	ntion, Exter : Through Dented, Ex : Through	ctent : Moderate, A out Extent : Severe, Ar	rea Affec	cted : 50%	5	\$14,900	
Matal Laure		. Intough	out	2020	* *	10	<b>የ</b> በ የበባ	
Metal Louvers	5%			2029	· ·	10	\$9,800	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 108

Architecture	Current Repair Future Replacen			Replacement	nent Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Parapets	700/ 31	Ø106 000	TIPE	* *	-	Φ7.000	
Masonry: Brick	70% Now Cracking/Crumbling, Location: Through Int Mortar Miss/Eroc Location: Interior Spalling, Extent: Sev Location: Through	out l, Extent : Severe, 1 Face vere, Area Affected	Area Affecto	d : 25%	5	\$5,900	1
Granite Panels	20% Now Cracking/Crumbling, Location: North Fo	acade, South Facad Extent : Moderate	le , Area Affe		5	\$1,900	
D 1/D 1	Location : North Fo			* *		Ф000	
Panel/Paver: Limestone	10% Now Loose/Miss Fastener. Location: Coping A Other Observation, E Location: Coping A Explanation: Broke	At Bulkheads Extent : Severe, Are At Bulkheads	a Affected :	ed : 25%	5	\$900	
Roof		***		* *			
Built-Up (BUR)	90% Now Blisters, Extent: Mod Location: Through Drains Inad/Misposn Location: Through Water Penetration, E. Location: 5th Floo Worn/Eroded, Extent Location: Through	out , Extent : Moderat out xtent : Moderate, A r Corridor Near E : Moderate, Area A	e, Area Affe rea Affecte evator	ected : 25% ed : 10%			
Metal Panel	5%		2031	* *	10	\$3,600	
Panel/Paver: Cer/Brk	5% Now Cracking/Crumbling, Location: Lower Ro Worn/Eroded, Extent Location: Lower Ro	oof : Moderate, Area A	2056 , Area Affe				
nterior							
Floors	250/		2021	* *	_	07/100	
Quarry Tile	35%		2031	* *	5	\$74,100 \$11,000	
Terrazzo Vinyl Tile	10% 25%		LIFE 2026	\$313,500	5	\$11,000 \$13,200	
Vinyl Tile 9" X 9"	30% Now Cracking/Crumbling, Location: Through Worn/Eroded, Extent	out	2036 , Area Affe	* * cted : 50%	3 3	\$15,900	
	Location : Through						

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 108

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$19,800	
Masonry: Brick	10%			LIFE	* *			
SGFT/Glazed Masonry	70%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$238,600	2046	* *	5	\$17,600	
	Location Water Pen	: 5th Floo etration, E	, Extent : Moderate r Corridor Near El xtent : Moderate, A r Corridor Near El	evator rea Affed	V			
AcousTileSusp.Lay-In	Broken/M	U	\$161,100 nents, Extent : Mode		55	5	\$31,700	
	Worn/Erod		nt Corridor Near E : Moderate, Area A out					
Exposed Concrete	30%			LIFE	* *	5	\$6,600	
Metal Panel	5%			LIFE	* *	5	\$8,800	

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts								
Service Equipment								
Air Circuit Breaker	75%			2026	\$29,000	5	\$400	
	Other Obse	ervation, Ex	ctent : Moderate, 1	Area Affe	cted : 100%			
	Location	: Electrica	! Room					
	Explanati	ion : 3- Ma	in Service Discon	nect Swit	ches Rated @ 1600	) Ampere	es	
Fused Disc Sw	25%			2026	\$9,700	5	\$100	
	Other Obse	ervation, Ex	ctent : Moderate, A	Area Affe	cted : 100%			
	Location	: Electrica	Room					
	Explanati	ion : Main	Service Switch Ra	ted @ 12	200 Amperes			
Switchgear / Switchboard								
Air Circuit Breaker	90%			2026	\$115,000	5	\$400	
Fused Disc Sw	10%			2026	\$12,800	5		
Raceway								
Conduit	100%			2026	\$103,500	1		
Panelboards								
Fused Disc Sw	5%			2025	\$4,700	5	\$100	
Molded Case Bkrs	95%			2025	\$89,100	5	\$2,300	
Wiring								
Braided Cloth	90%	2-4	\$144,700	2051	* *	1		
	Insulation I	Aged, Exter	nt : Moderate, Are	a Affecte	d: 100%			
	Location	: Througho	ut The Building					
Thermoplastic	10%			2026	\$16,100	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 108

Electrical	Current Rep	air Fu	ure Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Yea		Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	20%	202	. ,	5	\$100	
Motor Control Center	80%	202	4 \$111,100	5	\$2,000	
Ground						
Grounding Devices Generic	100% 2-4	\$10,000 LIF	F **	5	\$1,400	
Generic	Other Observation, Exte			3	Ψ1,400	
	Location : Water Main		<b>,</b>			
	Explanation : Corrode	d				
Stand-by Power						
Transfer Switches						
Automatic	100%	202	4 \$11,800	1	\$28,600	
Generators	1000/	202			<b>#2</b> < 000	
Diesel	100%	202	. ,	1	\$36,000	
	Other Observation, Exte Location : Generator F		ffectea : 100%			
	Explanation : Emergen		7) 150 Kw			
Batteries	Explanation . Emergen	cy Generator Ratea (	2 130 KW			
Lead/Acid	100%	201	9 \$1,600	5	\$3,400	
Fuel Storage			4-,000		42,100	
Day Tank	50%	202	5 \$3,500	5	\$8,600	
	Other Observation, Exte	nt : Moderate, Area A	ffected : 100%			
	Location : Generator F	Room				
	Explanation : 275 Gall					
Main Tank	50%	202		5	\$1,400	
	Other Observation, Exte	nt : Moderate, Area A	ffected : 100%			
	Location : Outside					
T inhain n	Explanation: 30,000 C	fallons Rated Capacii	y			
Lighting Interior Lighting						
Fluorescent	95%	202	1 \$1,518,400	10	\$81,000	
Tuoreseem	T-12 Lamps And Fixtures				ψο1,000	
	Location : Throughout		30			
Fluorescent	5%	202	6 \$79,900	10	\$4,300	
	Compact Fluorescent Lig				+ ) <del>-</del>	
	Location : Basement					
Egress Lighting						
Emergency, Service	50%	202	·	1		
Exit, Service	50%	202	6 \$16,200	1		
Exterior Lighting						
HID	100%	202	1 \$367,200	10	\$300	

Alarm

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 108

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
larm						
Security System						
No Component	70%					
Generic	30%	2031	* *	1	\$10,400	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location: Hallways					
	Explanation: CCTV Su	rveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2026	\$1,007,000	1-3	\$57,300	
_	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location : Throughout The	Building				
	Explanation : Strobe Light	s, Smoke Detectors,	Manual Pull Statio	ns, Aları	n Bells And Horns	

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	* *	1		
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Basemer	nt Mechanical Room	n				
	Explana	tion : Stean	n From Power Plan	t				
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2022	\$60,300	5	\$5,500	
Steam								
Distribution								
Central Plant Steam	100%			2026	\$399,800	4	\$4,600	
Piping/Pmp								
Terminal Devices								
Air Handler	40%			2021	\$512,200	1	\$23,000	
Convector/Radiator	40%			2024	\$195,000	1	\$12,000	
Fan Coil Unit/Heat	20%			2021	\$272,800	1	\$6,000	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2029	* *	1	\$40,300	
			Extent : Light, Area	Affected	d : 40%			
	Location	ı : Basemer	ıt					
Window/Wall Unit	60%			2021	\$113,900	1		
Distribution								
CW & CHW Wtr	40%			2036	* *	4	\$2,800	
Pipe/Pump								
No Component	60%							

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 108

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	40%		2026	\$408,500	1	\$23,000	
No Component	60%						
Heat Rejection							
Water Cooling Tower	40%		2024	\$100,300	2	\$37,400	
No Component	60%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$51,900	
Exhaust Fans							
Interior	30%		2026	\$26,000	2	\$900	
Roof	70%		2026	\$105,800	2	\$2,000	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2036	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2036	* *	4	\$13,800	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	11		
Sump Pump(s)							
Non-Submersible	100%		2026	\$13,900	4	\$2,000	
Sewage Ejector(s)	1000/		•••	4.4.4.0		<b></b>	
Electric	100%		2026	\$26,200	4	\$3,700	
Backflow Preventer	1000/		•••	di di		<b></b>	
Generic	100%		2031	* *	1	\$5,700	
	Other Observation, E.		ffected	: 100%			
	Location: Outdoor						
T	Explanation : Locate	ed Outside Building					
Fixtures	100%						
Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%		LIFE	* *			
Geared Traction	Other Observation, E.			. 100%			
	Location: B-5	ист . Ligii, лieu A	jjecieu	. 100/0			
	Explanation: 2 Unit	fs					
Fire Suppression	<i>Елрининон</i> . 2 Опи	a)					
Standpipe Standpipe							
Generic	100%		2036	* *	1-5	\$46,900	
Generic	10070		2030		1-3	φ <del>4</del> 0,900	

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

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

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER

Address : 410 WINTHROP STREET

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : HHC0009.080 / 107 Yr Built/Renovated : 2009 /

Area Sq Ft : 300,109 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 18-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5

Block : 4829 Lot : 1 BIN : 3327718

CAPITAL	FY 2019 - 2022	FY 2023 - 2028	
Exterior Architecture		\$1,152,800	
Interior Architecture		\$769,300	
Electrical	\$275,300		
Mechanical	\$39,200	\$1,352,300	
Total	\$314,500	\$3,274,300	
Importance Code A		\$1,152,800	
Importance Code B	\$314,500	\$1,843,600	
Importance Code C		\$278,000	
Total	\$314,500	\$3,274,300	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture	\$106,100			\$42,100
Electrical	\$52,100	\$41,000	\$110,100	\$50,400
Mechanical	\$163,400	\$111,700	\$170,700	\$105,800
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
Total	\$376,800	\$208,000	\$336,000	\$253,600
Importance Code A	\$5,900	\$11,300	\$6,600	\$5,900
Importance Code B	\$337,800	\$196,800	\$329,500	\$247,700
Importance Code C	\$33,100			
Total	\$376,800	\$208,000	\$336,000	\$253,600



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Architecture	Current Repair F		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Metal/Glass Curt Wall	5%		LIFE	* *	5	\$32,500	
Pre-Cast Concrete	60%	71.7	LIFE	**	5	\$675,000	
	Other Observation, E.	_					
	Location: Building Explanation: Unifo			ei			
Pre-Cast Concrete	20%		LIFE	* *	5	\$225,000	
	Other Observation, E.	_					
	Location: Building			el			
	Explanation : Linea	r Ribbed Finish Sy	stem				
Stucco Cement	15%		2043	* *	5	\$129,800	
	Other Observation, E.	_					
	Location : Mechanic			Vall At Roof Levels			
	Explanation : Refer	ring To An Eifs Pro	oduct				
Windows							
Aluminum	100%		2048	* *	5	\$28,000	
Parapets	6007		LIEE	ata ata	-	Φ <b>π</b> 000	
Concrete Masonry Unit	60%		LIFE	**	5	\$7,800	
	Other Observation, E. Location: Througho	out					
	Explanation : Exteri	ior Finish Is An Ei					
Metal Rail	35%		2043	* *	5-10	\$72,500	
Metal: Cage/Fence	5%		2043	* *	5-10	\$4,400	
	Other Observation, E. Location: 7th Floor		Affected	: 100%			
	Explanation: 7th Fi	loor Walk Out Roo	f Area Pa	ırapets			
Roof							
IRMA/Protected Membrane	75%		2034	* *	10	\$78,900	
Plaza Roof: Stone Panels	s 20%		2052	* *			
Single Ply Membrane	5%		2034	* *	10	\$5,300	
	Other Observation, E.		Affected	: 100%			
	Location: 7th Floor	· Walk Out Roof					
	Explanation: 7th Fi	loor Walk Out Roo	f Areas C	ontained An Astro	turf Surfe	ace	
nterior Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$98,300	
Ceramic Tile	5%		2039	* *	5	\$22,500	
Terrazzo	3%		LIFE	* *	5	\$10,500	
Traffic Topping	7%		2034	* *	5	\$39,300	
	Other Observation, E. Location: Bathroom	_	Affected	: 100%			
	Explanation: Epoxy	Flooring With Ab	rasive To	pping			
Vinyl Tile	75%		2034	* *	3	\$168,400	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	10%			2039	* *	5	\$66,200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$26,500	
Glass: Single Pane	5%			LIFE	* *	5	\$24,800	
Gypsum Board	35%			LIFE	* *	5	\$139,000	
Gypsum Board	35%			LIFE	* *	5	\$139,000	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: All Floor	rs With The Excepti	on Of Th	ne Basement And P	enthouse?		
	•		f Almost Every Gyp tal Impact Strip Pro		ard Wall Was Finis	hed In W	all Covering	
Ceilings								
AcousTileSusp.Lay-In	75%			2043	* *	5	\$336,900	
Exposed Concrete	5%			LIFE	* *	5	\$3,500	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Basemen	nt					
	Explana	tion : Baser	ment Ceiling					
Exposed Struc: Steel	10%			LIFE	* *			
1	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Penthou.	se Ceiling					
	Explana	tion : Corri	ugated Decking Ov	er Steel I	Framing			
Gypsum Board	10%			LIFE	* *	5	\$56,100	

ectrical	Current Repa	ir Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5	\$1,300	
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: Electrical Roc	om				
	Explanation: 2- Main Se	ervice Switches Rated	@ 4000 Amperes E	Cach		
Transformers						
Dry Type	100%	2039	* *	5	\$1,100	
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: Electrical Roc	om				
	Explanation: 1-500 Kve	a, 2- 225 Kva, 480/208	1/120 Volts			
Switchgear / Switchboard						
Fused Disc Sw	50%	2046	* *	5	\$600	
Molded Case Bkrs	50%	2046	* *	5	\$4,000	
Raceway						
Conduit	100%	2046	* *	1		
Panelboards						
Fused Disc Sw	30%	2042	* *	5	\$2,100	
Molded Case Bkrs	70%	2042	* *	5	\$5,500	

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

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

Electrical	Current Repair	Current Repair Future Replacemen		М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Thermoplastic	100%	2046	* *	1		
Motor Controllers						
Locally Mounted	50%	2039	* *	5	\$1,000	
Variable Frequency	50%	2039	* *			
Drive						
Ground Grounding Devices						
Grounding Devices  Generic	100%	LIFE	* *	5	\$4,400	
Stand-by Power	10070	LIIL			ψτ,του	
Transfer Switches						
Automatic	100%	2039	* *	1	\$92,300	
Generators					,- · <del>-</del>	
Diesel	100%	2035	* *	1	\$116,200	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Outside					
	Explanation: Emergency Generator I	Rated @ 1	750 Kw			
Batteries						
Nickel Cadmium	100%	2021	\$1,600	5	\$66,900	
Fuel Storage	1000/	•••		_	40.000	
Main Tank	100%	2054	* *	5	\$8,800	
	Other Observation, Extent : Moderate, Location : Outside	Area Affe	cted : 100%			
	Explanation: 10,000 Gallons Rated (	<sup>T</sup> anasitu				
Lighting	Explanation : 10,000 Gations Ratea C	арасну				
Interior Lighting						
Fluorescent	80%	2031	* *	10	\$220,200	
Tuorescent	Other Observation, Extent: Moderate,		cted : 100%	10	Ψ220,200	
	Location: Throughout The Building	33				
	Explanation: T-8 Lamps					
Fluorescent	20%	2031	* *	10	\$55,100	
	Compact Fluorescent Light, Extent : M		rea Affected : 100			
	Location: Throughout The Building					
Egress Lighting						
Emergency, Service	45%	2031	* *	1		
Emergency, Battery	5%	2031	* *	10	\$3,600	
Exit, Service	50%	2031	* *	1		
Exterior Lighting						
Fluorescent	100%	2031	**	10	\$27,500	
	Compact Fluorescent Light, Extent: M	oderate, A	rea Affected : 100	%		
Alarm	Location : Roof					

Alarm

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

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

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

Electrical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm								
Security System								
No Component	70%	, )						
Generic	30%	, )		2031	* *	1	\$33,600	
	Other Ob	servation, E	xtent : Moderate, A	rea Affe	cted : 100%			
	Locatio	n : Hallway	s And Mechanical I	Rooms				
	Explana	tion : CCT	V Surveillance Cam	eras				
Fire/Smoke Detection								
Generic, Digital	100%	, )		2031	* *	1-3	\$190,500	
_	Other Ob	servation, E	xtent : Moderate, A	rea Affe	cted : 100%			
	Locatio	n : Through	out The Building					
	Explana	ation : Strob	e Lights, Smoke De	tectors,	Alarm Bells, Horn	s And Ma	ınual Pull Stations	

echanical	Current Re	pair	Future	e Replacement	Ma	aintenance	
rstem Component Type	% of Fail Date Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ating							
Energy Source							
Plant Campus Steam / PRV	100%	2	036	* *	1		
	Other Observation, Ex	tent : Light, Area Aff	ected	: 100%			
	Location: Basement	Mechanical Room					
	Explanation : High P	ress Steam From Ho	spital	Power Plant.			
Conversion Equipment Heat Exchanger, Plate & Frame	40%	2	035	* *	1	\$59,400	
	Other Observation, Ex	tent : Light, Area Aff	ected	: 100%			
	Location : Basement			. 100,0			
	Explanation : (2) Stee Units	am To Hot Water Hed	at Exc	hangers For Rehed	at Coils A	And Terminal	
Pres. Reducing Valve/LP Steam	60%	2	035	* *	5	\$10,700	
	Other Observation, Ex	tent : Light, Area Aff	ected .	: 60%			
	Location : Basement						
	Explanation: 2 Static	ons					
Distribution	•						
Hot Wtr Piping/Pump	40%	2	042	* *	4	\$5,900	
Central Plant Steam Piping/Pmp	60%	2	046	* *	4	\$8,900	
Terminal Devices							
Air Handler	60%	2	031	* *	1	\$111,400	
	Other Observation, Ex	tent : Light, Area Aff	ected	: 100%			
	Location: Various Th	roughout The Buidli	ing				
	Explanation: Reheat	Coils Serving All Co	onstan	t Volume System;	18 Units.		
Convector/Radiator	20%	2	039	* *	1	\$19,400	
Unit Heater - Steam	20%	2	031	* *	4	\$8,200	

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

Mechanical	Current Repair		Future Replacement		Maintenance		
System	% of Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component	Total (Years)		FY		(Yrs)		
Type							
Air Conditioning							
Energy Source Electricity	100%		2048	* *	1		
Conversion Equipment	10070		2046		1		
Centrifugal, Elec Chiller	95%		2035	* *	1	\$308,500	
	Other Observation, E	xtent · Light Area		. 95%	1	\$300,300	
	Location : Basemen	_		. 2370			
	Explanation: (3) C			4a			
Interior Pkg Unit -	5%		2030	* *	2	\$900	
Cooling	370		2030		2	\$700	
•	R-134a Refrigerant, I	Extent : Light, Area	Affected	! : 5%			
	Location : Various		33				
	Other Observation, E	xtent : Light, Area	Affected	: 5%			
	Location : 7 Floors	_	00				
	Explanation : Data	Comm Closets Dx	System 1	00% Back-up; (1)	for Emer	g Gen room	
Distribution	-						
CW & CHW Wtr	95%		2052	* *	4	\$21,100	
Pipe/Pump							
No Component	5%						
Terminal Devices							
Air Handler/Cool/Ht	95%		2031	* *	1	\$176,300	
	Other Observation, E	_					
	Location: Basemen						
	Explanation: Cons	tant Volume With R	eheat; 18	8 Units			
No Component	5%						
Heat Rejection	-0.4		2021	4.4		440 -00	
Evaporative Condenser	5%		2031	**	2	\$10,500	
Water Cooling Tower	95%		2027	\$1,059,500	2	\$286,900	
Ventilation							
Distribution	1000/		LIEE	* *	2.5	¢1.67.200	
Ductwork/Diffusers Exhaust Fans	100%		LIFE		2-5	\$167,300	
Interior	60%		2031	* *	2	\$5,500	
Roof	40%		2031	* *	2	\$3,700	
Plumbing	7070		2031			\$3,700	
H/C Water Piping							
Brass/Copper	100%		2052	* *	1		
	Other Observation, E	xtent : Light, Area		: 100%	-		
	Location : Basemen	_					
	Explanation : Duple	ex Booster Pumps	With Clay	yton Valves			
Water Heater	·		<u> </u>				
Gas Fired	100%		2024	\$179,200	2	\$4,400	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Current Repair	Futur	e Replacement	М				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Plumbing								
Sump Pump(s)								
Non-Submersible	50%	2031	* *	4	\$4,800			
Submersible	50%	2020	\$5,000	4	\$4,800			
	Other Observation, Extent : Light, A		: 50%					
	Location : Basement Mechanical F							
	Explanation: (1) For Basement Sa	initary And F	Floor Drain					
Sewage Ejector(s)	1000/	2021	a. a.		015000			
Electric	100%	2031	* *	4	\$17,900			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Basement Mechanical F							
	Explanation : Dual Unit, Lead/lag							
Backflow Preventer								
Generic	100%	2034	* *	1	\$18,400			
Fixtures								
Generic	100%							
Vertical Transport								
Elevators			* *					
Geared Traction	100%	LIFE						
	Other Observation, Extent: Light, A	rea Affected	: 100%					
	Location : (7) 1-7; (1) B-roof							
	Explanation: 8 Units							
Fire Suppression								
Standpipe	1000/	2046	* *	1.5	¢157,000			
Generic	100%	2046	* *	1-5	\$156,900			
Sprinkler	1000/	2045	ታ ታ	1.0	004.100			
Generic	100%	2046	* *	1-2	\$84,100			
Fire Pump	1000/	• • • •			<b>4-</b>			
Generic	100%	2035	* *	1	\$56,000			

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)

Address : 689 NEW YORK AVENUE

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : HHC0009.070 / 106 Yr Built/Renovated : 1936 /

Area Sq Ft : 218,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,11,ph

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,577,200	\$310,800
Interior Architecture	\$2,083,800	\$117,500
Electrical	\$2,544,200	\$2,734,600
Mechanical	\$1,673,500	\$5,011,900
Total	\$7,878,600	\$8,174,900
Importance Code A	\$1,693,800	\$310,800
Importance Code B	\$6,184,800	\$7,864,000
Total	\$7,878,600	\$8,174,900

Total	\$220,800	\$98,000	\$224,800	\$131,900
Importance Code C	\$13,700			
Importance Code B	\$122,800	\$98,000	\$224,800	\$122,000
Importance Code A	\$84,300			\$9,900
Total	\$220,800	\$98,000	\$224,800	\$131,900
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Mechanical	\$12,700	\$16,400	\$115,400	\$36,000
Electrical	\$36,200	\$38,200	\$40,100	\$45,700
Interior Architecture	\$44,100		\$25,900	\$5,000
Exterior Architecture	\$84,300			\$1,600
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 106

Architecture	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	80%		LIFE	* *	5	\$100,000	
Masonry: Brick	13% Now	\$153,800	LIFE	* *	5	\$16,300	
	Jnt Mortar Miss/Ero		e, Area A	Affected : 50%			
	Location : Penthoi						
	Spalling, Extent : Mo		ed : 30%	Ó			
	Location : Penthoi			/			
	Worn/Eroded, Exten		Affected :	30%			
	Location : Penthou						
Masonry: Granite	2% Now	\$61,800	LIFE	* *	5	\$1,900	
	Jnt Mortar Miss/Ero			Affected : 10%			
		cade At Retaining V					
	Water Penetration, E			cted : 10%			
		cade At Retaining V					
Metal Panel	5% Now	\$15,900	2036	* *	5	\$11,700	
	Staining/Discoloring		, Area Aj	ffected : 25%			
	Location: Through						
	Other Observation, I		Area Affe	cted : 100%			
	Location : Through		1 D 1				
Windows	Explanation : Thes	e Are Actually Lead	l Panels				
Aluminum	10%		2042	* *	5	\$3,300	
Bronze/Brass	3%		2042	* *	5	\$6,100	
Steel	5% Now	\$89,400	2054	* *	5	\$10,200	
Steel	Corrosion/Rusting, I			cted · 50%	J	\$10,200	
	Location : Penthoi		170011990	. 5070			
	Deteriorated Finish,		Area Afi	Sected : 50%			
	Location : Penthoi						
Wood	82% Now	\$787,700	2051	* *	5	\$134,200	
wood	Air Infiltration, Exte			1 · 50%	3	\$134,200	
	Location: Through		11,500000	. 5070			
	Broken/Missing Elen		erate Ar	ea Affected · 25%			
	Location : Through		e, a.e., 111	eartyjeetea : 2570			
	Deteriorated Finish,		Area Afi	Sected: 50%			
	Location : Through						
	Dry Rot/Decay, Exte		Affected	l : 25%			
	Location : Through		33 3 2 2 2 2				
	Split/Cracked, Exten		Affected	: 50%			
	Location : Through		00				

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

Asset #: 106

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Parapets									
Masonry: Brick	Jnt Morta Location Spalling, I Location	i : Through Extent : Lig i : Through	ht, Area Affected :			5	\$8,000		
Masonry: Limestone	Int Morta	Now r Miss/Eroo i : Coping	\$29,300 d, Extent : Moderat	LIFE e, Area A	* * Affected : 25%	5	\$1,700		
Metal Rail	Corrosion Location Deteriora	ı : 9th Floo	Extent : Moderate,			5	\$28,500		
Roof									
	Location Cracking/ Location Gut/DS No	n : Penthou Crumbling, n : Penthou	Extent : Moderate se iss, Extent : Severe,	, Area A <u>j</u>	fected : 25%				
Copper/Terne	Deformed	Now /Dented, E. a : Steeple	\$2,600 ktent : Moderate, A	2041 rea Affec	* * ted : 10%				
IRMA/Protected Membrane	10%			2026	\$60,300	10	\$7,200		
Paver: Asphalt	Cracking/ Location Worn/Erod	ı: Lower Re	: Moderate, Area A						
Traffic Topping	Blisters, E Location Cracking/	ı : Through	\$138,000 lerate, Area Affecto out 9th Floor Terro Extent : Severe, A r Terraces	ice Roofs	o .	South And	l North Wings		
	Loose/Delam Surface, Extent: Moderate, Area Affected: 45%  Location: Throughout 9th Floor Terrace Roofs Along The East, South And North Wings  Worn/Eroded, Extent: Moderate, Area Affected: 50%  Location: Throughout 9th Floor Terrace Roofs Along The East, South And North Wings								

Interior

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

Asset #: 106

Architecture		Current I	Repair	Futur	e Replacement	Maintenance				
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
terior										
Floors										
Cast in Place Concrete		Now	\$14,600	LIFE	* *	5	\$29,500			
			Extent : Moderate	, Area Aj	ffected : 10%					
	Location	ı : Basemer	t Entrance							
Ceramic Tile	3%			2029	* *	5	\$8,100			
Quarry Tile	2%			2031	* *	5	\$8,100			
Terrazzo	10%			LIFE	* *	5	\$21,000			
Vinyl Tile	15%			2031	* *	3	\$20,200			
Vinyl Tile 9" X 9"	65%			2021	\$2,015,700	3	\$65,600			
Interior Walls										
Ceramic Tile	5%			2029	* *	5	\$2,500			
Gypsum Board	5%			LIFE	* *	5	\$1,500			
Metal Panel	5%			LIFE	* *					
Plaster	50%			LIFE	* *	5	\$7,400			
Plaster	10%		\$12,500	LIFE	* *	5	\$1,500			
	Cracking/Crumbling, Extent: Severe, Area Affected: 20%									
	Location : Stair To Upper Roof, 9th Floor									
		Paint Peeling, Extent: Severe, Area Affected: 20%								
			Upper Roof, 9th Fl							
			xtent : Severe, Area	ı Affected	d : 25%					
		ı : 9th Floo	r							
SGFT/Glazed Masonry	20%			LIFE	* *					
Wood	5%			LIFE	* *	5	\$9,900			
Ceilings										
AcousTileSusp.Lay-In		Now	\$68,100	2031	* *	5	\$13,400			
		_	ents, Extent : Light	t, Area A	ffected : 10%					
	Location	ı : Through	out							
AcousTileSusp.Lay-In	5%			2039	* *	5	\$13,400			
Exposed Concrete	15%			LIFE	* *	5	\$6,300			
Plaster	70%			LIFE	* *	5	\$117,500			

Electrical	Current Repair	Future	Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Inder 600 Volts									
Service Equipment									
Molded Case Bkrs	100%	2052	* *	5	\$5,800				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnec	t Switch R	Rated @ 2000 Am	peres					
Transformers									
Dry Type	100%	2043	* *	5	\$800				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Electrical Room								
	Explanation: 112.5 Kva, 480/208/120	Volts							

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

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

Asset #: 106

Electrical		Current Repair			e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	\$900	
Raceway								
Conduit	90%			2026	\$367,100	1		
Conduit	10%			2052	* *	1		
Panelboards								
Molded Case Bkrs	90%			2025	\$337,500	5	\$5,200	
Molded Case Bkrs	10%			2034	* *	5	\$600	
Wiring								
Braided Cloth	60%		\$377,000	2051	* *	1		
		-	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out The Building					
Thermoplastic	30%			2036	* *	1		
Thermoplastic	10%			2052	* *	1		
Motor Controllers								
Locally Mounted	80%			2024	\$103,800	5	\$1,200	
Locally Mounted	20%			2031	* *	5	\$300	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches	1000/			• • • •	de de		<b></b>	
Automatic	100%			2039	* *	1	\$67,400	
Generators	1000/			2025	ale ale		<b>#04.000</b>	
Diesel	100%			2035	**	1	\$84,800	
			Extent : Moderate, A	Area Affe	ctea : 100%			
		: Generat		1.4.1.0	150 V			
D. #	Expiana	tion : Emer	gency Generator R	atea @ .	150 KW			
Batteries Lead/Acid	100%			2020	\$1,600	5	\$8,100	
Fuel Storage	100%			2020	\$1,000	5	\$8,100	
Č .	50%			2042	* *	5	\$16.700	
Day Tank		arvation I	Extent : Moderate, A			3	\$16,700	
		ervation, E i : Generat		теи Аује	ciea . 100/0			
			Gr Koom Gallons Rated Capa	acity				
Main T1-		150 C	этонь канеа Сарс	2054	* *		\$2,600	
Main Tank	50%		Section Mediana			5	\$2,600	
			Extent : Moderate, A	<b>1</b> ген Ађе	ciea : 100%			
		i : Outside	O Callon Canacita					
Lighting	Expiana	uon . 50,00	00 Gallon Capacity					

Lighting

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 106

Electrical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ighting									
Interior Lighting									
Fluorescent	40%			2021	\$1,236,900	10	\$66,000		
			ures, Extent : Mode	rate, Ar	ea Affected : 100%				
	Location	: Through	out The Building						
Fluorescent	3%			2026	\$92,800	10	\$5,000		
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location	: Basemen	t						
Fluorescent	55%			2026	\$1,700,700	10	\$90,800		
	T-8 Lamps	And Fixtu	res, Extent : Moder	ate, Ared			. ,		
	-		out The Building		55				
HID	2%			2021	\$9,200	10	\$100		
Egress Lighting									
Emergency, Service	40%			2026	\$37,000	1			
Emergency, Battery	10%			2026	\$25,400	10	\$4,300		
Exit, Service	50%			2026	\$31,300	1			
Exterior Lighting									
HID	100%			2021	\$864,300	10	\$700		
larm									
Security System									
No Component	70%								
Generic	30%			2031	* *	1	\$24,500		
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location	: Hallway	S						
	Explanat	ion : CCT	/ Surveillance Cam	eras					
Fire/Smoke Detection									
Generic, Digital	100%			2031	* *	1-3	\$139,000		
			xtent : Moderate, A	Area Affe	cted : 100%				
			out The Building						
	Explanat	ion : Smok	e Detectors, Strobe	Lights,	Manual Pull Static	ons, Aları	m Bells And Horns		

Mechanical	Current Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Plant Campus Steam /	100%	2036	* *	1		
PRV						
$\epsilon$	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Basement					
	Explanation: Steam From Power Pla	ınt				
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2022	\$116,700	5	\$10,700	
Steam						
Distribution						
Central Plant Steam	100%	2026	\$2,981,700	4	\$8,900	
Piping/Pmp						

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 106

Mechanical	Current Repair	Future F	Replacement	M		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating			-			
Terminal Devices						
Air Handler	20%	2021	\$495,500	1	\$22,300	
Convector/Radiator	80%	2024	\$754,500	1	\$46,500	
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%	2031	* *	2	\$1,100	
	Other Observation, Extent : Liga Location : Roof		0%			
	Explanation: Refrigerant: R-4	107				
Ext Pkg Unit - Heating/Cooling	10%	2021	\$220,600	2	\$1,100	
	R-22 Refrigerant, Extent: Light, Location: Roof	, Area Affected : 109	%			
Window/Wall Unit	60%	2021	\$220,300	1		
No Component	20%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$100,300	
Exhaust Fans Interior	90% Now \$5 Not in Service, Extent : Severe, A Location : Various	6,400 2021 Area Affected : 20%	\$564,100	2	\$4,000	
Roof	10%	2021	\$29,300	2	\$600	
Plumbing	1076	2021	\$29,300		\$000	
H/C Water Piping						
Brass/Copper	80%	2036	* *	1		
Galvanized Steel	20%	2024	\$154,600	1		
HW Heat Exchanger						
Steam Fired	100%	2026	\$280,600	4	\$17,800	
Sanitary Piping			· · · · · · · · · · · · · · · · · · ·		*	
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%	2021	\$32,700	4	\$4,600	
Sewage Ejector(s) Electric	100%	2026	\$61,700	4	\$8,700	
Backflow Preventer Generic	100%	2031	* *	1	\$11,000	
Fixtures Generic	100%				ŕ	
Vertical Transport						

Vertical Transport

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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

Asset #: 106

Mechanical	Current Re	epair F	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)		ear FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport							
Elevators							
Geared Traction	100%	L	IFE	* *			
	Other Observation, Ex	tent : Light, Area Affe	ected :	100%			
	Location : (2) B-11,	(2) B-10					
	Explanation: 4 Units	s					
Fire Suppression							
Standpipe							
Generic	100%	20	026	\$734,200	1-5	\$90,700	
Sprinkler							
No Component	75%						
Generic	25%	20	036	* *	1-2	\$12,600	

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE

Address : 577 CLARKSON AVENUE

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 72,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$514,800	\$234,200		
Interior Architecture	\$451,900	\$232,200		
Electrical	\$454,700	\$2,789,500		
Mechanical	\$64,100	\$533,900		
Total	\$1,485,500	\$3,789,800		
Importance Code A	\$514,800	\$234,200		
Importance Code B	\$970,700	\$3,555,500		
Total	\$1 <i>1</i> 85 500	\$3 780 800		

Total \$1,485,500 \$3,789,800

ŕ		•	
\$24,600	\$26,100	\$21,800	\$17,900
\$25,400	\$7,800	\$16,600	\$7,900
\$50,000	\$34,000	\$38,300	\$25,700
\$3,900	\$3,900	\$3,900	\$3,900
\$8,200	\$14,400	\$8,200	\$11,100
\$15,300	\$15,600	\$17,600	\$9,900
\$5,000			\$700
\$17,600		\$8,600	\$100
FY 2019	FY 2020	FY 2021	FY 2022
	\$17,600 \$5,000 \$15,300 \$8,200 \$3,900 <b>\$50,000</b> \$25,400	\$17,600 \$5,000 \$15,300 \$8,200 \$3,900 \$3,900 \$50,000 \$25,400 \$7,800	\$17,600 \$8,600 \$5,000 \$15,300 \$15,600 \$17,600 \$8,200 \$14,400 \$8,200 \$3,900 \$3,900 \$3,900 \$50,000 \$34,000 \$38,300 \$25,400 \$7,800 \$16,600



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 109

chitecture		Current I	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
erior									
Exterior Walls									
Concrete Masonry Unit	15%			LIFE	* *	5	\$8,700		
Masonry: Brick	10%		\$58,300	LIFE	* *	5	\$9,200		
	Location	: Base Of	-		•				
	-	pair Evider 1 : Chimney	nt, Extent : Light, A	rea Affec	eted : 50%				
Masonry: Brick	70%			LIFE	* *	5	\$64,600		
Metal Coiling Doors	5%			2031	* *	5	\$14,400		
Windows									
Aluminum	5%			2042	* *	5	\$100		
Metal Louvers	5%			2029	* *	10	\$800		
Steel	90%	Now	\$132,400	2051	* *	5	\$15,200		
	-	ation, Exter a : Through	ıt : Moderate, Area out	Affected	! : 50%				
		_	xtent : Moderate, A	rea Affe	cted : 50%				
		: Through		55					
		_	ked, Extent : Mode	rate, Are	a Affected : 25%				
	_	: Through							
Parapets									
Concrete Masonry Unit	15%			LIFE	* *	5	\$6,100		
Masonry: Brick	75%	Now	\$324,100	LIFE	* *	5	\$26,900		
		r Miss/Eroo : Through	d, Extent : Moderat out	e, Area A	Affected : 25%				
	_	d/Bulging, a : North Fo	Extent : Moderate,	Area Aff	ected : 10%				
			: Moderate, Area A	ffected ·	20%				
		: Through			20,0				
Masonry: Limestone		Now	\$11,800	LIFE	* *	5	\$1,400		
Masonry. Ennestone					Affected · 20%	3	\$1,400		
	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%  Location : Coping								
			d, Extent : Modera	te Area	Affected · 25%				
	_	eteriorate : Coping	а, Еліені . Мойега	ie, Area i	нујества . 2570				
Metal Panel	2%			2046	* *	5	\$2,800		
Metal Rail		Now	\$5,000	2040	* *	5	\$2,800		
Metal Kall			\$5,000 Extent : Light, Area			3	\$12,700		
		r : Through	_	Ајјестеи	. 10/0				
Roof									
Metal Panel	5%			2043	* *	10	\$15,500		
Single Ply Membrane	95%			2034	* *	10	\$160,400		
omigio i ly memorane			ent, Extent : Light, .		ected : 100%	10	φ100,π00		

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.

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

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

Asset #: 109

Architecture		Current I	Repair	Futur	e Replacement	Ma		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete		Now	\$230,900	LIFE	* *	5	\$232,200	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 25%			
Terrazzo	5%			LIFE	* *	5	\$4,600	
Vinyl Tile	5%	0-2	\$52,400	2036	* *	3	\$2,200	
	Location Worn/Eroc	: Office A	: Moderate, Area					
Interior Walls		00						
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,500	
Gypsum Board	10%			LIFE	* *	5	\$7,600	
Masonry: Brick	75%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$3,800	
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$5,000	2031	* *	5	\$2,900	
	Cracking/ Location	_	Extent: Light, Are	ea Affecte	ed : 10%			
Exposed Concrete	85%	Now	\$168,600	LIFE	* *	5	\$15,700	
•		issing Elem 1 : First Flo	ents, Extent : Seve oor	re, Area A	Affected : 10%			
		Crumbling, 1 : First Flo	Extent : Severe, A	rea Affec	ted : 25%			
Exposed Struc: Steel	10%			LIFE	* *			

lectrical	Current Repair	Futur	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$5,100	5	\$300	
	Other Observation, Extent: Moder	ate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : Main Service Switc	h Rated @ 20	00 Amperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2026	\$639,200	5	\$1,900	
Raceway						
Conduit	100%	2026	\$699,500	1		
Panelboards						
Fused Disc Sw	10%	2025	\$8,700	5	\$200	
Molded Case Bkrs	70%	2025	\$60,900	5	\$1,300	
Molded Case Bkrs	20%	2034	* *	5	\$400	
Wiring						
Thermoplastic	80%	2026	\$129,100	1		
Thermoplastic	20%	2036	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 109

Electrical	Current Repair	Futur	Future Replacement Ma		aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts		•				-
Motor Controllers						
Locally Mounted	20%	2024	\$15,800	5	\$100	
Motor Control Center	80%	2024	\$201,200	5	\$1,600	
Ground						
Grounding Devices				_	** ***	
Generic	100%	LIFE	* *	5	\$1,100	
Stand-by Power						
Transfer Switches	1000/	2024	<b>#0.200</b>	1	Ф22.200	
Automatic	100%	2024	\$9,300	1	\$22,200	
Generators	1000/	2022	Φ <b>7</b> .( 500	1	<b>#20.000</b>	
Diesel	100% Other Observation, Extent : Mod	2022 derate, Area Affe	\$76,500 cted: 100%	1	\$28,000	
	Location: Generator Room					
	Explanation: 3 Emergency Ge	enerators Rated	2@- 570 Kw And 1	@-500 I	Kw	
Batteries						
Lead/Acid	100%	2019	\$1,600	5	\$2,700	
Fuel Storage						
Day Tank	50%	2025	\$3,000	5	\$7,300	
	Other Observation, Extent: Mod	derate, Area Affe	cted : 100%			
	Location : Generator Room					
	Explanation : 2- 75 Gallon Ca					
Main Tank	50%	2029	* *	5	\$1,200	
	Other Observation, Extent: Mod	derate, Area Affe	cted : 100%			
	Location : Outside					
	Explanation: 10,000 Gallons	Rated Capacity				
Lighting						
Interior Lighting	1.50/	2026	<b>#124</b> 000	1.0	<b>#10.000</b>	
Fluorescent	15%	2026	\$124,900	10	\$10,800	
	T-12 Lamps And Fixtures, Exten Location: Corridors	t : Moaerate, Are	ea Affectea : 100%			
Fluorescent	10%	2026	\$83,300	10	\$7,200	
	T-8 Lamps And Fixtures, Extent	: Moderate, Area	Affected: 100%			
	Location : Office					
HID	70%	2021		10	\$1,800	
Incandescent	5%	2021	\$52,900	2	\$100	
Egress Lighting						
Emergency, Service	50%	2021	\$39,900	1		
Exit, Service	50%	2021	\$4,600	1		
Exterior Lighting	1000/	2021	<b>#2</b> 0.7.700	1.0	<b>**</b>	
HID	100%	2021	\$285,500	10	\$200	
Lightning Protection						
Arresters/Cabling Generic	100%	2029	* *	5	\$1,800	
Alarm	100/0	2029	. ,	<u>J</u>	\$1,000	

Alarm

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 109

<b>lectrical</b>	Current Repair	Futu	re Replacement	M	aintenance	
system Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
No Component	70%					
Generic	30%	2026	\$68,600	1	\$8,100	
	Other Observation, Extent :	Moderate, Area Affe	ected : 100%			
	Location : Outside					
	Explanation: CCTV Surve	illance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2026	\$782,900	1-3	\$44,600	
_	Other Observation, Extent:	Moderate, Area Affe	ected : 100%			
	Location : Throughout The	Building				
	Explanation : Strobe Lights	s, Smoke Detectors,	Manual Pull Static	ns, Aları	n Bells And Horns	

Mechanical	Current Re	pair Futi	Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%	2036	**	1			
Conversion Equipment							
Steam Boiler	100%	2031		1	\$78,000		
	Other Observation, Exte	-	d : 100%				
	Location : Ground Flo						
D1 - 11 - 1	Explanation: 5 High	Pressure Steam Boilers					
Distribution Central Plant Steam	100%	2036	**	4	\$5,800		
Piping/Pmp							
Terminal Devices Unit Heater - Steam	£00/	2026	£127,000	4	¢2 (00		
No Component	50% 50%	2026	\$137,900	4	\$3,600		
Air Conditioning	3070						
Energy Source							
Electricity	100%	2034	* *	1			
Conversion Equipment							
Interior Pkg Unit - Cooling	5%	2024	\$144,300	2	\$200		
6	R-22 Refrigerant, Exten	t : Light, Area Affected	: 5%				
	Location : 2nd Floor	3					
Split Unit	5%	2026	\$82,400				
No Component	90%		\$ <b>2</b> ,.00				
1	Other Observation, Exte	ent : Light, Area Affecte	d: 0%				
	Location : AC Room						
	Explanation: 3 Electr	ic Centrifugal Chillers	In Place, They Are I	For Adjac	ent Buildings.		
Terminal Devices							
Fan Coil - 2 Pipe	5%	2026	\$7,300	1	\$1,300		
No Component	95%						

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 109

Mechanical		Current F	Repair	Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Heat Rejection								
Evaporative Condenser	5%			2026	\$1,200	2	\$2,700	
No Component	95%							
/entilation								
Exhaust Fans								
Roof	50%			2021	\$64,100	2	\$1,200	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2036	* *	1		
Galvanized Steel	50%			2024	\$169,300	1		
HW Heat Exchanger								
Steam Fired	100%			2036	* *	4	\$11,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$10,800	4	\$1,500	
Fixtures								
Generic	100%							

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : KINGS COUNTY HOSPITAL CENTER BUILDING S

Address : 489 CLARKSON AVENUE

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : HHC0009.300 / 13893 Yr Built/Renovated : 2006 /

Area Sq Ft : 267,394 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 18-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5

Block : 4829 Lot : 1 BIN : 3327713

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$68,600	\$755,900
Interior Architecture	\$57,500	\$467,700
Electrical	\$245,200	
Mechanical	\$35,000	\$1,094,900
Total	\$406,300	\$2,318,400
Importance Code A	\$68,600	\$755,900
Importance Code B	\$337,700	\$1,358,800
Importance Code C		\$203,800
Total	\$406,300	\$2,318,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$33,100		\$34,500	
Interior Architecture	\$45,000	\$20,000		\$45,000
Electrical	\$50,900	\$43,100	\$40,000	\$57,400
Mechanical	\$126,700	\$67,100	\$134,300	\$94,500
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$290,300	\$164,700	\$243,300	\$231,500
Importance Code A	\$39,700	\$10,600	\$41,600	\$6,600
Importance Code B	\$250,500	\$144,100	\$201,600	\$224,900
Importance Code C		\$10,000		
Total	\$290,300	\$164,700	\$243,300	\$231,500



 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 13893

rchitecture		Current l	Repair	Future Replacement		М	Maintenance	
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
Exterior Walls								
Metal Sect. OHD	2%			2039	* *	5	\$13,700	
Pre-Cast Concrete	85%			LIFE	* *	5	\$604,200	
Stucco Cement	5%			2039	* *	5	\$27,300	
			Extent : Light, Area					
			ical Penthouse - Bu		Valls At Roof Level			
	Explana	tion : Refer	ring To An Eifs Sys	tem				
Window Wall	8%			2046	* *	5	\$65,600	
Windows								
Aluminum	97%			2042	* *	5		
Metal Louvers	3%			2035	* *	10		
Parapets								
Metal Panel	3%			2046	* *	5	\$3,300	
Metal Rail	22%			2039	* *	5-10	\$113,000	
Pre-Cast Concrete	60%			LIFE	* *	5	\$107,300	
Stucco Cement	15%			2043	* *	5	\$11,000	
Roof							·	
Built-Up (BUR)	85%	Now	\$12,600	2031	* *			
<u>-</u> `,	-	n Growth, E n : 4th Floor	Extent : Light, Area r Roof	Affected	: 5%			
Panel/Paver: Cer/Brk	15%			2046	* *	10	\$31,000	
	Other Obs		Extent : Light, Area		: 100%		<b>V</b> =	
			east Concrete					
erior	Елрини		asi concrete					
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$43,800	
Ceramic Tile	5%			2035	* *	5	\$20,000	
Vinyl Tile	90%			2033	* *	3	\$180,100	
Interior Walls	7070			2031			ψ100,100	
Ceramic Tile	5%			2035	* *	5	\$20,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$8,000	
Glass: Single Pane	5%			LIFE	* *	5	\$15,000	
Gypsum Board	85%			LIFE	* *	5	\$203,800	
Ceilings	0570			LILL			Ψ203,000	
AcousTileSusp.Lay-In	85%	Now	\$57,500	2039	* *	5	\$170,100	
1 toda i nebusp.Lay-in			Extent : Moderate,		fected : 5%	5	Ψ1/0,100	
		น Buiging, ı : Through		- 1. 00, 11,1				
Exposed Concrete	5%			LIFE	* *	5	\$3,100	
Gypsum Board	10%			LIFE	* *	5	\$50,000	
Оурѕин воаги	1070			LIFE		J	\$50,000	

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

Under 600 Volts

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 13893

Electrical	Current Rep	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Exter Location : Electrical Re		* * cted : 100%	5	\$1,100	
	Explanation: 2- Main	Service Switches Rated	@ 4000 Amperes E	ach		
Transformers Dry Type	100% Other Observation, Exter Location: Electrical Re Explanation: 2-300 K	oom	* * cted : 100%	5	\$1,000	
Switchgear / Switchboard	Explanation : 2- 300 K	vu, 400/200/120 voiis				
Fused Disc Sw Molded Case Bkrs	50% 50%	2046 2046	* *	5 5	\$600 \$3,500	
Raceway Conduit	100%	2046	* *	1		
Panelboards Fused Disc Sw Molded Case Bkrs	5% 95%	2042 2042	* *	5 5	\$300 \$6,700	
Wiring Thermoplastic	100%	2046	* *	1	ψ0,700	
Motor Controllers  Motor Control Center  Variable Frequency  Drive	80% 20%	2039 2039	* *	5	\$5,800	
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$3,900	
Stand-by Power Transfer Switches Automatic	100%	2039	* *	1	\$82,300	
Generators Diesel	100% Other Observation, Exter Location : Generator R	Room		1	\$103,600	
D. #	Explanation : 2- Gener	ators Rated @ 2000 Kw	Each			
Batteries Lead/Acid	100%	2020	\$1,600	5	\$9,900	
Fuel Storage Day Tank	50% Other Observation, Exter Location : Generator R Explanation : 1- 450 G			5	\$24,800	
Main Tank	50% Other Observation, Exter Location : Outside	2054 nt : Moderate, Area Affe	* *	5	\$3,900	
Lighting	Explanation: 3,000 Ga	шоп Сарасиу				

#### 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.

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

Asset #: 13893

Electrical	Current Repair	Future F	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	Stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting							
Fluorescent	90%	2031	* *	10	\$220,700		
	T-8 Lamps And Fixtures, Ex Location: Throughout The		ffected : 100%				
Fluorescent	10%	2031	* *	10	\$24,500		
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Throughout The Building						
Egress Lighting							
Emergency, Service	50%	2031	* *	1			
Exit, LED	50%	2054	* *	1			
Exterior Lighting							
HID	100%	2031	* *	10	\$800		
ightning Protection Arresters/Cabling							
Generic	100%	2054	* *	5	\$7,900		
.larm							
Security System							
No Component	70%						
Generic	30%	2031	* *	1	\$30,000		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Hallways And G	Outside					
	Explanation : CCTV Surve	rillance Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2031	* *	1-3	\$169,800		
	Other Observation, Extent:	Moderate, Area Affecte	ed : 100%				
	Location: Throughout The						
	Explanation : Strobe Light	ts, Smoke Detectors, Ma	anual Pull Statio	ns, Alarr	n Bells And Horns		

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Plant Campus Steam /	100%		2046	* *	1		
PRV							
	Other Observation, Ext	ent : Light, Area A	ffected	: 100%			
	Location: Basement						
	Explanation : Steam I	From Power Plant					
Conversion Equipment							
Heat Exchanger, Plate &	50%		2035	* *	1	\$66,100	
Frame							
Pres. Reducing Valve/LP	50%		2035	* *	5	\$7,900	
Steam						·	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 13893

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2042	* *	4	\$6,600	
Central Plant Steam	50%			2046	* *	4	\$6,600	
Piping/Pmp								
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				2035	**	1	\$289,400	
			Extent : Light, Area	Affected	l : 100%			
	Location	: 3 Units.	Basement					
Distribution								
CW & CHW Wtr	100%			2046	* *	4	\$13,200	
Pipe/Pump								
Heat Rejection	1000/			2025	#00 <b>2</b> (00	2	<b>#2</b> (0.100	
Water Cooling Tower	100%			2027	\$993,600	2	\$269,100	
			Extent : Light, Area	Affected	: 100%			
		: D Buildii						
Ventilation	Explana	tion : Loca	ted On " D " Buildi	ng				
ventilation Distribution								
Distribution  Ductwork/Diffusers	100%			LIFE	* *	2-5	\$149,100	
Exhaust Fans	10070			LIFE		2-3	\$149,100	
Exhaust Fans Interior	70%			2031	* *	2	\$5,700	
Roof	30%			2031	* *	2	\$2,500	
Plumbing	3070			2031			\$2,300	
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
HW Heat Exchanger	10070			2040		1		
Steam Fired	100%			2046	* *	4	\$26,400	
Sanitary Piping	100/0			2040			Ψ20,π00	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	100/0			LIIL		1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	100/0			LIII		1		
Non-Submersible	100%			2031	* *	4	\$8,500	
Sewage Ejector(s)	100/0			2031			Φ0,500	
Electric	100%			2031	* *	4	\$16,000	
Fixtures	100/0			2031			Ψ10,000	
Generic	100%							
Generic	100/0							

Vertical Transport

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

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

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

Asset #: 13893

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost   Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : I	Light, Area Affected : 100	9%			
	Location: B-5					
	Explanation: 7 Units					
Fire Suppression						
Standpipe						
Generic	100%	2052	* *	1-5	\$139,800	
Sprinkler						
Generic	100%	2052	* *	1-2	\$74,900	

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING

Address : 599 KINGSTON AVENUE

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : HHC0009.270 / 4124 Yr Built/Renovated : 1992 /

Area Sq Ft : 43,819 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 27-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$186,800	\$44,100
Interior Architecture	\$42,800	\$92,500
Electrical		\$1,551,600
Mechanical		\$529,100
Total	\$229,600	\$2,217,400
Importance Code A	\$186,800	\$44,100
Importance Code B	\$42,800	\$2,123,800
Importance Code C		\$49,500
Total	\$229,600	\$2,217,400

Total	\$161,900	\$23,400	\$27,800	\$27,200
Importance Code C	\$34,000			
Importance Code B	\$126,300	\$22,500	\$26,900	\$26,100
Importance Code A	\$1,600	\$900	\$1,000	\$1,000
Total	\$161,900	\$23,400	\$27,800	\$27,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$8,000	\$6,900	\$9,300	\$6,600
Electrical	\$11,800	\$7,600	\$8,600	\$6,800
Interior Architecture	\$134,200	\$1,000	\$2,100	\$5,700
Exterior Architecture				\$200
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 4124

Architecture		Current l	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%			LIFE	* *	5	\$44,100	
Windows	200/			• • • •	de de	_	<b>*</b> 400	
Aluminum	90%			2042	* *	5	\$400	
Metal Louvers	10%			2035	* *	10	\$200	
Roof Single Ply Membrane	Gravel/Ste Location	i : Through						
	Location Water Pen	n : Through etration, E	nings, Extent : Mode out Extent : Severe, Area Es-123 And Fs-124	Affected	l : 10%			
Interior								
Floors								
Carpet Cast in Place Concrete	10%	Now	\$42,800	2025 LIFE	\$87,500 * *	3 5	\$13,100 \$43,000	
	Location Worn/Eroc Location	i : Kitchen ded, Extent i : Kitchen	, Extent : Moderate : Moderate, Area A		•			
Ceramic Tile	3%			2035	* *	5	\$2,000	
Quarry Tile	22%			2039	* *	5	\$21,600	
Traffic Topping	5%			2031	* *	5	\$4,100	
Vinyl Tile	Adhesion Location Cracking/ Location Water Pen	n : Basemen Crumbling, n : Basemen	, Extent : Moderate nt 'xtent : Moderate, A	, Area A <u>j</u>	fected : 20%	3	\$7,400	
Interior Walls			-					
Ceramic Tile	Adhesion Location Broken/M	i : Kitchen issing Elem	\$34,000 stent : Moderate, Ar Equipment Wash D nents, Extent : Mode Equipment Wash D	own Ared erate, Ar	a ea Affected : 15%	5	\$5,900	
Concrete Masonry Unit	20%		± ± .	LIFE	* *	5	\$9,400	
Gypsum Board	70%			LIFE	* *	5	\$49,500	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4124

Architecture	Current R	epair	Future Replacemer		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Interior									
Ceilings									
AcousTileConcealSpLn	25% Now	\$27,400	2031	* *	5	\$10,100			
	Broken/Missing Eleme	nts, Extent : Light	, Area A	ffected : 20%					
	Location: Througho	ut							
AcousTileSusp.Lay-In	10%		2039	* *	5	\$6,500			
Exposed Struc: Steel	20%		LIFE	* *		,			
-	Vater Penetration, Extent : Moderate, Area Affected : 10%								
	Location: Room Fs-	124							
Gypsum Board	3% Now	\$20,500	LIFE	* *	5	\$2,400			
<b>71</b>	Broken/Missing Elements, Extent: Severe, Area Affected: 50%								
	Location : Room Fs-	123							
	Water Penetration, Extent : Severe, Area Affected : 30%								
	Location: Room Fs-	123	==						
Metal Panel	42%		LIFE	* *	5	\$34,000			

Electrical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	* *	5	\$200	
	Location	: Electrical						
	Explanati	ion : Main S	Service Switch Ra	ted @ 40	000 Amperes			
Transformers								
Dry Type	100%			2031	* *	5	\$200	
			tent : Moderate, A	Area Affe	cted : 100%			
	Location	: Electrical	Room					
	Explanati	ion : 750 Kı	va, 208/480 Volts					
Switchgear / Switchboard Fused Disc Sw	100%			2036	* *	5	\$200	
Raceway								
Conduit	100%			2036	* *	1		
Panelboards								
Molded Case Bkrs	100%			2034	* *	5	\$1,200	
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers								
Locally Mounted	20%			2031	* *	5	\$100	
Motor Control Center	80%			2031	* *	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$13,500	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4124

Electrical	Current Repair	Future	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Stand-by Power										
Generators										
Diesel	50%	2029	* *	1	\$8,500					
	Other Observation, Extent : Moderate	e, Area Affecto	ed : 100%							
	Location: Generator Room	D . 10 20	0.17							
	Explanation: Emergency Generator									
Diesel	50%	2039	**	1	\$8,500					
	Other Observation, Extent : Moderate	e, Area Affecto	ed : 100%							
	Location: Outside	D . 10 10	00 K							
D	Explanation : Emergency Generator	· Rated @ 100	00 Kw							
Batteries	1000/	2010	¢1.600	-	¢1.600					
Lead/Acid	100%	2019	\$1,600	5	\$1,600					
Fuel Storage Day Tank	50%	2034	* *	5	\$4,100					
Day Talik			ed · 100%	3	\$4,100					
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room									
	Explanation: 75 Gallon Capacity									
Main Tank	50%	2041	* *	5	\$600					
Maiii Talik	Other Observation, Extent : Moderate			3	\$000					
	Location: Outside									
	Explanation: 30,000 Gallon Capaci	ity								
Lighting	Explanation : 50,000 Gation Capaci	n y								
Interior Lighting										
Fluorescent	1%	2026	\$7,500	10	\$400					
2 - 11 - 1 - 1 - 1 - 1 - 1	Compact Fluorescent Light, Extent: Moderate, Area Affected: 100%									
	Location : Hallways		33							
Fluorescent	99%	2026	\$745,600	10	\$39,800					
Tuorescent	T-8 Lamps And Fixtures, Extent: Mod			10	Ψ52,000					
	Location: Throughout The Building		33							
Egress Lighting										
Emergency, Service	50%	2026	\$11,300	1						
Exit, Service	50%	2026	\$7,600	1						
Exterior Lighting		-	+ - )							
HID	100%	2026	\$173,000	10	\$100					
Lightning Protection			•							
Arresters/Cabling										
Generic	100%	2041	* *	5	\$1,300					
Alarm										
Security System										
No Component	20%									
Generic	80%	2026	\$110,900	1	\$13,100					
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location : Kitchen, Storage, Hallwa									
	Explanation: CCTV Surveillance Co	ameras								

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4124

Electrical	Current Repair	Future Replacement	Maintenance								
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority							
Alarm											
Fire/Smoke Detection											
Generic, Digital	100%	2026 \$474,500	1-3 \$27,000								
	Other Observation, Extent : Moderate,	Area Affected : 100%									
	Location: Throughout The Building										
	Explanation: Smoke Detectors, Strobe Lights, Manual Pull Stations, Horns And Alarm Bells										

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source Plant Campus Steam / PRV	60%			2036	* *	1			
110	Other Obs	ervation, E	Extent : Light, Area	Affected	: 60%				
	Location	: Basemer	ıt Steam Room						
	Explanat	tion : Stean	n Supplied From Po	ower Ho	use				
Natural Gas	40%			2046	* *	1			
Conversion Equipment									
Furnace	40%			2031	* *	1	\$8,700		
			Extent : Light, Area	Affected	: 40%				
	Location								
		tion : 2 Ga	s Fired Roof Top U						
Pres. Reducing Valve/LP Steam	60%			2029	* *	5	\$1,600		
Distribution									
Hot Wtr Piping/Pump	50%			2042	* *	4	\$1,100		
Central Plant Steam Piping/Pmp	10%	Now	\$3,600	2036	* *	4	\$200		
	Insul. Deteriorating, Extent: Moderate, Area Affected: 50%								
	Location	: Basemer	nt Steam Room						
No Component	40%								
Terminal Devices									
Air Handler	30%			2026	\$181,000	1	\$8,100		
Convector/Radiator	10%			2031	* *	1	\$1,400		
Fan Coil Unit/Heat	20%			2026	\$128,500	1	\$2,800		
			Extent : Light, Area	Affected	: 20%				
		: Loading							
		tion : 4 Air	Curtains						
No Component	40%								
Air Conditioning									
Energy Source	1000/			20.42	* *	1			
Electricity	100%			2042	* *	1			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4124

Mechanical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	50%	2026	\$173,700	2	\$1,300	
	R-22 Refrigerant, Extent : Light, Are Location : Roof	ea Affected : 50	%			
No Component	50%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$24,400	
Exhaust Fans						
Interior	30%	2026	\$45,800	2	\$400	
Roof	50%	2031	* *	2	\$700	
Wall Unit	20%	2026	\$3,100	2	\$300	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2036	* *	1		
HW Heat Exchanger						
Steam Fired	100%	2036	* *	4	\$6,500	
Sanitary Piping					<u> </u>	
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2026	\$6,500	4	\$900	
Sewage Ejector(s) Electric	100%	2026	\$12,400	4	\$1,700	
Backflow Preventer	10070	2020	\$12,400		φ1,700	
Generic	100%	2026	\$10,900	1	\$2,700	
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
200220 1100000	Other Observation, Extent: Light, A Location: B, Br, 1.		00%			
	Explanation: 2 Units					
Fire Suppression	елрининоп . 2 Onus					
Sprinkler						
Generic	100%	2036	* *	1-2	\$12,300	
Chemical System	10070	2030		1 .7	Ψ12,500	
Generic	100%	2021	\$2,000	1-3	\$3,700	
Generic	Other Observation, Extent : Light, A			1-3	Φ3,700	
	Location : Kitchen	гса пусски. 1	00/0			
	Explanation : 2 Sets					
	Елрининон . 2 ветѕ					

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D

Address : 471 CLARKSON AVENUE

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : HHC0009.290 / 13439 Yr Built/Renovated : 2001 /

Area Sq Ft : 245,228 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 18-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,5,7

Block : 4829 Lot : 1 BIN : 3327715

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$160,400	\$886,200
Interior Architecture	\$156,000	\$456,100
Electrical	\$222,700	
Mechanical	\$77,600	\$1,004,100
Total	\$616,600	\$2,346,400
Importance Code A	\$160,400	\$886,200
Importance Code B	\$456,300	\$1,286,300
Importance Code C		\$173,900
Total	\$616,600	\$2,346,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$6,100		\$80,000	\$20,200
Interior Architecture	\$39,000	\$14,600		\$39,000
Electrical	\$46,600	\$36,600	\$42,000	\$47,000
Mechanical	\$71,400	\$66,100	\$127,700	\$91,200
Elevators/Escalators	\$48,400	\$48,400	\$48,400	\$48,400
Total	\$211,600	\$165,600	\$298,100	\$245,800
Importance Code A	\$12,200	\$9,700	\$86,600	\$26,300
Importance Code B	\$199,400	\$146,800	\$211,500	\$219,500
Importance Code C		\$9,100		
Total	\$211,600	\$165,600	\$298,100	\$245,800



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 13439

Architecture		Current R	epair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Exterior Walls									
Metal Panel	5%			2046	* *	5-10	\$97,200		
Pre-Cast Concrete	72%			LIFE	* *	5	\$661,900		
Stucco Cement	10%			2039	* *	5	\$70,700		
Stucco Cement	8%			2039	* *	5	\$56,600		
			xtent : Light, Area						
	Location	: Mechanio	cal Penthouse - Bu	lkhead V	Vall At Roof Levels				
	Explanat	ion : Referi	ring To Eifs Produc	ct					
Window Wall	5%			2046	* *	5	\$53,000		
Windows									
Aluminum	97%			2042	* *	5	\$40,400		
Metal Louvers	3%			2035	* *	10	\$7,800		
Parapets									
Metal Panel	5%			2046	* *	5	\$4,600		
Metal Rail	15%			2039	* *	5-10	\$64,600		
Pre-Cast Concrete	60%			LIFE	* *	5	\$89,900		
Stucco Cement	20%			2039	* *	5	\$12,300		
Roof									
IRMA/Protected	20%			2031	* *	10	\$16,400		
Membrane									
IRMA/Protected	10%			2031	* *	10	\$8,200		
Membrane									
			Extent : Light, Area	ı Affecte	d : 100%				
	Location	: Roof Ove	r 7th Floor						
Single Ply Membrane	70%			2031	* *	10	\$57,500		
nterior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$80,300		
Ceramic Tile	3%			2035	* *	5	\$11,000		
Terrazzo	2%			LIFE	* *	5	\$5,700		
Vinyl Tile	85%			2031	* *	3	\$156,000		
Interior Walls									
Ceramic Tile	5%			2035	* *	5	\$18,100		
Concrete Masonry Unit	10%			LIFE	* *	5	\$14,500		
Gypsum Board	80%			LIFE	* *	5	\$173,900		
Granite Panels	5%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	85%			2039	* *	5	\$312,000		
Exposed Struc: Steel	5%			LIFE	* *				
Gypsum Board	10%			LIFE	* *	5	\$45,900		

Electrical	Current Repair			Futur	e Replacement	M		
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

Asset #: 13439

Electrical	Current Repair	Current Repair Future Replacement		t Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5	\$1,100	
	Other Observation, Extent: Modera	te, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: Main Service Switch	es Rated @ 3000 I	Amperes Ana	! 1600 An	nperes	
Transformers						
Dry Type	100%	2039	* *	5	\$900	
	Other Observation, Extent : Modera	te, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: 3-500 Kva, 2-75 Kv	va, 480/208/120 Va	olts			
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	20%	2039	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,600	
Stand-by Power						
Transfer Switches						
Automatic	50%	2039	* *	1	\$37,700	
Automatic	50%	2043	* *	1	\$37,700	
Generators						
Diesel	50%	2035	* *	1	\$47,500	
	Other Observation, Extent : Modera	te, Area Affected :	100%			
	Location: Roof					
	Explanation : Emergency Generate		Kw			
Diesel	50%	2039	* *	1	\$47,500	
	Other Observation, Extent: Modera	te, Area Affected :	100%			
	Location : Outside					
	Explanation: Emergency Generate	or Rated @ 2000 I	Kw			
Batteries						
Lead/Acid	50%	2020	\$800	5	\$4,500	
Lead/Acid	50%	2021	\$800	5	\$4,500	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 13439

Electrical	Current Repair	Future Re	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tand-by Power						
Fuel Storage		• • • •	de de	_	<b>**</b>	
Day Tank	25%	2042	**	5	\$11,400	
	Other Observation, Extent: Moderate, A	Area Affectea	: 100%			
	Location: Roof  Explanation: 300 Callon Canacity					
Dan Taula	Explanation: 300 Gallon Capacity	2049	* *		¢11 400	
Day Tank	25% Other Observation, Extent: Moderate, 1	2048		5	\$11,400	
	Location : Outside	<i>Агеа Ајјес</i> теа	. 100%			
	Explanation: 300 Gallon Capacity					
Main Tank	50%	2054	* *	5	\$3,600	
iviaiii Talik	Other Observation, Extent : Moderate, A			3	\$3,000	
	Location : Outside	irea rijjeeiea	. 10070			
	Explanation: 10,000 Gallon Capacity					
ighting						
Interior Lighting						
Fluorescent	94%	2031	* *	10	\$211,400	
	T-8 Lamps And Fixtures, Extent: Model Location: Throughout The Building	ate, Area Aff	ected : 100%			
Fluorescent	5%	2031	* *	10	\$11,200	
	Compact Fluorescent Light, Extent : Mo Location : Throughout The Building		Affected : 100		, ,	
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	
ightning Protection						
Arresters/Cabling	1000/	2054	ala ala	_	ф <b>т. 2</b> 00	
Generic	100%	2054	* *	5	\$7,200	
larm						
Security System  No Component	70%					
Generic	30%	2031	* *	1	\$27,500	
Generic 30% 2031 Other Observation, Extent : Moderate, Area Affected : 100 Location : Hallways And Outside					\$27,500	
	Explanation: C C T V Surveillance C	ameras				
Fire/Smoke Detection	Zapananon. C C 1 1 Surrenunce C					
Generic, Digital	100%	2031	* *	1-3	\$155,700	
Concret, Digital	Other Observation, Extent : Moderate, A Location : Throughout The Building		: 100%	- 5	4100,700	
	Explanation : Strobe Lights, Smoke Do	etectors, Man	ual Pull Statio	ns. Aları	m Bells And Horns	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 13439

	Current F	Repair	Futur	e Replacement	Ma	aintenance	
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%			2036	* *	1		
Location	: Basemen	t		: 100%			
50%			2035	* *	1	\$60,600	
50%			2035	* *	5	\$7,300	
50%			2042	* *	4	\$6,000	
50%			2046	* *	4	\$6,000	
					1	·	
50%			2031	* *	1	\$39,600	
100%			2042	* *	1		
100%			2031	* *	1	\$113,700	
Location	: Building	Z	Affected	: 100%			
Explana	tion : Locat	ed In Power Plant					
100%			2046	* *	4	\$12,100	
100%			2031	* *	1	\$151,600	
Corroded,	Extent : M	\$45,600 oderate, Area Affec	2027 eted : 15	\$911,300	2	\$197,400	
100%			LIFE	* *	2-5	\$136,700	
500/			2021	<i>*</i> *	2	<b>#2</b> 000	
				* *		·	
3070			2031			\$5,000	
100%			2046	* *	1		
100%			2046	* *	4	\$24,200	
_	100%  Other Obs Location Explanar  50%  50%  50%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%	% of Fail Date Total (Years)  100%  Other Observation, E Location: Basement Explanation: Steam  50%  50%  50%  50%  100%  100%  Other Observation, E Location: Building Explanation: Locate 100%  100%  100%  100%  100%  100%  50%  5	Total (Years)  100%  Other Observation, Extent: Light, Area Location: Basement Explanation: Steam From Power Plant 50% 50% 50% 50%  100%  Other Observation, Extent: Light, Area Location: Building Z Explanation: Located In Power Plant 100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%	% of Total         Fail Date (Years)         Estimated Cost (Years)         Year FY           100%         2036           Other Observation, Extent: Light, Area Affected Location: Basement Explanation: Steam From Power Plant           50%         2035           50%         2035           50%         2042           50%         2031           50%         2031           100%         2031           Other Observation, Extent: Light, Area Affected Location: Building Z Explanation: Located In Power Plant           100%         2046           100%         2031           100%         2027           Corroded, Extent: Moderate, Area Affected: 15% Location: Roof           100%         2031           50%         2031           50%         2031           50%         2031           50%         2031           50%         2031           50%         2031           50%         2031           50%         2031           50%         2031           50%         2031           50%         2031	No of   Fail Date   Estimated Cost   Year   Estimated Cost   Total   (Years)	Note	Note   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   (Yrs)

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 13439

Mechanical	Current Rep	oair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E. Total (Years)	stimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2031	* *	4	\$7,800	
Sewage Ejector(s)						
Electric	100%	2031	* *	4	\$14,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exte	nt : Light, Area Affected	: 100%			
	Location: $(6) B - 7$ ,	(1) B - Penthouse				
	Explanation: 7 Units					
Fire Suppression Standpipe						
Generic	100%	2046	* *	1-5	\$128,200	
Sprinkler					·	
Generic	100%	2046	* *	1-2	\$68,700	
Fire Pump						
Generic	100%	2035	* *	1	\$45,800	

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

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY

Address : 547 WINTHROP STREET

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : HHC0009.250 / 277 Yr Built/Renovated : 1959 /

Area Sq Ft : 139,970 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$3,169,600	\$448,000		
Interior Architecture	\$331,900	\$982,600		
Electrical	\$3,574,400	\$1,509,300		
Total	\$7,075,900	\$2,939,800		
Importance Code A	\$3,169,600	\$489,100		
Importance Code B	\$3,835,000	\$2,450,800		
Importance Code C	\$71,300			
Total	\$7,075,900	\$2,939,800		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture	\$5,200	\$3,700	\$16,200	
Electrical	\$16,000	\$7,600	\$51,000	\$4,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$29,100	\$19,100	\$75,000	\$12,300
Importance Code A			\$400	
Importance Code B	\$23,900	\$19,100	\$74,700	\$12,300
Importance Code C	\$5,200			
Total	\$29,100	\$19,100	\$75,000	\$12,300



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

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

Asset #: 277

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls Cast in Place Concrete	5% Now	\$59,900	LIFE	* *	5	\$50,800	
Cast in Place Concrete	Broken/Missing Eler Location: Loading	nents, Extent : Mode			5	\$30,800	
	Punct/Tear/Impact L Location : Loading	· ·	oderate, A	Area Affected : 10%	%		
Masonry: Brick Cavity	70% Other Observation, Location: Through Explanation: Buil			* * cted : 100%	5	\$142,300	
Masonry: Granite	5%		LIFE	* *	5	\$7,600	
Metal Coiling Doors	5% Now	\$60,300	2031	* *	5	\$15,900	
C	Broken/Missing Eler Location : Through		t, Area Aj	fected : 10%			
Slate Panels	2% Now Broken/Missing Eler Location: Window Spalling, Extent: Se Location: Window	, Sills vere, Area Affected .		* * Affected : 50%	5	\$3,100	
Window Wall	13%		2046	* *	5	\$99,100	
Windows							
Aluminum	97% 0-2 Bent/Warped Elemen Location: Through Deteriorated Finish, Location: Through Unit Inoperable, Ext	nout Extent : Moderate, nout tent : Moderate, Are	Area Aff a Affecte	ected : 50% d : 50%	5	\$21,900	
Metal Louvers	3% Now Bent/Warped Elemen Location: South F Deformed/Dented, E Location: South F Other Observation, L Location: South F Explanation: Fire	acade Extent : Severe, Area acade Extent : Severe, Area acade	Affected	: 50%			
Parapets							
Metal Rail	100%		2039	* *	5-10	\$522,600	

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

Asset #: 277

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Single Ply Membrane		Now	\$496,200	2036	**			
			t : Moderate, Area		2: 25%			
			ppings Throughoui ings, Extent : Mod		an Affantad . 200/			
	Location :	_	_	eraie, Ar	ea Affeciea . 2076			
			oj xtent : Moderate, A	rea Affe	cted · 20%			
	-		opings Throughout					
		_	ctent : Moderate, A		=			
			out Lower Roof					
nterior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$123,000	
Ceramic Tile	2%			2035	* *	5	\$4,500	
Panel/Paver: Cer/Brk	35%			2042	* *	5	\$177,200	
Terrazzo	5%		010100	LIFE	**	5	\$8,800	
Traffic Topping	23%	0-2	\$134,200	2026	\$671,000	5	\$32,300	
	Deteriorate Location :		Extent : Moderate, out	Area Aff	ected : 20%			
Vinyl Tile	5%			2026	\$100,000	3	\$4,200	
Wood	5%			2041	* *	5	\$21,100	
Interior Walls								
Concrete Masonry Unit	25%	Now	\$71,300	LIFE	* *	5	\$12,300	
	_	_	Extent: Light, Are	a Affecte	ed : 10%			
	Location:	Through	out					
Plaster	5%	Now	\$5,200	LIFE	* *	5	\$1,800	
	Cracking/C	rumbling,	Extent : Light, Are	a Affecte	ed: 10%			
	Location:	Through	out					
SGFT/Glazed Masonry	70%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2031	* *	5	\$11,200	
Exposed Concrete	5%	Now	\$37,800	LIFE	* *	5	\$1,800	
-	Cracking/C	rumbling,	Extent : Moderate		fected : 10%			
	Location:	2nd Floo	r At Concrete Bear	n				
	Exposed Re	inforceme	nt, Extent : Moder	ate, Area	Affected : 10%			
	Location :	2nd Floo	r At Concrete Bear	n				
Exposed Concrete	90%			LIFE	* *	5	\$31,600	

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of F Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

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

Asset #: 277

Electrical	Current Repair Future Replacement		e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment Air Circuit Breaker		ervation, E : Electrico	Extent : Moderate, A	2026 Area Affe	\$41,100 cted : 100%	5	\$700	
			u Koom 600 Amperes Main	Disconn	act Switch			
Switchgear / Switchboard	Ехриана	ion . Six T	500 Amperes Muin	Disconn	eci Swiich			
Air Circuit Breaker Molded Case Bkrs	30% 70%			2026 2026	\$46,000 \$107,300	5 5	\$200 \$2,600	
Raceway							•	
Conduit	100%			2026	\$158,800	1		
Panelboards								
Fused Disc Sw	5%			2025	\$6,300	5	\$200	
Molded Case Bkrs	95%			2025	\$118,800	5	\$3,500	
Wiring Braided Cloth	80% Insulation	2-4 Aged, Exte	\$200,300 ent : Moderate, Are	2051 a Affecte	* * d : 100%	1		
		_	out The Building	55				
Thermoplastic	20%			2026	\$50,100	1		
Motor Controllers					· · · · · · · · · · · · · · · · · · ·			
Locally Mounted	20%			2024	\$31,600	5	\$200	
Motor Control Center	80%			2024	\$185,200	5	\$3,100	
Ground								
Grounding Devices	1000/	2.4	<b>#10.000</b>		* *	_	<b>#2 100</b>	
Generic	Location	2-4 ervation, E : Basemention : Corre		LIFE Area Affe		5	\$2,100	
Lighting	<u> </u>							
Interior Lighting Fluorescent	96% Other Obs	ervation, E	Extent : Moderate, A	2021 Area Affe	\$2,479,800 ected: 100%	10	\$132,300	
	Location	: Through	out The Building					
	Explanat	ion : Using	g T-12 Lamps					
Incandescent	4%			2021	\$103,300	2	\$100	
Egress Lighting Emergency, Battery	50%			2021	\$106,000	10	\$18,100	
Exit, Service	50%			2021	\$26,200	1		
Exterior Lighting	1000/			2021	<b>4552</b> (00	10	<b>#</b> 400	
HID	100%			2021	\$552,600	10	\$400	
Alarm								
Security System No Component	90%							
Generic	10%			2026	\$44,300	1	\$5,200	
Fire/Smoke Detection	10/0			2020	ψττ,500	1	Ψυ,200	
No Component	50%							
Generic, Analog	50%			2026	\$757,800	1-3	\$43,100	

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

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

Asset #: 277

	7,000( 11 21 1							
Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%	1		2036	* *	1		
		servation, I n : Whole	Extent : Light, Area	Affected	: 100%			
	Explana	tion : This	Is Vacant Building.	Steam S	upplied From Pow	er House		
Conversion Equipment Not Accessible	100%	ı						
Distribution								
Not Accessible	100%	ı						
Terminal Devices								
Not Accessible	100%	ı						
Air Conditioning								
Energy Source								
Not Accessible	100%	1						
Conversion Equipment								
Not Accessible	100%	ı						
Distribution								
Not Accessible	100%	ı						
Terminal Devices								
Not Accessible	100%	ı						
Heat Rejection								
Not Accessible	100%	ı						
Dehumidifier								
Not Accessible	100%							
Ventilation								
Distribution								
Not Accessible	100%	ı						
Exhaust Fans Not Accessible	100%							
Plumbing								
H/C Water Piping								
Not Accessible	100%	ı						
Water Heater								
Not Accessible	100%	ı						
HW Heat Exchanger								
Not Accessible	100%	ı						
Sanitary Piping								
Not Accessible	100%	ı						
Storm Drain Piping								
Not Accessible	100%	ı						
Sump Pump(s)								
Not Accessible	100%	ı						
Pool Filter/Treatment								
Not Accessible	100%							
Sewage Ejector(s)								

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 277

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

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : KINGS COUNTY HOSPITAL CENTER MAIN BLDG, A,B,C

Address : 449 CLARKSON AVENUE

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 598,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 18-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,6,7,10,Pen

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$2,725,600	\$1,592,000		
Interior Architecture	\$2,221,500	\$1,014,900		
Electrical	\$7,814,400	\$2,783,300		
Mechanical	\$4,984,300	\$6,126,900		
Total	\$17,745,900	\$11,517,200		
Importance Code A	\$2,725,600	\$1,715,200		
Importance Code B	\$14,850,100	\$9,460,000		
Importance Code C	\$170,100	\$341,900		
Total	\$17,745,900	\$11,517,200		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$21,800		\$117,300	\$15,300
Interior Architecture	\$59,400	\$10,400	\$10,400	\$30,400
Electrical	\$109,600	\$101,500	\$97,800	\$115,400
Mechanical	\$54,500	\$47,000	\$96,100	\$71,500
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Total	\$344,000	\$257,600	\$420,300	\$331,300
Importance Code A	\$35,600		\$118,800	\$15,300
Importance Code B	\$279,400	\$257,600	\$301,500	\$316,000
Importance Code C	\$29,000			
Total	\$344,000	\$257,600	\$420,300	\$331,300



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

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

Asset # : 125

Architecture	Cı	urrent Repair	Futui	e Replacement	nt Maintenance		
System Component Type		l Date Estimated (ears)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls					_	*	
Cast in Place Concrete	2%	F. 1 . F	LIFE	**	5	\$85,800	
	-	Evident, Extent : Li	ght, Area Affed	cted: 100%			
	Location: T	nrougnout					
Concrete Masonry Unit	3%		LIFE	**	5	\$16,100	
	-	Evident, Extent : Li	ght, Area Affed	cted: 100%			
	Location : T						
Masonry: Brick	75% N	. ,		* *	5	\$643,100	
		Extent : Moderate,	Area Affected	: 20%			
	Location: T	· ·	1 00	1 2007			
	_	lent, Extent : Moderd	ite, Area Affec	ted : 20%			
	Location: T	· ·	1 1 1 1 00	1 1000/			
		Evident, Extent : Li	ght, Area Affed	cted: 100%			
	Location: To	-	Joursto Amor A	Gastad . 100/			
	Location : T	oloring, Extent : Mod broughout	aeraie, Area Ą	ijeciea : 10%			
M T. '		mrougnoui	LIEE	* *		\$22.200	
Masonry: Limestone	5%	0.0	LIFE	* *	5	\$32,200	
Metal Panel		0-2 \$21,			5	\$160,800	
	Location : T	Evident, Extent : Li broughout	диі, Агеа Ајјес	nea . 100%			
		oloring, Extent : Mo	derate Area A	ffected : 35%			
	Location: T		ueraie, mean	yecieu . 5570			
		ation, Extent : Mode	rate Area Affe	cted · 100%			
	Location : T		, a.e., 11, ea 11, j.e.	cica : 10070			
		: These Are Actually	v Lead Panels				
Stucco Cement	3%		2031	* *	5	\$64,300	
Staces Coment		Evident, Extent : Li		cted : 100%	3	ψο 1,500	
	Location : T		G, <b>1</b> ), o .				
Window Wall	2%		2046	* *	5	\$64,300	
Window Wall		e Evident, Extent : I		ected : 100%	5	ψυτ,500	
	Location: T						
		5					

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

Asset #: 125

Architecture	(	Current F	Repair	Futur	e Replacem	ent	Ma	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated (	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior									
Windows									
Aluminum	50%			2034		* *	5	\$70,200	
Steel		Now	\$383,600	2051		* *	5	\$43,900	
		_	xtent : Moderate, A		cted:5%				
			West Facades Of	_	1 500/				
			Extent : Moderate,		ected: 50%				
			West Facades Of						
Wood	45%		\$1,855,200	2051		* *	5	\$316,100	
			Extent : Moderate,						
			cade, South Facad						
	-		t : Moderate, Area						
			cade, South Facad						
		_	Extent : Moderate,						
			cade, South Facad						
	=		: Moderate, Area						
	Location :	North Fa	cade, South Facad	e, Cross	overs				
Parapets	20/			2046		* *	-	<b>#1.700</b>	
Copper/Terne	2%		. E T' 1 . A	2046	. 1 1000/	* *	5	\$1,500	
	_		t, Extent : Light, A	rea А <u></u> ђес	rtea : 100%				
	Location:	Inrough	)ui 						
Masonry: Brick	55%			LIFE	1 750/	* *	5	\$8,300	
	_		t, Extent : Light, A	rea Affec	eted: 75%				
	Location:	_		1	1 250/				
	•		nt, Extent : Light, A	Area Affe	ected : 25%				
	Location :	1 nrougno	эит						
Masonry: Limestone	13%			LIFE		* *	5	\$2,500	
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location:	Through	out						
Metal Rail	15%			2031		* *	5-10	\$40,900	
	_		t, Extent : Light, A	rea Affec	eted : 100%				
	Location:	Through	out						
Metal: Cage/Fence	15%			2031		* *	5-10	\$17,500	
-	Recent Repa	ir Eviden	t, Extent : Light, A	rea Affec	eted : 100%				
	Location:	Through	out						

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

Asset #: 125

Architecture	Current	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Roof							
Built-Up (BUR)	67%		2034	* *	10	\$154,000	
	Recent Replace Evid Location: Throug	dent, Extent : Light, 1 hout	Area Affe	cted : 100%			
Clay Tile	20%		2052	* *	10	\$46,000	
	Recent Replace Evid Location : Throug	dent, Extent : Light, . hout	Area Affe	cted : 100%			
Copper/Terne	3%		2041	* *	10	\$17,200	
	Recent Repair Evide Location : Throug	ent, Extent : Light, A hout	rea Affec	ted : 100%			
Panel/Paver: Cer/Brk	5%		2052	* *	10	\$15,300	
	Recent Replace Evid Location : Throug	dent, Extent : Light, . hout	Area Affe	cted : 100%			
Sloped Glazing	5%		LIFE	* *	5	\$153,200	
Interior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$151,900	
Ceramic Tile	3%		2035	* *	5	\$20,800	
Panel/Paver: Cer/Brk	5%		2034	* *	5	\$78,100	
Terrazzo	35%		LIFE	* *	5	\$189,900	
Vinyl Tile	5%		2034	* *	3	\$17,400	
Vinyl Tile	30%		2031	* *	3	\$104,200	
Vinyl Tile 9" X 9"	12%		2021	\$959,700	3	\$31,300	
	U	ments, Extent : Mode oor Bridge To Buildir		ea Affected : 15%			
Interior Walls							
Ceramic Tile	5%		2029	* *	5	\$58,000	
Concrete Masonry Unit	10%		LIFE	* *	5	\$46,400	
Gypsum Board	20%		LIFE	* *	5	\$139,100	
	Repairs in Progress Location : Floors	, Extent : Light, Ared 2, 6, 7	ı Affected	! : 15%			
Gypsum Board	5%		LIFE	* *	5	\$34,800	
Plaster	35% Now	\$170,100	LIFE	* *	5	\$121,700	
		g, Extent : Moderate 2, 8, 10 - B Building		fected : 15%			
SGFT/Glazed Masonry	25%		LIFE	* *			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 125

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	2-4	\$56,200	2031	* *	5	\$83,000	
	Broken/Mi	ssing Elem	ents, Extent : Light	, Area A	ffected : 10%			
	Location	: Through	out		-			
AcousTileSusp.Lay-In	25%	2-4	\$56,200	2039	* *	5	\$66,400	
		ssing Elem : Through	ents, Extent : Light out	, Area A	ffected : 10%			
Exposed Concrete	7%			LIFE	* *	5	\$5,800	
Plaster	43%	Now	\$940,300	LIFE	* *	5	\$142,800	
	Cracking/0	Crumbling,	Extent : Severe, Ar	rea Affec	rted : 20%			
	Location Building	: 3rd Floo	r Connecting Tunn	els, Floo	ors 2, 6, 7 - A Build	ing / Floo	ors 2, 8, 10 - B	

ectrical	Current Rep	air	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts		•					
Service Equipment							
Air Circuit Breaker	70%		2026	\$86,200	5	\$2,200	
	Other Observation, Exte Location : Electrical R		ea Affe	cted : 100%			
	Explanation: 2- Main	Service Disconne	ect Swit	ch Rated @ 4000 A	Amperes .	Each	
Fused Disc Sw	30%		2026	\$37,000	5	\$800	
	Other Observation, Exte	nt : Moderate, Ai	ea Affe			·	
	Location : Electrical R	oom					
	Explanation : Main Ser	rvice Switch Rate	d @ 12	00 Amperes			
Transformers	•			·			
Dry Type	50%		2024	\$8,300	5	\$1,100	
	Other Observation, Exte Location : Electrical R		ea Affe	cted : 100%			
	Explanation: 2-150 K	va, 480/277/120	Volts				
Dry Type	50%		2031	* *	5	\$1,100	
J J1	Other Observation, Exte	nt : Moderate, Ai	ea Affe	cted : 100%			
	Location : Electrical R	oom					
	Explanation: 112.5 Kv	a, 480/277/208 V	<i>lolts</i>				
Switchgear / Switchboard							
Fused Disc Sw	30%		2026	\$153,300	5	\$800	
Molded Case Bkrs	70%		2026	\$357,600	5	\$11,000	
Raceway							
Conduit	90%		2026	\$550,700	1		
Conduit	10%		2046	* *	1		
Panelboards							
Fused Disc Sw	10%		2025	\$56,300	5	\$1,400	
Molded Case Bkrs	80%		2025	\$450,100	5	\$12,600	
Molded Case Bkrs	10%		2042	* *	5	\$1,600	

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

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

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#### HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C

Asset #: 125

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$659,800	2051	* *	1		
		-	ent : Moderate, Are out The Building		d : 100%			
Thermoplastic	20%			2036	* *	1		
Thermoplastic	10%			2046	* *	1		
Motor Controllers								
Locally Mounted	50%			2024	\$194,700	5	\$2,000	
Locally Mounted	30%			2031	* *	5	\$1,200	
Motor Control Center	20%			2024	\$498,800	5	\$3,300	
Ground								
Grounding Devices Generic	1000/	Now	\$10,000	LIFE	* *	5	\$0.000	
Generic			\$10,000 Extent : Moderate, A			5	\$8,800	
		: Basemen		тей Ајје	ciea . 100/0			
		ion : Corre						
Stand-by Power	Елрини	ion . Corre	, aca					
Transfer Switches								
Automatic	30%			2031	* *	1	\$55,300	
Automatic	70%			2039	* *	1	\$129,000	
Generators							•	
Diesel	100%			2035	* *	1	\$231,900	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	: Generate	or Room					
	Explanat	ion : Emer	gency Generator R	ated @ 7	750 Kw			
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$22,200	
Fuel Storage						_		
Day Tank	50%			2042	* *	5	\$43,000	
			Extent : Moderate, A	Area Affe	cted : 100%			
		: Generate		٠,				
16 ' T 1		ion : 2/3 (	Gallons Rated Cape		ate ate		<b></b>	
Main Tank	50%			2029	**	5	\$6,800	
			Extent : Moderate, A	Area Affe	cted : 100%			
		: Basemen		an a situ				
ishting	Expianai	ion : 30,00	00 Gallons Rated C	арасну				
ighting Interior Lighting								
Fluorescent	55%			2021	\$4,385,700	10	\$234,000	
Tuorescent	T-12 Lamp		ures, Extent : Mode out The Building				\$234,000	
Fluorescent	40%			2031	* *	10	\$170,200	
	T-8 Lamps		res, Extent : Moder out The Building		a Affected : 100%	- 7	¥=: 3, <b>=</b> 00	
Fluorescent	5%			2026	\$398,700	10	\$21,300	
Tradiosedit	Compact F	luoresceni : Basemen	Light, Extent : Mo		•		Ψ21,500	

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.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 125

Electrical	Current Repa	ir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Emergency, Service	45%	2031	* *	1		
Emergency, Battery	5%	2031	* *	10	\$5,600	
Exit, LED	40%	2054	* *	1		
Exit, Service	10%	2026	\$16,200	1		
Exterior Lighting						
HID	100%	2021	\$2,364,600	10	\$1,800	
Alarm						
Security System						
No Component	70%					
Generic	30%	2031	* *	1	\$67,100	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Hallways, Ou	ıtside				
	Explanation: CCTV Sur	veillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2031	* *	1-3	\$380,200	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Throughout T	The Building				
	Explanation: Strobe Lig	hts, Smoke Detectors,	Horns, Alarm Bell	s And Ma	nual Pull Stations	

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Plant Campus Steam / PRV	100%		2026	\$46,200	1		
	Other Observation, Ex	ctent : Light, Area	Affected	: 100%			
	Location: Basement	•					
	Explanation: Steam	Provided By Powe	er House	•			
Conversion Equipment							
Pres. Reducing Valve/LP	100%		2039	* *	5	\$27,600	
Steam							
i	Recent Replace Evide	nt, Extent : Light, A	Area Affe	ected : 100%			
	Location: Basement	•					
Distribution							
Central Plant Steam	100%		2046	* *	4	\$22,900	
Piping/Pmp							
Terminal Devices							
Air Handler	20%		2021	\$1,277,700	1	\$57,400	
(	On Extended Life, Ext	ent : Moderate, Ar	ea Affeci	ted : 20%			
	Location: Various						
Convector/Radiator	80%		2024	\$1,945,800	1	\$119,900	
Air Conditioning							
Energy Source							
Electricity	100%		2034	* *	1		

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

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

Asset #: 125

Mechanical	C	urrent R	epair	Futur	e Replacement	М	aintenance	
System Component Type		nil Date Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Int Pkg Unit - Heating/Cooling	10%			2020	\$966,200	2	\$2,800	
	R-22 Refrige Location :		ent : Light, Area A	ffected :	10%			
Reciprocating Compr/Chiller	10%			2021	\$385,600	1	\$21,500	
			Extent : Light, Ared g Basement	ı Affected	l : 10%			
Ext Pkg Unit - Heating/Cooling	20%			2031	* *	2	\$5,700	
	R-22 Refrige Location : I		ent : Light, Area A	ffected :	20%			
Window/Wall Unit	60%			2021	\$568,000	1		
Distribution CW & CHW Wtr Pipe/Pump	10%			2036	* *	4	\$3,400	
No Component	90%							
Terminal Devices Air Handler/Cool/Ht	10%			2021	\$509,500	1	\$28,700	
No Component	90%			2021	\$309,300	1	\$28,700	
Heat Rejection	70,0							
Dry Cooler	10%			2021	\$247,100	2	\$32,300	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$258,700	
Exhaust Fans			***				*	
Interior	40% Unit Inopera Location:	ble, Exte	\$64,700 nt : Severe, Area A ocations	2021 Effected :	\$646,500 10%	2	\$4,500	
Roof	60%			2026	\$452,600	2	\$8,500	
Plumbing	0070				\$ 10 <b>2</b> ,000		ψο,200	
H/C Water Piping Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger Steam Fired	100%			2026	\$723,500	4	\$45,900	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2021	\$89,400	4	\$12,700	
Sewage Ejector(s) Electric	100%			2021	\$168,900	4	\$23,800	
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.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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# HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C

Asset #: 125

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : I	Light, Area Affected .	: 100%			
	Location: A And C Buildin	gs 6 Units: B-Roof;	B3 Units: B-10.			
	Explanation: 9 Units (6 Pa	ssenger, 3 Freight)				
Fire Suppression						
Standpipe						
Generic	100%	2026	\$1,893,500	1-5	\$233,900	
Sprinkler						
No Component	80%					
Generic	20%	2026	\$889,800	1-2	\$26,000	

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING

Address : 591 CLARKSON AVENUE

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 48,358 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 27-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$177,500	\$115,100
Interior Architecture		\$76,600
Electrical		\$1,086,100
Mechanical		\$1,229,600
Total	\$177,500	\$2,507,400
Importance Code A	\$177,500	\$115,100
Importance Code B		\$2,315,700
Importance Code C		\$76,600
Total	\$177,500	\$2,507,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$7,900			\$2,200
Interior Architecture	\$8,100	\$3,400	\$30,800	\$8,100
Electrical	\$12,000	\$7,500	\$8,100	\$6,600
Mechanical	\$6,200	\$4,600	\$13,900	\$9,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$38,100	\$19,500	\$56,700	\$30,000
Importance Code A	\$9,300		\$100	\$2,200
Importance Code B	\$28,800	\$17,200	\$56,600	\$27,800
Importance Code C		\$2,300		
Total	\$38,100	\$19,500	\$56,700	\$30,000



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

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

Asset #: 4123

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity		Now	\$177,500	LIFE	* *	5	\$45,300	
			Extent: Moderate		fected : 5%			
			cade At Window Si					
	•		e, Extent : Modera	te, Area 1	Affected : 20%			
	Location	ı : Through	out					
Windows								
Aluminum	100%			2042	* *	5	\$4,500	
Parapets								
Metal Rail	100%			2039	* *	5-10	\$12,900	
Roof								
Single Ply Membrane	100%			2034	* *	10	\$69,800	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	\$11,100	
Ceramic Tile	3%			2035	* *	5	\$2,200	
Vinyl Tile	90%			2031	* *	3	\$32,600	
Interior Walls								
Ceramic Tile	3%			2035	* *	5	\$4,700	
Concrete Masonry Unit	15%			LIFE	* *	5	\$9,300	
Gypsum Board	82%			LIFE	* *	5	\$76,600	
Ceilings								
AcousTileSusp.Lay-In	85%			2031	* *	5	\$61,500	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$9,000	

lectrical	Current Re	epair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2036	* *	5	\$200	
	Other Observation, Ex	tent : Moderate, Ar	ea Affe	cted : 100%			
	Location : Electrical	Room					
	Explanation: Main S	Service Disconnect	Switch	Rated @ 2500 Am	peres		
Transformers							
Dry Type	100%		2031	* *	5	\$200	
	Other Observation, Ex	tent : Moderate, Ar	ea Affe	cted : 100%			
	Location : Electrical	Room					
	Explanation: 500 Kv	va, 480/277 Volts					
Switchgear / Switchboard							
Fused Disc Sw	100%		2036	* *	5	\$200	
Raceway							
Conduit	100%		2036	* *	1		
Panelboards							
Molded Case Bkrs	100%		2034	* *	5	\$1,300	

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

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

Asset #: 4123

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component	% of Fail Date Estimate	d Cost Year E	stimated Cost		<b>Estimated Cost</b>	Priority
Туре	Total (Years)	FY		(Yrs)		
Under 600 Volts		l .				
Wiring						
Thermoplastic	100%	2036	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	* *	5	\$300	
Fround						
Grounding Devices						
Not Accessible	100%					
tand-by Power						
Transfer Switches						
Automatic	100%	2031	* *	1	\$14,900	
Generators						
Diesel	100%	2029	**	1	\$18,700	
	Other Observation, Extent: Mod		d: 100%			
	Location : Outside The Buildin	· ·	77			
D	Explanation: Emergency Gene	erator Rated @ 53	Kw			
Batteries Lead/Acid	100%	2019	\$1,600	5	¢1 000	
	100%	2019	\$1,000	5	\$1,800	
Fuel Storage Day Tank	50%	2034	* *	5	\$4,500	
Day Talik	Other Observation, Extent: Mod			3	\$4,500	
	Location : Outside	ieraie, mea mjeeie	u . 10070			
	Explanation: 100 Gallon Cap	acity				
Main Tank	50%	2041	* *	5	\$700	
Iviaiii Talik	Other Observation, Extent: Mod		d · 100%	3	\$700	
	Location : Outside	ieraie, mea mjeeie	u . 10070			
	Explanation: 30,000 Gallon C	Capacity				
Lighting						
Interior Lighting						
Fluorescent	98%	2026	\$282,200	10	\$43,500	
	T-12 Lamps And Fixtures, Exten	t : Moderate, Area A	Affected : 100%			
	Location: Throughout The Bu	ilding				
Incandescent	2%	2026	\$12,800	2		
Egress Lighting						
Emergency, Service	50%	2026	\$12,400	1		
Exit, Service	50%	2026	\$8,400	1		
Exterior Lighting						
HID	100%	2026	\$190,900	10	\$100	
Lightning Protection						
Arresters/Cabling						
Generic	100%	2041	* *	5	\$1,400	
Alarm						
Security System	<b>-</b> 00/					
No Component	70%	2027	<b></b>		<b>\$= 40</b>	
Generic	30%	2026	\$45,900	1	\$5,400	
	Other Observation, Extent: Mod		a:100%			
	Location: Hallways And Outs					
	Explanation : C C T V Surveil	iance Cameras				

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

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

Asset #: 4123

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2026	\$523,600	1-3	\$29,800	
	Other Observation, Extent : Moderate,	Area Affect	ed : 100%			
	Location: Throughout The Building					
	Explanation : Strobe Lights, Smoke L	Detectors, Al	larm Bells, Manu	al Pull S	tations And Horns	

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2036	* *	1		
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
		n : Steam R						
	Explana	tion : Stean	n Supplied From Po	ower Ho	use			
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$2,900	
Distribution Central Plant Steam Piping/Pmp	100%	ı		2046	* *	4	\$2,400	
Terminal Devices Air Handler	75%			2026	\$499,400	1	\$22,400	
Fan Coil Unit/Heat	25%	1		2026	\$177,300	1	\$3,900	
Air Conditioning								
Energy Source Electricity	100%			2042	* *	1		
Conversion Equipment	10070	'		2072		1		
Ext Pkg Unit - Heating/Cooling	80%			2026	\$474,300	2	\$2,400	
2 2	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :	80%			
	Location	n : 2 On Ro	of, 1 On The Side C	) f Buildir	ng			
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 80%			
	Location	ı:Roof						
	Explana	tion : 2 Ro	of Top Units					
No Component	20%	ı						
Ventilation								
Distribution Ductwork/Diffusers	100%	1		LIFE	* *	2-5	\$27,000	
Exhaust Fans						-		
Roof	100%	1		2026	\$78,600	2	\$1,500	
Plumbing								
H/C Water Piping Brass/Copper	100%	ı		2036	* *	1		

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

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

Asset #: 4123

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year   Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
HW Heat Exchanger						
Steam Fired	100%	2046	* *	4	\$4,800	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2031	* *	1	\$3,000	
	Other Observation, Extent: La Location: New Enclosure No Explanation: R P Z Located	ear Sidewalk	90%			
Fixtures	Explanation . KT Z Localea	Ouisiae				
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : La	ight, Area Affected : 10	00%			
	Location: 1-2					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2046	* *	1-5	\$25,300	

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER

Address : 594 ALBANY AVENUE

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : HHC0009.280 / 4433 Yr Built/Renovated : 1997 /

Area Sq Ft : 174,800 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,ph

Block : 4829 Lot : 1 BIN : 3327678

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$167,200	\$116,200
Interior Architecture	\$104,100	\$14,508,000
Electrical		\$5,949,300
Mechanical	\$72,400	\$692,900
Total	\$343,800	\$21,266,400
Importance Code A	\$167,200	\$116,200
Importance Code B	\$121,400	\$6,795,700
Importance Code C	\$55,200	\$14,354,500
Total	\$343,800	\$21,266,400

Importance Code A	\$5,200		\$19,700	\$27,000
Total	\$195,500	\$99,000	\$168,500	\$235,200
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Mechanical	\$98,800	\$52,100	\$98,600	\$93,300
Electrical	\$39,100	\$27,200	\$30,800	\$23,900
Interior Architecture	\$37,800			\$71,300
Exterior Architecture			\$19,400	\$27,000
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 4433

		Current F	Repair	Future	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	* *	5	\$116,200	
Metal Panel	5%			2046	* *	5-10	\$44,400	
Pre-Cast Concrete	2%			LIFE	* *	5	\$8,400	
Window Wall	3%			2046	* *	5	\$14,500	
Windows								
Aluminum	100%			2042	* *	5	\$54,100	
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	\$8,800	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,900	
Roof								
IRMA/Protected Membrane	100%	Now	\$167,200	2031	* *			
		aged Flash : Over 5th	ings, Extent : Mod Floor	erate, Are	ea Affected : 15%			
			Extent : Moderate,	Area Aff	ected · 100%			
			Extent : Moderate, Floor Roof	Агеи Ајје	eciea . 10070			
				rag Affaa	stad : 100/			
			xtent : Moderate, A	trea Ajjec	1ea : 10%			
		· Maan Mi	uga Station 5a Con	nidan Mac	n Poom 6 Postmo	In Do	om 6 Stangage	
			rse Station 5a, Cor	ridor Ned	ar Room 6, Restroc	om In Ro	om 6, Storage	
terior	Room 5a		rse Station 5a, Cor	ridor Ned	ar Room 6, Restroo	om In Ro	om 6, Storage	
			rse Station 5a, Cor	ridor Ned	ur Room 6, Restroc	om In Ro	om 6, Storage	
Floors			rse Station 5a, Cor					
Floors Carpet	Room 5a		rse Station 5a, Cor	2025	\$351,000 **	3	\$52,600	
Floors Carpet Cast in Place Concrete	10% 10%		rse Station 5a, Cor	2025 LIFE	\$351,000	3 5	\$52,600 \$57,500	
Floors Carpet Cast in Place Concrete Terrazzo	10% 10% 5%		rse Station 5a, Cor	2025 LIFE LIFE	\$351,000	3 5 5	\$52,600 \$57,500 \$10,300	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile	10% 10%		rse Station 5a, Cor	2025 LIFE	\$351,000	3 5	\$52,600 \$57,500	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile Interior Walls	10% 10% 5% 75%	06		2025 LIFE LIFE 2031	\$351,000	3 5 5 3	\$52,600 \$57,500 \$10,300 \$98,600	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile	10% 10% 5% 75%	06 Now	\$55,200	2025 LIFE LIFE 2031	\$351,000 ** ** **	3 5 5	\$52,600 \$57,500 \$10,300	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile Interior Walls	10% 10% 5% 75% 5% Broken/Mi	Now Sissing Elem	\$55,200 ents, Extent : Mod	2025 LIFE LIFE 2031 2035 erate, Are	\$351,000 ** ** ** ** ea Affected : 5%	3 5 5 3	\$52,600 \$57,500 \$10,300 \$98,600	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile Interior Walls	10% 10% 5% 75%  8roken/Mi Location	Now sssing Elem : Food Ca	\$55,200 ents, Extent : Mod rt Wash Down Are	2025 LIFE LIFE 2031 2035 erate, Are	\$351,000 ** ** ** ** ea Affected : 5% ment Kitchen	3 5 5 3	\$52,600 \$57,500 \$10,300 \$98,600	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile Interior Walls	10% 10% 5% 75%  Smooth State of the state of	Now sssing Elem : Food Ca	\$55,200 ents, Extent : Mod rt Wash Down Are l, Extent : Moderat	2025 LIFE LIFE 2031 2035 erate, Are a In Base e, Area A	\$351,000  **  **  **  ea Affected: 5%  ment Kitchen  ffected: 10%	3 5 5 3	\$52,600 \$57,500 \$10,300 \$98,600	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile Interior Walls Ceramic Tile	10% 10% 5% 75%  Som 5a  10% 10% 5% Total  Location  Location	Now sssing Elem : Food Ca	\$55,200 ents, Extent : Mod rt Wash Down Are	2025 LIFE LIFE 2031 2035 erate, Are a In Base e, Area A	\$351,000  **  **  **  ea Affected: 5%  ment Kitchen  ffected: 10%  ment Kitchen	3 5 5 3 5	\$52,600 \$57,500 \$10,300 \$98,600 \$9,600	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile Interior Walls Ceramic Tile  Concrete Masonry Unit	10% 10% 5% 75%  5% Broken/Mi Location Jnt Mortan Location 15%	Now sssing Elem : Food Ca	\$55,200 ents, Extent : Mod rt Wash Down Are l, Extent : Moderat	2025 LIFE LIFE 2031 2035 erate, Area a In Base te, Area A a In Base LIFE	\$351,000  **  **  **  **  ea Affected: 5%  ment Kitchen  ffected: 10%  ment Kitchen  **	3 5 5 3 5	\$52,600 \$57,500 \$10,300 \$98,600 \$9,600	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile Interior Walls Ceramic Tile  Concrete Masonry Unit Fabric on Framing	10% 10% 5% 75%  5% Broken/Mi Location Jnt Mortan Location 15% 35%	Now sssing Elem : Food Ca	\$55,200 ents, Extent : Mod rt Wash Down Are l, Extent : Moderat	2025 LIFE LIFE 2031 2035 erate, Area a In Base e, Area A a In Base LIFE 2027	\$351,000 ** ** ** ** ** ** ** ** ** ** ** **	3 5 5 3 5	\$52,600 \$57,500 \$10,300 \$98,600 \$9,600 \$22,900 \$66,900	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile Interior Walls Ceramic Tile  Concrete Masonry Unit Fabric on Framing Gypsum Board	10% 10% 5% 75%  5% Broken/Mi Location Jnt Mortan Location 15%	Now sssing Elem : Food Ca	\$55,200 ents, Extent : Mod rt Wash Down Are l, Extent : Moderat	2025 LIFE LIFE 2031 2035 erate, Area a In Base te, Area A a In Base LIFE	\$351,000  **  **  **  **  ea Affected: 5%  ment Kitchen  ffected: 10%  ment Kitchen  **	3 5 5 3 5	\$52,600 \$57,500 \$10,300 \$98,600 \$9,600	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile Interior Walls Ceramic Tile  Concrete Masonry Unit Fabric on Framing Gypsum Board Ceilings	10% 10% 5% 75%  Spoken/Mi Location Jnt Mortan Location 15% 35% 45%	Now sssing Elem : Food Ca	\$55,200 ents, Extent : Mod rt Wash Down Are l, Extent : Moderat	2025 LIFE LIFE 2031 2035 erate, Area a In Base e, Area A a In Base LIFE 2027 LIFE	\$351,000 ** ** ** ** ea Affected: 5% ment Kitchen ffected: 10% ment Kitchen  ** \$14,251,200 **	3 5 5 3 5	\$52,600 \$57,500 \$10,300 \$98,600 \$9,600 \$22,900 \$66,900 \$103,300	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile Interior Walls Ceramic Tile  Concrete Masonry Unit Fabric on Framing Gypsum Board	10% 10% 5% 75%  5% Broken/Mit Location Jnt Mortan Location 15% 35% 45%	Now ssing Elem : Food Ca · Miss/Erod : Food Ca	\$55,200 ents, Extent : Mod rt Wash Down Are l, Extent : Moderat rt Wash Down Are	2025 LIFE LIFE 2031 2035 erate, Area a In Base LIFE 2027 LIFE 2039	\$351,000 ** ** ** ea Affected: 5% ment Kitchen ffected: 10% ment Kitchen  ** \$14,251,200 **	3 5 5 3 5	\$52,600 \$57,500 \$10,300 \$98,600 \$9,600 \$22,900 \$66,900	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile Interior Walls Ceramic Tile  Concrete Masonry Unit Fabric on Framing Gypsum Board Ceilings	10% 10% 5% 75%  5% Broken/Mi Location Jnt Mortan Location 15% 35% 45%  Water Pen	Now ssing Elem : Food Ca : Miss/Eroc : Food Ca	\$55,200 ents, Extent : Mod rt Wash Down Are l, Extent : Moderat rt Wash Down Are	2025 LIFE LIFE 2031  2035 erate, Area a In Base e, Area A a In Base LIFE 2027 LIFE 2039 area Affect	\$351,000 ** ** ** ** ** ** ** ** ** ** ** **	3 5 5 3 5 5 5 5 5	\$52,600 \$57,500 \$10,300 \$98,600 \$9,600 \$22,900 \$66,900 \$103,300 \$97,900	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile Interior Walls Ceramic Tile  Concrete Masonry Unit Fabric on Framing Gypsum Board Ceilings	10% 10% 5% 75%  5% Broken/Mi Location Int Mortan Location 45% 45%  Water Pen Location	Now Sissing Elem Food Ca Miss/Erod Food Ca Sth Flood	\$55,200 ents, Extent : Mod rt Wash Down Are l, Extent : Moderat rt Wash Down Are	2025 LIFE LIFE 2031  2035 erate, Area a In Base e, Area A a In Base LIFE 2027 LIFE 2039 area Affect	\$351,000 ** ** ** ** ** ** ** ** ** ** ** **	3 5 5 3 5 5 5 5 5	\$52,600 \$57,500 \$10,300 \$98,600 \$9,600 \$22,900 \$66,900 \$103,300 \$97,900	
Floors Carpet Cast in Place Concrete Terrazzo Vinyl Tile Interior Walls Ceramic Tile  Concrete Masonry Unit Fabric on Framing Gypsum Board Ceilings AcousTileSusp.Lay-In	10% 10% 5% 75%  5% Broken/Mi Location Jnt Mortan Location 15% 45%  Water Pen Location In Room	Now Sissing Elem Food Ca Miss/Erod Food Ca	\$55,200 ents, Extent : Mod rt Wash Down Are l, Extent : Moderat rt Wash Down Are	2025 LIFE LIFE 2031  2035 erate, Area A a In Base be, Area A a In Base LIFE 2027 LIFE  2039 Area Affectom 6, Ro	\$351,000 ** ** ** ** ** ** ** ** ** ** ** **	3 5 5 3 5 5 5 5 5	\$52,600 \$57,500 \$10,300 \$98,600 \$9,600 \$22,900 \$66,900 \$103,300 \$97,900	
Carpet Cast in Place Concrete Terrazzo Vinyl Tile Interior Walls Ceramic Tile  Concrete Masonry Unit Fabric on Framing Gypsum Board Ceilings	10% 10% 5% 75%  5% Broken/Mi Location Int Mortan Location 45% 45%  Water Pen Location	Now Sissing Elem Food Ca Miss/Erod Food Ca	\$55,200 ents, Extent : Mod rt Wash Down Are l, Extent : Moderat rt Wash Down Are	2025 LIFE LIFE 2031  2035 erate, Area a In Base e, Area A a In Base LIFE 2027 LIFE 2039 area Affect	\$351,000 ** ** ** ** ** ** ** ** ** ** ** **	3 5 5 3 5 5 5 5 5	\$52,600 \$57,500 \$10,300 \$98,600 \$9,600 \$22,900 \$66,900 \$103,300 \$97,900	

Electrical	Current Rep	oair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Y	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

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

Asset #: 4433

Electrical	Current Repair	Future Rep	olacement	Ma		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent: Moderate Location: Electrical Room Explanation: 2- Main Service Swite			5 ch	\$800	
Switchgear / Switchboard					***	
Fused Disc Sw	100%	2036	* *	5	\$800	
Raceway	1000/	2026	* *	1		
Conduit	100%	2036	* *	1		
Panelboards Fused Disc Sw	10%	2034	* *	5	\$400	
Molded Case Bkrs	90%	2034	* *	5	\$4,100	
Wiring	7070	2037			ψτ,100	
Thermoplastic	100%	2036	* *	1		
Motor Controllers						
Locally Mounted	5%	2031	* *	5	\$100	
Motor Control Center	95%	2031	* *	5	\$4,500	
Ground Grounding Devices Generic Stand-by Power	100%	LIFE	* *	5	\$2,600	
Transfer Switches						
Automatic	100%	2031	* *	1	\$53,800	
Generators Diesel	100% Other Observation, Extent : Moderate Location : Generator Room	2029 e, Area Affected :	**	1	\$67,700	
	Explanation: Emergency Generator	r Rated @ 750 K	W			
Batteries Lead/Acid	100%	2019	\$1,600	5	\$6,500	
Fuel Storage Day Tank	50% Other Observation, Extent: Moderate Location: Generator Room Explanation: 100 Gallon Capacity	2034 e, Area Affected :	**	5	\$16,200	
Main Tank	50% Other Observation, Extent: Moderate Location: Outside Explanation: 2500 Gallon Capacity		**	5	\$2,600	
Lighting Interior Lighting						
Fluorescent	98% T-8 Lamps And Fixtures, Extent: Mod Location: Throughout The Building	derate, Area Affe	\$2,944,100 cted : 100%	10	\$157,100	
Fluorescent	2% Compact Fluorescent Light, Extent : Location : Hallways	2026 Moderate, Area A	\$60,100 Affected : 100	10	\$3,200	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4433

Electrical	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Service	40%		2026	\$36,000	1		
Emergency, Battery	10%		2026	\$24,600	10	\$4,200	
Exit, LED	10%		2041	* *	1		
Exit, Service	40%		2026	\$24,400	1		
Exterior Lighting							
HID	100%		2026	\$690,200	10	\$500	
Lightning Protection							
Arresters/Cabling							
Generic	100%		2041	* *	5	\$5,100	
Alarm							
Security System							
No Component	70%						
Generic	30%		2026	\$165,900	1	\$19,600	
Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Ha	,					
	Explanation:	CCTV Surveillance Can	ıeras				
Fire/Smoke Detection							
Generic, Digital	100%		2026	\$1,892,700	1-3	\$107,700	
Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building						
	Explanation: Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns						

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating								
Energy Source Plant Campus Steam / PRV	100%			2036	* *	1		
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Basemer	ıt Steam Room					
	Explana	tion : Stean	n Supplied From Po	ower Ho	use			
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$10,400	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Steam R	oom					
	Explanat	tion : 3 He	at Exchangers For	Radiator	rs And Induct Coils	1		
Distribution Hot Wtr Piping/Pump	50%			2042	* *	4	\$4,300	
Central Plant Steam Piping/Pmp	50%	Now	\$72,400	2046	* *	4	\$4,300	
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location	: Steam R	oom					
	Explana	tion : Cond	lensate Return Pum	p Is Und	lersized			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4433

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Terminal Devices							
Air Handler	50%		2031	* *	1	\$54,100	
Convector/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	r 100%		2035	* *	1	\$189,200	
	R-134a Refrigerant,	Extent: Light, Area	Affectea	l : 100%			
	Location: MER,						
	Other Observation, I		Affected	: 100%			
	Location: MER,						
	Explanation: 2 Un	nits					
Distribution							
CW & CHW Wtr	100%		2046	* *	4	\$8,600	
Pipe/Pump							
Terminal Devices							
Air Handler/Cool/Ht	100%		2031	* *	1	\$108,100	
Heat Rejection	1000/			444	_	04== 000	
Water Cooling Tower	100%		2027	\$649,600	2	\$175,900	
Ventilation							
Distribution	1000/		LIEE	* *	2.5	<b>407.500</b>	
Ductwork/Diffusers	100%		LIFE		2-5	\$97,500	
Exhaust Fans	500/		2021	* *	2	¢2.700	
Interior	50%		2031	* *	2	\$2,700	
Roof	50%		2031		2	\$2,700	
Plumbing							
H/C Water Piping	100%		2046	* *	1		
Brass/Copper	10070		2040		1		
HW Heat Exchanger Steam Fired	100%		2046	* *	4	\$17,300	
Sanitary Piping	100/0		2040	. •	+	\$17,300	
Cast Iron	100%		LIFE	* *	1		
	100/0		LIFE	. •	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	10070		LIFE	. •	1		
Sump Pump(s) Non-Submersible	100%		2031	* *	4	\$5,500	
	100/0		2031		+	\$5,500	
Sewage Ejector(s) Electric	1000/		2031	* *	4	¢10.400	
	100%		2031		4	\$10,400	
Backflow Preventer Generic	1000/		2021	* *	1	\$10.700	
	100%		2031	47 44	1	\$10,700	
Fixtures	1000/						
Generic	100%						

Vertical Transport

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> 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

Mechanical	Current Repair	Future R	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Geared Traction	75%	LIFE	* *			
	Other Observation, Extent : Lig Location : B-5 Explanation : 3 Units	ght, Area Affected : 8	0%			
Hydraulic	25%	LIFE	* *			
•	Other Observation, Extent: Lig	ght, Area Affected : 2	0%			
	Location : B-1					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2052	* *	1-5	\$91,400	
Sprinkler						
Generic	100%	2052	* *	1-2	\$49,000	
Fire Pump						
Generic	100%	2035	* *	1	\$32,600	

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

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : LINCOLN HOSPITAL GARAGE

Address : 234 EAST 149TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 303,425 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 03-Mar-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3,4,5

Block : 2335 Lot : 16 BIN : 2097050

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$629,400
Interior Architecture	\$431,200	\$929,400
Electrical	\$1,491,300	\$3,166,900
Mechanical	\$39,700	\$39,700
Total	\$1,962,200	\$4,765,400
Importance Code A		\$629,400
Importance Code B	\$1,962,200	\$4,136,000
Total	\$1,962,200	\$4,765,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Electrical	\$2,800	\$6,800	\$3,400	\$3,800
Mechanical	\$11,300	\$5,700	\$5,700	\$11,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$24,000	\$22,400	\$18,900	\$25,000
Importance Code A				
Importance Code B	\$24,000	\$22,400	\$18,900	\$25,000
Total	\$24,000	\$22,400	\$18,900	\$25,000



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

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

### HEALTH AND HOSPITALS CORP. - 819 LINCOLN HOSPITAL GARAGE

Asset #: 280

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	85%			LIFE	* *	5	\$220,100	
Masonry: Brick Cavity	15%			LIFE	* *	5	\$7,800	
Parapets								
Cast in Place Concrete	90%			LIFE	* *	5	\$409,300	
Masonry: Brick	10%			LIFE	* *	5	\$4,400	
Roof								
Cast in Place Concrete	95%			LIFE	* *			
Modified Bitumen	3%			2027	\$20,900	10	\$3,400	
Single Ply Membrane	2%			2027	\$8,000	10	\$2,300	
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$431,200	LIFE	* *	5	\$867,400	
	Broken/Mi.	ssing Eleme	nts, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location	: Potholes '	Throughout					
Interior Walls								
Cast in Place Concrete	95%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Ceilings								
Exposed Concrete	100%			LIFE	* *	5	\$62,000	

Electrical	Current	Repair F	Futur	ture Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)		ear FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Raceway								
Conduit	100%	20	027	\$47,000	1			
Panelboards								
Molded Case Bkrs	100%	20	035	* *	5	\$8,000		
Wiring								
Thermoplastic	100%	20	027	\$103,100	1			
Lighting								
Interior Lighting								
HID	100%	20	027	\$2,592,300	10	\$9,800		
Egress Lighting								
Emergency, Battery	50%	20	022	\$213,900	10	\$36,600		
Exit, Service	50%	20	022	\$42,800	1			
Exterior Lighting								
HID	100%	20	022	\$1,198,000	10	\$900		
Alarm								
Security System								
No Component	90%							
Generic	10%	20	027	\$96,000	1	\$11,300		
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%	20	027	\$328,500	1-3	\$18,700		

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

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

### HEALTH AND HOSPITALS CORP. - 819 LINCOLN HOSPITAL GARAGE

Mechanical	Current Repair	Future Repla	cement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima FY	ted Cost   Cycle (Yrs		Priority
Plumbing					
Sanitary Piping					
Cast Iron	100%	LIFE	** 1		
Storm Drain Piping					
Cast Iron	100%	LIFE	** 1		
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		
	Other Observation, Extent : Lig	ht, Area Affected : 100%			
	Location: 1-5				
	Explanation: 2 Units				
Fire Suppression					
Standpipe					
Generic	100%	2037	* * 1-5	\$158,700	

Page: 365

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : LINCOLN HOSPITAL MAIN HOSPITAL

Address : 234 EAST 149TH STREET @PARK-MORRIS AVES.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 1,034,360 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 03-Mar-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,5,7,8,9,pen

Block : 2335 Lot : 16 BIN : 2097050

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$4,458,300	\$2,616,300
Interior Architecture	\$1,917,300	\$13,577,900
Electrical	\$5,142,300	\$6,473,100
Mechanical	\$15,376,600	\$7,080,900
Total	\$26,894,500	\$29,748,200
Importance Code A	\$4,458,300	\$2,835,900
Importance Code B	\$22,334,400	\$15,043,400
Importance Code C	\$101,800	\$11,868,800
Total	\$26,894,500	\$29,748,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$30,300	\$30,900		
Interior Architecture	\$16,300	\$77,400		\$125,800
Electrical	\$81,500	\$108,000	\$98,100	\$101,900
Mechanical	\$236,200	\$221,800	\$326,000	\$191,900
Elevators/Escalators	\$180,400	\$180,400	\$180,400	\$180,400
Total	\$544,800	\$618,500	\$604,500	\$600,000
Importance Code A	\$81,500	\$82,100	\$51,100	\$53,600
Importance Code B	\$463,300	\$536,500	\$553,400	\$546,300
Importance Code C				
Total	\$544,800	\$618,500	\$604,500	\$600,000



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

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

Asset #: 278

rchitecture	Current Repair	Future Rep	lacement	Maintenance			
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior							
Exterior Walls Masonry: Brick Cavity	83% 0-2 \$1,344,00 Misaligned/Bulging, Extent: Moder Location: At Horizontal Expansio	rate, Area Affected		5	\$685,700		
Manager Deiale Carrite	<del>-</del>		* *	5	\$92.600		
Masonry: Brick Cavity	10% Now \$971,50 Water Penetration, Extent : Modera Location : North Facade - A Wing	te, Area Affected :	100%		\$82,600		
Window Wall	7%	2047	* *	5	\$216,900		
Windows					+===,,		
Aluminum	60%	2043	* *	5	\$92,700		
Aluminum	40%	2035	* *	5	\$61,800		
	Other Observation, Extent : Light, A		%		40-,000		
	Location : Upper Floors	00					
	Explanation : Double Gauge Wind	lows With Recessed	l Cavity				
Parapets							
Masonry: Brick Cavity	85%	LIFE	* *	5	\$52,800		
Metal Rail	10%	2040	* *	5-10	\$112,200		
Pre-Cast Concrete	5%	LIFE	* *	5	\$19,500		
Roof							
IRMA/Protected Membrane	25% Now \$918,20	00 2037	* *				
	Drains Inad/Misposn, Extent: Mode Location: Over 10th Floor A Wing		d : 25%				
	Insul Miss/Displaced, Extent : Mode Location : Throughout		d : 35%				
	Water Penetration, Extent : Modera Location : 10th Floor A Wing, 3rd						
IRMA/Protected Membrane	35%	2027	\$1,285,500	10	\$154,200		
	Other Observation, Extent: Light, A	Area Affected : 100	%				
	Location: B And D Wings						
	Explanation: 9th Floor Roofs						
Modified Bitumen	25%	2035	* *	10	\$110,200		
	Recent Construction, Extent: Light,	Area Affected: 10	0%				
	Location: Annex And C Wing Roo	of Above 10th Floor	•				
Plaza Roof: Stone Panel	ls 3% Now \$30,30	00 2037	* *				
	Water Penetration, Extent : Modera	te, Area Affected :	20%				
	Location : Auditorium Entrance						
Roll Roofing	5% Now \$95,10	00 2029	* *	5	\$18,400		
11011 110011119	Blisters, Extent : Moderate, Area Af				Ψ10,.00		
	Location: Over 10th Floor	•					
	Worn/Eroded, Extent : Moderate, An	rea Affected : 25%					
	Location: Over 10th Floor	55					
Skylight, Metal/Glass	7% Now \$952,90	00 2037	* *				
ory ingin, ivicial/ Glass	-						
	Glazing Broken/Cracked, Extent: M.	Ioderate. Area Affe	cted : 25%				

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

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

Asset #: 278

rchitecture		Current	Repair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior				•				•
Roof								
Skylight, Metal/Glass		Now	\$952,900	2037	* *			
			xtent : Moderate, A	rea Affec	cted : 25%			
	Location	ı : Above A	And C Wings					
erior								
Floors								
Carpet	10%	ı		2026	\$2,066,000	3	\$232,200	
Cast in Place Concrete	10%	1		LIFE	* *	5	\$338,700	
Ceramic Tile	5%			2036	* *	5	\$77,400	
Panel/Paver: Cer/Brk	10%	ı		2043	* *	5	\$348,300	
Vinyl Tile	65%		\$447,300	2032	* *	3	\$377,400	
111.51 1110			nents, Extent : Light		ffected : 20%		φε,,,	
		ı : Through	_	,, 11, 00, 11,	<i>yeerea</i> : 2070			
		_	Extent : Light, Are	a Affecte	od · 10%			
	_	n : Through		urijjecie	u . 10/0			
Interior Walls	Locuitor	i. Inrough	Oui					
Ceramic Tile	10%			2026	* *	5	\$202.700	
				2036	* *	5	\$203,700	
Concrete Masonry Unit	10%			LIFE		5	\$81,500	
Fabric on Framing	5%			2028	\$10,842,400	5	\$50,900	
Gypsum Board	60%			LIFE	* *	5	\$733,200	
Gypsum Board	9%			LIFE	* *	5	\$110,000	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	1%	ı		LIFE	* *			
	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : At Utilit	y Elevator Banks					
	Explana	tion : Cori	an Panels					
Ceilings								
AcousTileConcealSpLn	30%	4+	\$782,700	2032	* *	5	\$289,200	
-	Punct/Tea	r/Impact D	amage, Extent : Mo	oderate, A	Area Affected : 309	%		
		-	rs On Floors 3, 5, 6					
AcousTileSusp.Lay-In	40%		\$104,400	2040	* *	5	\$308,500	
Acous i nesusp.Lay-in			xtent : Moderate, A		stad . 50%	3	\$300,300	
			xiem . Moderdie, A Rooms Below Audit					
			Cooms Delow Audii					
AcousTileSusp.Lay-In	5%			2044	* *	5	\$77,100	
			Extent : Light, Area	Affected	: 100%			
	Location	n : Emerger	icy Rooms					
Exposed Struc: Steel	7%	ı		LIFE	* *			
Gypsum Board		Now	\$16,300	LIFE	* *	5	\$96,400	
Cypsum Bourd			Extent : Moderate		fected : 2%	J	Ψ, σ, ισσ	
		ı : Stair A	Zmem : moderane	, 11/00/11/	jeerea . 270			
			xtent : Moderate, A	roa Affa	etad : 10%			
					nea . 10%			
			or Section A, Stair					
Metal Panel	10%			LIFE	* *	5	\$192,800	
Metal Panel		Now	\$403,900	LIFE	* *	5	\$57,800	
	Deformed	l/Dented, E.	xtent : Moderate, A	rea Affec	ted : 50%			
	Location	. Kitchen	Food Preperation	Anaa				

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Electrical	Curre	nt Repair	Futur	e Replacement	M		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost es)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	60%		2027	\$131,800	5	\$3,200	
	Other Observation Location: Elect	n, Extent : Moderate, 1 rical Room	Area Affe	cted : 100%			
	Explanation: To	vo 3000 Amperes Mai	n Disconi	nect Switch			
Fused Disc Sw	40%		2027	\$87,900	5	\$1,800	
	Other Observation Location: Elect	n, Extent : Moderate, A	Area Affe	cted : 100%			
		ne 5000 Amperes Mai	n Discon	nect Switch			
Transformers	zapiananion . O	2 3 00 Timperes mus	. 2 130011				
Dry Type	100%		2025	\$16,500	5	\$3,800	
Diy iype		n, Extent : Moderate, A			J	ψ3,000	
	Location : Elect						
		hree - 1000 Kva, 460h	v-208/12	Olv			
Switchgear / Switchboard							
Fused Disc Sw	50%		2027	\$485,400	5	\$2,200	
Molded Case Bkrs	50%		2027	\$485,400	5	\$13,600	
Raceway							
Conduit	90%		2027	\$1,101,300	1		
Conduit	10%		2047	* *	1		
Panelboards							
Fused Disc Sw	7%		2026	\$79,900	5	\$1,700	
Fused Disc Sw	3%		2043	* *	5	\$700	
Molded Case Bkrs	70%		2026	\$798,600	5	\$19,100	
Molded Case Bkrs	20%		2043	* *	5	\$5,400	
Wiring							
Thermoplastic	90%		2027	\$1,696,600	1		
Thermoplastic	10%		2047	* *	1		
Motor Controllers							
Locally Mounted	10%		2025		5	\$700	
Motor Control Center	50%		2025	\$1,111,200	5	\$14,100	
Motor Control Center	40%		2032	* *	5	\$11,300	
Ground			_		_		
Grounding Devices							
Generic	100%		LIFE	* *	5	\$15,200	
Stand-by Power							
Transfer Switches	0.00				_		
Automatic	90%		2025		1	\$286,400	
Automatic	10%		2044	* *	1	\$31,800	

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

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

Asset #: 278

Electrical	Current Repair	Future F	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Stand-by Power Generators Diesel	70%	2023		1	\$280,400		
2.000	Other Observation, Extent : Modera Location : Generator Room Explanation : Two 1000 Kw Wauke	te, Area Affecte	d : 100%	-	ΨΞ00,100		
Diesel	30% Other Observation, Extent: Modera Location: Generator Room Explanation: Caterpillar Genset F	2036 te, Area Affecte		1	\$120,200		
Batteries	•						
Lead/Acid	30%	2021	\$500	5	\$11,500		
Nickel Cadmium	70%	2022	\$1,100	5	\$161,400		
Fuel Storage							
Day Tank	50% Other Observation, Extent: Modera Location: Generator Room Explanation: 275 Callons Capacit		\$39,300 d:100%	5	\$95,900		
Underground Storage	Explanation: 275 Gallons Capacing 50%  Other Observation, Extent: Modera Location: Underground  Explanation: 10,000 Gallons Capacing 10,000 Gallons Ca	LIFE te, Area Affecte	* * d : 100%	5	\$32,000		
Lighting	1						
Interior Lighting Fluorescent	88%	2032	* *	10	\$834,800		
	Other Observation, Extent: Modera Location: Throughout The Buildin Explanation: T-8 Lamps		d : 100%				
Fluorescent	10% Other Observation, Extent: Modera Location: Corridors Explanation: Compact Fluorescen			10	\$94,900		
LED	2%	2035	* *				
Egress Lighting		2033					
Emergency, Service	60%	2032	* *	1			
Exit, Service	40%	2032	* *	1			
Exterior Lighting HID	100%	2022	\$4,084,000	10	\$3,200		
Lightning Protection		<u> </u>					
Arresters/Cabling	1000/			_	<b>h</b>		
Generic	100%	2030	* *	5	\$30,400		
Alarm Security System							
No Component	90%						
Generic	10%	2027	\$327,200	1	\$38,600		
Fire/Smoke Detection No Component	90%						
Generic, Digital	10%	2032	* *	1-3	\$63,700		

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

Estimates are rounded to the nearest hundred dollars.

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 278

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2037	* *	1		
	Other Ob:	servation, E	Extent : Severe, Area	ı Affected	d: 100%			
		ı : Through						
	Explana	tion : Stean	n Is Provided From	Service .	Building			
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2030	* *	1	\$511,400	
	Location	ı : 3rd Floo	Extent : Light, Area A or Mechanical Room		: 100%			
D' -4-'14'	Explana	tion : 14 U	nits					
Distribution Hot Wtr Piping/Pump	80% Corroded,		\$126,300 evere, Area Affected	2035 : 20%	* *	4	\$40,800	
		ı : Through						
	Other Ob	servation, E	Extent : Severe, Area	ı Affected	d: 20%			
	Location	ı : Through	out					
	Explana	tion : 20 O	ut Of 50 Pumps Not	Working	3			
Central Plant Steam Piping/Pmp	20%			2037	* *	4	\$10,200	
Terminal Devices								
Air Handler	50%			2022	\$7,121,200	1	\$319,800	
Convector/Radiator	20%			2025	\$1,084,500	1	\$66,800	
Induction Unit	30%			2030	* *	1	\$100,200	
Air Conditioning								
Distribution	100%			2027	* *	4	¢£1,000	
CW & CHW Wtr Pipe/Pump	100%			2037		4	\$51,000	
Terminal Devices								
Air Handler/Cool/Ht	70%			2022	\$7,951,700	1	\$447,700	
Induction Unit	30%			2027	\$1,805,800	1	\$100,200	
Ventilation					, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-	, ,,,,,,,,	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$576,800	
Exhaust Fans								
Interior	95%			2027	\$3,423,300	2	\$30,100	
Roof	5%			2027	\$84,100	2	\$1,600	
Plumbing								
H/C Water Piping	1000/			2027	* *	1		
Brass/Copper	100%			2037	* *	1		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Cast Holl	10070			LIFE		1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100% Now	\$42,200 LIFE	* *	1		
	Corroded, Extent : Severe, A Location : Staircase A - 10					
Sump Pump(s)						
Non-Submersible	100%	2032	* *	4	\$32,800	
Sewage Ejector(s)						
Electric	100%	2027	\$291,700	4	\$61,700	
Backflow Preventer						
Not Accessible	100%					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	0 00	: 100%			
	Location: (14) B-10 (2)	B-11				
	Explanation: 16 Units					
Escalators	1000/	LIDE	* *			
Over 20' Rise	100%	LIFE				
	Other Observation, Extent:	0	: 100%			
	Location: 1st To 2nd Floo	r Up Ana Down				
E. G .	Explanation: 2 Units					
Fire Suppression Standpipe						
Generic	100%	2047	* *	1-5	\$521,500	
Sprinkler	100/0	204/		1-3	\$521,500	
No Component	10%					
Generic	90%	2037	* *	1-2	\$260,800	
Chemical System	7070	2037		1-2	Ψ200,000	
Generic	100%	2025	\$2,000	1-3	\$4,000	
Generic	10070	2023	Ψ2,000	1-3	Ψ+,000	

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

Page: 372

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

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 : 03-Mar-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 2335 Lot : 16 BIN : 2097050

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$894,400	\$79,000
Interior Architecture	\$75,400	\$156,000
Electrical	\$315,900	\$1,856,900
Mechanical	\$363,400	\$2,094,900
Total	\$1,649,100	\$4,186,900
Importance Code A	\$894,400	\$79,000
Importance Code B	\$679,200	\$4,107,900
Importance Code C	\$75,400	
Total	\$1,649,100	\$4,186,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,900	\$4,500		\$33,600
Interior Architecture			\$500	
Electrical	\$17,200	\$7,900	\$11,700	\$11,300
Mechanical	\$31,000	\$29,600	\$56,300	\$40,000
Total	\$51,100	\$42,000	\$68,500	\$84,800
Importance Code A	\$10,800	\$12,500	\$7,900	\$41,700
Importance Code B	\$40,300	\$29,600	\$60,500	\$43,100
Importance Code C				
Total	\$51,100	\$42,000	\$68,500	\$84,800



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

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

Asset #: 279

rchitecture	C	urrent R	epair	Future Replacement		Maintenance		
rstem Component Type		ail Date Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls  Masonry: Brick Cavity	Misaligned/E		\$154,900 Extent : Light, Area Intal Expansion Jo		* * l : 15%	5	\$79,000	
Metal Coiling Doors		_	\$2,900 tent : Moderate, A oor Frame	2032 Area Affe	* * cted : 15%	5	\$3,800	
Windows								
Aluminum	50%			2035	* *	5	\$700	
Metal Louvers	50%			2030	* *	10	\$4,200	
Parapets Masonry: Brick Cavity	Location : A Miss/Damage Location : A Vegetation G	Iiss/Erod, Interior P ed Flashi Interior P rowth, Ex	ngs, Extent : Mod arapets tent : Light, Area	erate, Ar	ea Affected : 20%	5	\$26,000	
	Location : '	Througho	ut					
Metal Rail	10%			2032	* *	5-10	\$55,300	
Pre-Cast Concrete	5%			LIFE	* *	5	\$9,600	
Roof IRMA/Protected Membrane	Insul Miss/D		\$488,700 Extent : Moderate	2037 e, Area A	* * ffected : 20%			
	Location : Throughout Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50% Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 30% Location : Throughout							
	Location:	Over Thir						
	Location : I	Entire Roo	-					
D 11 D (*		n : Slated	For Full Replace				Φ.7.100	
Roll Roofing	5%			2023	\$13,300	5	\$5,100	
erior Floors								
Cast in Place Concrete	95%			LIFE	* *	5	\$156,000	
Vinyl Tile	5%			2027	\$33,400	3	\$1,400	
Interior Walls	<u> </u>			~ <del></del>	222,.00		<b>\$2,.00</b>	
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	95%	acks, Exte	\$75,400 ent : Moderate, Ar K	LIFE	* * ed : 5%	5	\$26,000	
Ceilings								
Exposed Concrete	75%			LIFE	* *	5	\$8,800	

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

Estimates are rounded to the nearest hundred dollars.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Electrical	Current F	Repair	Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	80%		2027	\$17,400	5	\$300	
	Other Observation, E.		rea Affe	cted : 100%			
	Location : Electrica						
	Explanation: Four-	5000 Amperes Ma	in Disco	nnect Switch			
Fused Disc Sw	20%		2027	\$4,300	5	\$100	
	Other Observation, E.	xtent : Moderate, A	rea Affe	cted : 100%			
	Location : Electrica	l Room					
	Explanation : One 2	000 Amperes Main	Discon	nect Switch For Fi	re Pump		
Transformers							
Dry Type	100%		2025	\$16,500	5	\$300	
	Other Observation, E.	xtent : Moderate, A	rea Affe	cted : 100%			
	Location : Electrica						
	Explanation: 3 - 15	Kva , 480pri - 208	2/120sec				
Switchgear / Switchboard							
Fused Disc Sw	70%		2027	\$89,400	5	\$200	
Molded Case Bkrs	30%		2027	\$38,300	5	\$600	
Raceway							
Conduit	90%		2027	\$93,200	1		
Conduit	10%		2047	* *	1		
Panelboards							
Fused Disc Sw	3%		2043	* *	5	\$100	
Fused Disc Sw	7%		2026	\$4,900	5	\$100	
Molded Case Bkrs	80%		2026	\$56,300	5	\$1,700	
Molded Case Bkrs	10%		2043	* *	5	\$200	
Wiring							
Thermoplastic	90%		2027	\$144,700	1		
Thermoplastic	10%		2047	* *	1		
Motor Controllers							
Locally Mounted	5%		2025	\$7,800	5		
Locally Mounted	5%		2040	* *	5		
Motor Control Center	90%		2025	\$83,300	5	\$2,000	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,200	
Stand-by Power							
Transfer Switches							
Automatic	75%		2025	\$8,800	1	\$18,500	
Automatic	25%		2040	* *	1	\$6,200	

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.

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

Asset #: 279

Electrical	Current Repair	Future Replacement	t N	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Co FY	cst Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power					
Generators					
Diesel	70%	2023 \$64,60	00 1	\$21,700	
	Other Observation, Extent : Moderate Location : Generator Room Explanation : Two 1000 Kw	, Area Affected : 100%			
Diesel	30%	2023 \$27,70	00 1	\$9,300	
	Other Observation, Extent: Moderate Location: Generator Room Explanation: One 1400kw	, Area Affected : 100%			
Batteries	Explanation : One 1400kw				
Nickel Cadmium	100%	2019 \$1,60	00 5	\$17,800	
Fuel Storage	10070	2019 \$1,00	<i>5</i> 0 <i>5</i>	\$17,000	
Day Tank	50%	2026 \$3,00	00 5	\$7,400	
Day Talik	Other Observation, Extent: Moderate Location: Generator Room Explanation: 100 Gallons Capacity	, Area Affected : 100%	, o	\$7,400	
Underground Storage	50%		* 5	\$2,500	
2	Other Observation, Extent: Moderate Location: Underground Explanation: 10,000 Gallons Capac	, Area Affected : 100%	-	¥-,0 00	
Lighting	•				
Interior Lighting					
Fluorescent	20%	2033	* 10	\$14,700	
	T-8 Lamps And Fixtures, Extent: Mod Location: Throughout The Building	lerate, Area Affected : 100º	%		
Fluorescent	75%	2027 \$1,031,20	00 10	\$55,000	
	Other Observation, Extent: Moderate Location: Throughout The Building Explanation: T-8 Lamps	, Area Affected : 100%			
Fluorescent	5%	2032 *	* 10	\$3,700	
	Compact Fluorescent Light, Extent: M Location: Throughout The Building		100%		
Egress Lighting					
Emergency, Service	50%	2027 \$20,60			
Emergency, Service	10%	2033	* 1		
Exit, Service	40%	2027 \$11,10	00 1		
Exterior Lighting	1000/	2022		<b>**</b>	
HID	100%	2022 \$315,90	00 10	\$200	
Alarm Security System					
No Component	90%				
Generic	10%	2027 \$25,30	00 1	\$3,000	
Fire/Smoke Detection				42,000	
No Component	80%				
Generic, Digital	20%	2027 \$173,20	00 1-3	\$9,900	

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

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

Asset #: 279

Mechanical		Current I	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Interruptible Gas/Dual	100%	)		2047	* *	1		
Fuel								
Conversion Equipment Steam Boiler	Location Explana	servation, E n : Basemer ution : 4 Uni	Extent : Light, Area nt Boiler Room its To Service The 1			1 Heat Ex	\$79,200	
Distribution	Steam /	Hot Water						
Hot Wtr Piping/Pump Central Plant Steam	20% 80%			2043 2037	* *	4 4	\$1,200 \$3,200	
Piping/Pmp								
Terminal Devices Air Handler	Corroded		\$66,100 Toderate, Area Affe			1	\$26,700	
			3rd Floor Mechan			1	Φ.5. 200	
Fan Coil Unit/Heat Unit Heater - Steam	20% 20%			2027 2027	\$234,600 \$56,000	1 4	\$5,200 \$2,200	
Air Conditioning	2070	)		2027	\$30,000	7	\$2,200	
Energy Source Electricity	100%	)		2035	* *	1		
Conversion Equipment Centrifugal, Elec Chiller			tent : Light, Area A	2036 ffected : .	* *	1	\$86,600	
	Location Other Ob. Location	n : 2nd Floo servation, E n : 2nd Floo	or Refrigeration Pl Extent : Light, Area or Refrigeration Pl	ant Affected ant	: 100%			
Distribution	Explana	ttion : 4 Uni	its Service The Ent	ire Hospii	tal Complex			
CW & CHW Wtr Pipe/Pump	100%	)		2047	* *	4	\$5,900	
Terminal Devices Air Handler/Cool/Ht	100%	)		2027	\$878,600	1	\$49,500	
Heat Rejection Water Cooling Tower	Location	, Extent : M n : Roof	\$297,300 Toderate, Area Affed		* *	2	\$64,400	
	Damaged Location		evere, Area Affecte	d : 20%				
Ventilation Distribution								
Ductwork/Diffusers	100%	)		LIFE	* *	2-5	\$44,600	
Exhaust Fans Interior	95%	)		2027	\$264,800	2	\$2,300	
Roof	5%	)		2027	\$6,500	2	\$100	

Plumbing

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

Mechanical	Current Repair	r Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing							
H/C Water Piping							
Brass/Copper	70%	2037	* *	1			
Galvanized Steel	30%	2032	* *	1			
HW Heat Exchanger							
Steam Fired	100%	2037	* *	4	\$7,900		
	Other Observation, Extent	: Light, Area Affected : 1	00%				
	Location : 3rd Floor Med	hanical Room					
	Explanation : Provide Ho	ot Water To Entire Hospit	al Complex				
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Non-Submersible	100%	2027	\$11,900	4	\$2,500		
Sewage Ejector(s)							
Electric	100%	2032	* *	4	\$4,800		
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%	2037	* *	1-5	\$41,800		
Fire Pump							
Generic	100%	2030	* *	1	\$14,900		
	Other Observation, Extent	: Light, Area Affected : 1	00%				
	Location: Basement						
	Explanation: Services Th	ne Entire Hospital Compl	ex				

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY

Address : 1901 FIRST AVENUE @E. 99 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 166,746 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 05-Dec-2012 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 1669 Lot : 1 BIN : 1083929

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,087,700	\$757,400
Interior Architecture	\$329,500	\$578,300
Mechanical	\$998,500	\$1,034,100
Total	\$3,415,600	\$2,369,800
Importance Code A	\$2,275,800	\$757,400
Importance Code B	\$1,082,700	\$1,530,600
Importance Code C	\$57,100	\$81,700
Total	\$3,415,600	\$2,369,800

Total	\$105,900	\$77,200	\$77,600	\$77,200
Importance Code C		-		
Importance Code B	\$67,200	\$70,600	\$71,000	\$69,600
Importance Code A	\$38,700	\$6,600	\$6,600	\$7,600
Total	\$105,900	\$77,200	\$77,600	\$77,200
Elevators/Escalators	\$41,500	\$41,500	\$41,500	\$41,500
Mechanical	\$19,900	\$20,200	\$36,200	\$18,600
Interior Architecture	\$12,500	\$15,600		\$17,200
Exterior Architecture	\$32,100			
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 749

Architecture		Current Repair Future		e Replacement	Maintenance			
ystem	% of	Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
xterior Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$158,300	
Masonry. Brick		amustian I	Extent : Severe, Are			3	\$136,300	
		: Through		и Ајјесте	u . 100/0			
			oui ata Is From Octobe	an 2008 G	Suman Puilding C	losed Du	a Ta Uumriaana	
			pdated Survey Req		survey, Building Ci	osea Du	e 10 Hurricane	
Metal/Glass Curt Wall	15%		paarea survey req	LIFE	* *	5	\$55,600	
Window Wall	5%			2044	* *	5	\$37,100	
Windows	370			2044			\$37,100	
Aluminum	100%	4+	\$1,954,600	2049	* *	5	\$22,300	
Alummum			ked, Extent : Mode		a Affected : 15%	3	Ψ22,300	
	_	: Penthou		7 tare, 717 c	a rijjecica : 1570			
			g, Extent : Modera	te Area	Affected · 100%			
		: Through	_	10, 117001	1,10070			
Parapets	2000000	1 1 111 0 11 0 11						
Masonry: Brick	80%			LIFE	* *	5	\$21,700	
Metal Rail	20%			2037	* *	5-10	\$98,100	
Roof	2070			2037		3 10	Ψ20,100	
IRMA/Protected	40%			2024	\$247,800	10	\$29,700	
Membrane	1070			2021	Ψ217,000	10	Ψ29,700	
Modified Bitumen	10%	2-4	\$13,600	2029	* *			
1110 01110 0 2 100111			Extent : Moderate, A		cted : 30%			
	_	: Main Ro						
Traffic Topping	50%	Now	\$94,500	2024	\$236,100			
Tunie Topping			xtent : Severe, Area		·			
			out Outdoor Tenni					
terior								
Floors								
Carpet	10%			2025	\$333,100	3	\$49,900	
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	\$46,800	
Vinyl Tile		Now	\$99,800	2024	\$332,800	3	\$14,000	
•			e, Extent : Severe, A		•		. ,	
	Location	: 14th Flo	or					
Under Construction	5%							
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$20,400	
Plaster	70%			LIFE	* *	5	\$71,500	
Plaster		Now	\$57,100	LIFE	* *	5	\$10,200	
			Extent : Severe, A		ted : 40%	-	, <del>-</del>	
	_	: 14th Flo		50				
Under Construction	5%							
Chaci Constituction	5/0							

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 749

Architecture	Current Repair Future Replair		e Replacement	cement Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	70%			2037	* *	5	\$218,400	
AcousTileSusp.Lay-In	15%	Now	\$63,300	2029	* *	5	\$18,700	
	Water Pen	etration, E	xtent : Severe, Area	Affected	d: 40%			
	Location	: Through	out From Tennis Co	ourt Roof	r			
Exposed Concrete	10%			LIFE	* *	5	\$3,900	
Under Construction	5%							

Electrical	Current Repair			Futu	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts								
Service Equipment								
Not Accessible	100%							
	Other Obs	servation, E	Extent : Light, Area	Affected	!: 0%			
	Location	ı:						
	Explana	tion : This	Building Was Flood	led Due	To Hurricane Sand	ly.		
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	10070							
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Not Accessible	100%							
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage	10070							
Not Accessible	100%							
Lighting	10070							
Interior Lighting								
Not Accessible	100%							
Egress Lighting	10070							
Not Accessible	100%							

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 749

Electrical	Current Repair	<b>Future Replacement</b>	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Lightning Protection				
Arresters/Cabling				
Not Accessible	100%			
Alarm				
Security System				
Not Accessible	100%			
Fire/Smoke Detection				
Not Accessible	100%			

echanical		Current Re	pair	Futur	e Replacement	M	aintenance				
ystem Component Type	% of I Total	Fail Date   F (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit			
eating											
Energy Source											
Plant Campus Steam / PRV	100%	Now	\$3,300	2034	* *	1					
	Corroded, Extent : Severe, Area Affected : 20%										
	Location .	: Steam Line	In Tunnel From	Main Bu	iilding						
		rvation, Ext : First Aveni	ent : Light, Area ıe	Affected	: 100%						
	Explanati	on : Tempor	ary Boiler Set U	o On Stre	et Due To Hurrica	ne Sandy	y Flood Damage				
Conversion Equipment											
Heat Exchanger, Plate & Frame	80%			2020	\$188,100	1	\$66,000				
	Other Obse	rvation, Ext	ent : Light, Area	Affected	: 100%						
	Location .	: Throughou	t Basement								
	Explanati	on : No Acc	ess For Survey L	ue To Hı	ırricane Sandy Flo	oding					
Pres. Reducing Valve/LP Steam	20%			2027	\$21,600	5	\$2,000				
Distribution											
Hot Wtr Piping/Pump	80%	Now	\$61,100	2032	* *	4	\$6,600				
			ere, Area Affectea								
	Location .	: Basement l	Mechanical Roor	n							
Central Plant Steam Piping/Pmp	20%	Now	\$110,500	2034	* *	4	\$1,600				
1 5 1	Corroded, I	Extent : Seve	ere, Area Affectea	l : 30%							
	Location .	: Basement l	Mechanical Roor	n							
Terminal Devices											
Air Handler	20%		\$137,800	2024	\$459,200	1	\$18,600				
			lerate, Area Affed	cted : 30%	%						
	Location :	: Basement									
Convector/Radiator	80%			2029	* *	1	\$43,100				
r Conditioning											
Energy Source											
Electricity	100%			2032	* *	1					

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 749

Mechanical	Current Repair		Future	e Replacement	М			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	20%			2024	\$277,200	1	\$15,500	
	Location	ı : Through	Extent : Light, Area out ccess For Survey	Affected	: 100%			
Window/Wall Unit No Component	50% 30%			2019	\$170,100	1		
Distribution CW & CHW Wtr Pipe/Pump	20%			2024	\$27,900	4	\$2,500	
No Component Terminal Devices Air Handler/Cool/Ht	20%			2024	\$256,400	1	\$20,600	
No Component Heat Rejection	80%				<b>4200,100</b>		Ψ20,000	
Evaporative Condenser	Corroded, Location Obsolete	ı : Basemer Equipment,	\$70,900 evere, Area Affecte at Mechanical Roo Extent : Severe, A at Mechanical Roo	m rea Affecto	* * ed : 10%	2	\$18,600	
No Component	80%							
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$93,000	
Exhaust Fans Roof	Location	servation, E 1 : Through	Extent : Light, Area out ccess For Survey	2029 Affected	**: 100%	2	\$5,100	
Plumbing	Baptana		ecess 1 or survey					
H/C Water Piping Brass/Copper	100%			2034	* *	1		
HW Heat Exchanger Steam Fired	Location	led Life, Ex 1 : 14th Flo	\$260,000 tent : Severe, Area or Extent : Light, Area			4	\$16,500	
	Explana		000 Gallon Tank S l Serving Lower F		per Floors			
Sanitary Piping Cast Iron	100% Other Obs		Extent : Light, Area	LIFE	**	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2024	\$24,900	4	\$5,300	
Backflow Preventer						
Generic	100%	2029	* *	1	\$10,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : I Location : B-16	Light, Area Affected	: 100%			
	Explanation: 3 Units					
Fire Suppression Standpipe						
Not Accessible	100%					
Sprinkler						
Not Accessible	100%					
Fire Pump						
Not Accessible	100%					
Chemical System	1000/					
Not Accessible	100%					

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

Page: 384

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : METROPOLITAN HOSPITAL MAIN BUILDING

Address : 1901 FIRST AVENUE @E. 99 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 898,023 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 27-Dec-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,6,8,11,15,16

Block : 1669 Lot : 1 BIN : 1083929

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$5,571,000	\$1,442,200
Interior Architecture	\$12,433,200	\$9,931,000
Electrical	\$1,062,800	\$20,031,500
Mechanical	\$1,119,200	\$16,660,800
Site Pavements	\$348,500	
Total	\$20,534,700	\$48,065,500
Importance Code A	\$5,571,000	\$1,596,200
Importance Code B	\$7,030,600	\$45,554,100
Importance Code C	\$7,933,000	\$915,200
Total	\$20,534,700	\$48,065,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$34,500	_	_	
Interior Architecture	\$73,400		\$33,600	\$136,100
Electrical	\$210,500	\$146,300	\$149,000	\$173,500
Mechanical	\$293,500	\$467,800	\$367,600	\$414,600
Site Enclosure	\$34,200			
Elevators/Escalators	\$213,200	\$213,200	\$213,200	\$213,200
Total	\$859,400	\$827,200	\$763,300	\$937,300
Importance Code A	\$119,000	\$84,500	\$84,500	\$84,500
Importance Code B	\$687,600	\$742,800	\$678,800	\$852,900
Importance Code C	\$52,700			
Total	\$859,400	\$827,200	\$763,300	\$937,300



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

rchitecture	Curre	nt Repair	Futur	e Replacement	М	aintenance				
stem Component Type	% of Fail Da Total (Year	ate Estimated Cost es)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
terior										
Exterior Walls										
Cast in Place Concrete	2% Now	4 ,	LIFE	* *	5	\$82,400				
		lements, Extent : Mod		ea Affected : 20%						
	Location : Cano	pies At Receiving Cou	ırtyard							
Masonry: Brick	88%		LIFE	* *	5	\$1,449,800				
Masonry: Brick	2% Now	4,	LIFE	* *	5	\$16,500				
	Rusting Masonry Supt, Extent: Severe, Area Affected: 100%									
		Location : At Walkway To Patient Drop Off Entrance								
		Other Observation, Extent: Severe, Area Affected: 100%								
		way To Pediatric Entr								
	•	ngles Supporting Cond Supported By Wood Co		kway Are Severily .	Deterior	ated. The Walkway				
Masonry: Granite	3%		LIFE	* *	5	\$37,100				
Metal Panel	2%		2048	* *	5-10	\$113,300				
Window Wall	3%		2048	* *	5	\$92,700				
Windows										
Aluminum	70%		2044	* *	5	\$243,100				
Aluminum	15% Now	. , ,	2053	* *	5	\$26,000				
	Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout Basement									
	Misaligned/Bulgi Location : Base	ng, Extent : Moderate, ment	, Area Aff	fected : 50%						
Aluminum	10% Now		2053	* *	5	\$17,400				
	Ctrwt/Balnc Not I	Funct, Extent : Moder	ate, Area	Affected : 25%						
	Location : Floor	rs 4-9 Abutting Menta	l Health l	Building						
	Unit Inoperable, Extent: Moderate, Area Affected: 50%									
	Location: Floor	rs 4-9 Abutting Menta	l Health I	Building						
Glass Block	3%		LIFE	* *	5	\$13,000				
Metal Louvers	2%		2037	* *	10	\$43,400				
Parapets										
Masonry: Brick	80%		LIFE	* *	5-10	\$226,400				
Metal Rail	20% Now	\$46,200	2033	* *	5	\$58,700				
	Loose/Miss Faste	ners, Extent : Severe, 1	Area Affe	cted : 20%		•				
	Location : Boile	r Building And 8th Flo	oor Adjac	ent To Patient Dro	p Off					

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

Asset #: 281

Architecture		Current	Repair	Futur	re Replacement	М	aintenance					
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
terior Roof												
Asphalt Macadam	10%	Now	\$96,300	2038	* *	5	\$9,000	1				
•	_	_	Extent : Moderate	-	-							
			Driveway Over Ce		•	ps (Fron	ting 2nd Avenue)					
			xtent : Severe, Area			45						
		: Parking	Driveway Over Ce									
Built-Up (BUR)	10%			2028	\$129,000	10	\$26,900					
IRMA/Protected Membrane	5%		\$140,300	2038	* *							
		Miss/Damaged Flashings, Extent: Moderate, Area Affected: 25%										
			w Born Pavillion C	-								
			xtent : Moderate, A w Born Pavillion C									
			w вогн Favillion С Extent : Moderate, 1									
			xieni . Moderdie, 1 w Born Pavillion	<i>неи А</i> јје	ctea . 100/0							
		tion : Traff										
IRMA/Protected Membrane		Now	\$224,500	2038	* *			1				
Memorane	Water Pen	etration. E	xtent : Severe, Area	ı Affected	d : 20%							
			ditorium, 1st Floor			ding Roo	fs					
	Worn/Eroc	led, Extent	: Moderate, Area A	Affected :	25%							
	Location	: Over Au	ditorium, 1st Floor	; 9th Flo	or And Boiler Build	ding Roo	fs					
Modified Bitumen	5%	Now	\$8,200	2036	* *							
	Ponding, I	Extent : Se	vere, Area Affected	: 10%								
	Location	: At Roof	Drain Above Emerg	gency								
Modified Bitumen	50%	Now	\$41,000	2033	* *			1				
	Blisters, E	xtent : Sev	ere, Area Affected :	15%								
			r Roof Abutting Pa									
			ent : Severe, Area A									
			r Roof Abutting Pa									
	_	_	ctent : Severe, Area									
			r Roof Abutting Pa									
Single Ply Membrane	5%		\$9,500	2028	\$47,400							
	•	•	ctent : Moderate, A	rea Affec	eted : 10%							
		Location : Over Third Floor Opd Water Penetration, Extent : Moderate, Area Affected : 10%										
			xieni : Moaeraie, A ird Floor Opd	trea Ajje	ciea : 10%							
Cl. I' 1 ( Dl. c'		i. Over 1n	на 14001 Ора	20.41	* *	1						
Skylight, Plastic	3%			2041	* *	1	¢0,000					
Traffic Topping	2%			2033		10	\$9,000					
Soffits Weathering Steel	100%	Now	\$70,900	LIFE	* *	1						
weathering steel			ents, Extent : Seve			1						
			g Service Courtyar		-5,5 20.000 . 1070							
-			<u> </u>									

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

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

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

Architecture		Current I	Repair	Futur	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior									
Floors									
Carpet	5%			2027	\$896,800	3	\$100,800		
Cast in Place Concrete	5%			LIFE	* *	5	\$294,000		
Ceramic Tile	3%			2037	* *	5	\$40,300		
Quarry Tile	3%		\$60,600	2041	* *	5	\$30,200		
	Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : Basement Mechanical								
	Location	ı : Basemer	ıt Mechanical						
Terrazzo	5%			LIFE	* *	5	\$105,000		
Traffic Topping	10%			2036	* *	5	\$168,000		
Vinyl Tile	55%	4+	\$131,400	2028	\$6,571,400	3	\$277,200		
	Worn/Eroc	ded, Extent	: Moderate, Area A	Affected :	5%				
	Location	ı : Basemen	ıt Mechanical						
Vinyl Tile	5%	Now	\$597,400	2038	* *	3	\$25,200		
,	Worn/Eroded, Extent: Severe, Area Affected: 100%								
		ı : 4th Floo							
Vinyl Tile 9" X 9"	9%			2023	\$1,393,100	3	\$60,500		
Interior Walls									
Ceramic Tile	5%			2031	* *	5	\$102,800		
Concrete Masonry Unit	10%			LIFE	* *	5	\$164,500		
Gypsum Board	10%			LIFE	* *	5-10	\$349,600		
Granite Panels	5%			LIFE	* *	10	\$41,100		
Marble Panels	3%			LIFE	* *	10	\$24,700		
Plaster	40%			LIFE	* *	5-10	\$699,300		
SGFT/Glazed Masonry	5%	Now	\$4,163,500	LIFE	* *				
-	Cracking/Crumbling, Extent: Severe, Area Affected: 50%								
	Location	ı : Mechani	ical Areas And Base	e Of Wall	ls In Corridors And	d Kitchen			
SGFT/Glazed Masonry	17%			LIFE	* *	10	\$174,800		
Wood	5%		\$2,392,700	LIFE	* *	5	\$411,300		
			: Severe, Area Affe		0%	-	, ,- v-		
			um And 4th Floor V						

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

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

Asset #: 281

rchitecture	Current Re	epair	Future Replacement		M		
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Ceilings AcousTile,Adhered	5% Now Loose/Delam Surface, Location: Electrical		2033 e, Area Affected : 30	**	5	\$33,600	
AcousTileConcealSpLn	45% Now Water Penetration, Ext Location: New Born	\$511,500 ent : Moderate, A		* *	5	\$378,000	
AcousTileConcealSpLn	5% Now Worn/Eroded, Extent : Location : 4th Floor		2048 Affected : 50%	* *	5	\$42,000	
AcousTileSusp.Lay-In Exposed Concrete	28% 5% Now Exposed Reinforcemen Location: Central St Water Penetration, Ext Location: Central St Other Observation, Ext Location: Central St	ores Room In Bas ent : Severe, Arec ores Room In Bas tent : Severe, Arec ores Room In Bas	sement a Affected : 50% sement a Affected : 50% sement	**	5 5	\$376,300 \$10,500	
Metal Panel	Explanation: Expans 5% Now Deformed/Dented, External Location: Kitchen A	\$1,173,200 ent : Moderate, A	LIFE rea Affected : 50%	* *	5	\$84,000	
Metal Panel Plaster	2% 5% Water Penetration, Ext Location : Auditorium	ent : Severe, Arec	LIFE LIFE	* *	5 5-10	\$67,200 \$115,500	
te Enclosure							
Fence/Gates Chain link	100%		2038	* *			
Free Standing Walls Masonry: Brick	100% Now Cracking/Crumbling, I Location: Perimeter			* *			
Retaining Walls Cast in Place Concrete	100% Now Misaligned/Bulging, E. Location : At 99th Sti		2048 Area Affected : 20%	**			
te Pavements Public Sidewalk Cast in Place Concrete	100%		2041	* *			
On-Site Walkways Cast in Place Concrete	100% Now Cracking/Crumbling, I Location: Various Lo Sinking/Subsiding, Extended	ocations ent : Severe, Area	2033 , Area Affected : 25% Affected : 20%	**			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 281

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

Site Pavements

Parking/Driveway

Asphalt 100% Now \$283,800 2031 \*\*

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

Location: 2nd Avenue Driveway, Courtyards

ectrical	Current Repair	Futur	e Replacement	М	aintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
der 600 Volts								
Service Equipment								
Air Circuit Breaker	50%	2028	\$102,700	5	\$2,300			
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%					
	Location : Electrical Room 1							
	Explanation : 2- Main Service Discon	nect Swit		0 Ampere				
Air Circuit Breaker	25%	2028	\$51,300	5	\$1,200			
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%					
	Location : Electrical Room 2							
	Explanation: 1- Main Service Discon	nect Swit	ch Rated @ 4000 A	Amperes				
Fused Disc Sw	25%	2038	* *	5	\$1,000			
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%					
	Location: Electrical Room 2							
	Explanation: 1- Main Service Discon	nect Swit	ch Rated @ 5000 A	Amperes.				
Transformers								
Dry Type	50%	2033	* *	5	\$1,700			
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%					
	Location : Electrical Room 1							
	Explanation : 2- 112 Kva, 480/277/20	8 Volts A	nd 1-150kva, 480/2		/olts			
Dry Type	25%	2033	* *	5	\$800			
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%					
	Location: Electrical Room 2							
	Explanation: 150 Kva, 480/277/120 V	Volts						
Dry Type	25%	2041	* *	5	\$800			
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%					
	Location : Basement Mechanical Room							
	Explanation: 225 Kva, 480/208/120	Volts						
Switchgear / Switchboard								
Air Circuit Breaker	10%	2028	\$81,700	5	\$500			
Molded Case Bkrs	90%	2028	\$735,700	5	\$21,300			
Raceway								
Busway	5%	2033	* *	1				
Conduit	85%	2028	\$866,800	1				
Conduit	10%	2048	* *	1				

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

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

Electrical	C	Current Repair		Future Replacement		Maintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Panelboards							
Fused Disc Sw	5%		2036	* *	5	\$1,000	
Molded Case Bkrs	75%		2027	\$703,200	5	\$17,700	
Molded Case Bkrs	10%		2036	* *	5	\$2,400	
Molded Case Bkrs	10%		2044	* *	5	\$2,400	
Wiring							
Braided Cloth	65%	)-2 \$1,021,100	2053	* *	1		
		ed, Extent : Severe, Area A	ffected :	100%			
	Location : T	hroughout The Building					
Busway	5%		2033	* *	1		
Thermoplastic	20%		2038	* *	1		
Thermoplastic	10%		2048	* *	1		
Motor Controllers							
Locally Mounted	10%		2041	* *	5	\$600	
Locally Mounted	10%		2026		5	\$600	
Variable Frequency	80%		2045	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$26,400	
Stand-by Power							
Transfer Switches							
Automatic	80%		2026		1	\$221,000	
Automatic	20%		2033	* *	1	\$55,300	
Generators							
Diesel	50%		2024		1	\$173,900	
	Other Observ	ation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : C	Generator Room 1					
	Explanation	: Wauksha Diesel Genera	tor Rated	d @ 600 Kw			
Diesel	50%		2024		1	\$173,900	
Bieser		ation, Extent : Moderate, A		cted : 100%	•	Ψ172,200	
		Generator Room 3	33				
		: Mitsubishi Diesel Gene	rator Rat	ed @ 750 Kw			
Batteries	<sub>T</sub>	, Steeder Gener					
Lead/Acid	100%		2022	\$1,600	5	\$33,300	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 281

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage	250/	2044	* *	_	¢41.700	
Day Tank	25%	2044		5	\$41,700	
	Other Observation, Extent : Moderate Location : Generator Room 3	e, Area Ajjeciea : 10	0%			
	Explanation: 30 Gallons Rated Cap	nacity				
Day Tank	25%	2044	* *	5	\$41,700	
Day Tank	Other Observation, Extent : Moderate		0%	3	Φ+1,700	
	Location : Generator Room 1	s, 11. ca. 135 cc. ca. 1 1 c	0,0			
	Explanation: 50 Gallons Rated Cap	pacity				
Main Tank	50%	2068	* *	5	\$13,200	
	Other Observation, Extent : Light, Are			-	4,	
	Location : Underground					
	Explanation: 2- Newly Installed Mo	ain Tanks Rated @ 8	3000 Galle	ons Each		
Lighting						
Interior Lighting						
Fluorescent	20%	2033	**	10	\$164,700	
	T-5 Lamps And Fixtures, Extent: Ligh	nt, Area Affected: I	00%			
	Location : Hallways, Offices					
Fluorescent	2%		308,700	10	\$16,500	
	T-12 Lamps And Fixtures, Extent: Mo	oderate, Area Affect	ed : 100%			
	Location: Basement		4. 4.		<b>\$710.000</b>	
Fluorescent	63%	2033	* *	10	\$518,900	
	Other Observation, Extent: Light, Are Location: Throughout The Building					
<b>D</b> 1	Explanation: T-8 Lamps	2022	* *	10	¢115 200	
Fluorescent	14% Other Observation, Extent: Light, Ar	2033	4. 4.	10	\$115,300	
	Location: Throughout The Building					
	Explanation: Compact Fluorescent					
HID	1%	2033	* *	10	\$300	
Egress Lighting	1 /0	2033		10	\$300	
Emergency, Service	50%	2028 \$	230,900	1		
Exit, LED	40%	2043	**	1		
Exit, Service	10%		\$31,300	1		
Exterior Lighting			·			
HID	100%	2028 \$3,	545,700	10	\$2,700	
	Other Observation, Extent : Moderate	e, Area Affected : 10	00%			
	Location: Outside					
-	Explanation: 46- HID Fixtures And	l 12 Light Poles Cor	itrolled By	Photoce	ells	
Alarm						
Security System	1000/	2022	0.40, 400	1	<b>#227.40</b> 0	
Generic	100%		840,400	1	\$335,400	
	Other Observation, Extent: Moderate		10%			
	Location: Inside And Outside The E	_	usion Alam	m Custom	And Infant	
	Explanation : CCTV Surveillance Control Protection System	amera system, intri	ision Alari	n system	Ana Injant	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 281

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2028 \$9,723,700	1-3 \$570,200	
_	Other Observation, Extent: Mode	erate, Area Affected : 100%		
	Location : Throughout The Build	ding		
	Explanation : Strobe Lights, Ala	rm Bells, Manual Pull Stations,	Horns And Smoke Detectors	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source									
Interruptible Gas/Dual Fuel	100%			2058	* *	1			
			xtent : Light, Area	Affected	: 100%				
	Location	: Undergre	ound						
	Explana Abandon		ts Of 35,000 Gallo	n Tank (r	new) And 2- 50,000	Gallon '	Tanks Are		
Conversion Equipment									
Heat Exchanger, Plate &	10%			2031	* *	1	\$44,400		
Frame	000/			20.40			0000 400		
Steam Boiler	90%			2048	**	1	\$800,400		
			Extent : Light, Area	Affected	: 100%				
		: Basemen		1)					
B1 . 11 . 1	Explana	tion : 3 Uni	its (Recently Install	ed)					
Distribution /P	000/			2026	* *	4	Φ <b>5</b> 0,000		
Hot Wtr Piping/Pump Central Plant Steam	90%	<b>N</b> I	£74.400	2036	* *	4	\$59,800		
Piping/Pmp	10%	Now	\$74,400	2038		4	\$4,400		
	Corroded	Frtent · M	oderate, Area Affec	ted · 5%	,				
			ate Return Line Co						
Terminal Devices	Locuiton	· Condens	are Remin Eme Co	ming 1 re	<i></i> 10 <i></i> 1 1001				
Air Handler	30%			2028	\$3,709,500	1	\$166,600		
Convector/Radiator	70%			2033	**	1	\$203,000		
Air Conditioning	7070			2033			Ψ203,000		
Energy Source									
Electricity	100%			2044	* *	1			
Conversion Equipment	10070								
Centrifugal, Elec Chiller	75%			2031	* *	1	\$728,900		
		frigerant, l	Extent : Light, Area		l : 100%	•	ψ, <b>=</b> 0,,, σο		
		-	Chillers In The Base			Roof			
Window/Wall Unit	25%			2023	\$458,100	1			
Distribution									
CW & CHW Wtr	75%			2038	* *	4	\$33,200		
Pipe/Pump							, - •		
No Component	25%								

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 281

Mechanical	Current	Repair	Repair Future Re		M	Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Terminal Devices Air Handler/Cool/Ht	75%		2028	\$7,396,700	1	\$416,500	
No Component	25%						
Heat Rejection Water Cooling Tower	60% Other Observation, Location: Roof Explanation: 3 U	_	2026 Affected	\$2,002,300 : 100%	2	\$542,300	
No Component	10% Other Observation, Location: Roof		Affected	: 0%			
No Component	30%						
Ventilation Distribution							
Ductwork/Diffusers	100% 0-2 Corroded, Extent : S Location : 3rd Flo		LIFE l : 100%	* *	2-5	\$500,800	
Exhaust Fans							
Interior	80%	***	2028	\$2,502,800	2	\$22,000	
Roof	20% Now On Extended Life, E Location : Roof	\$292,000 Extent : Moderate, A.	2038 rea Affect	* * red : 100%	2	\$4,400	
Plumbing							
H/C Water Piping	1000/		2020	ate ate			
Brass/Copper	100%		2038	* *	1		
HW Heat Exchanger Steam Fired	100% Other Observation, Location: Baseme	ent		**: 100%	4	\$133,200	
~	Explanation: 3 Un	nits - Instantaneous	Туре				
Sanitary Piping Cast Iron	100% Now Corroded, Extent: 1 Location: Throug		LIFE cted: 40%	**	1		
Storm Drain Piping Cast Iron	100% Now Blockage/Clogged, Location: Side Ya	\$91,600 Extent : Moderate, .	LIFE Area Affe	* * cted : 10%	1		
Sump Pump(s) Non-Submersible	100% Now Malfunctioning, Ext Location: Baseme		2028 a Affected	\$134,100 1:15%	4	\$19,000	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Current Repair	Future Replacement		Maintenance			
System Component Type		Year Estimated FY	l Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing							
Sewage Ejector(s)							
Electric		2038	* *	4	\$25,000		
	Obsolete Equipment, Extent : Severe, Area A Location : Basement	Affected : 100%					
Electric	30%	036	* *	4	\$16,100		
	Recent Installation, Extent: Light, Area Affa	fected : 30%					
	Location: I Unit, Basement						
Backflow Preventer							
Generic	100%	.033	* *	1	\$55,000		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100% L	IFE	* *				
	Other Observation, Extent : Light, Area Affe	ected : 100%					
	Location: 7 Units Basement: 15th, 2 Unit Basement To 7th Floor	its 6th To 16th Flo	oor, 3 U	Inits In C	D.P.D. Room,		
Fire Suppression	Explanation: 12 Units						
Standpipe							
Generic	100%	.048	* *	1-5	\$452,800		
Sprinkler	10070	.0 10		1 3	Ψ132,000		
No Component	70%						
Generic		048	* *	1-2	\$75,500		
Fire Pump	2070				Ψ10,000		
Generic	100%	037	* *	1	\$167,700		
Generic	Other Observation, Extent : Light, Area Affe				Ψ107,700		
	Location : Basement						
	Explanation: 1 Unit						
Chemical System							
Wet	10%	026	\$200	1-3	\$400		
	Other Observation, Extent : Light, Area Affe				Ψ		
	Location : Kitchen						
	Explanation : Ansul 102						
No Component	70%						
Generic		026	\$400	1-3	\$700		
Generic	Other Observation, Extent : Light, Area Affa		ψτυυ	1-5	Ψ/00		
	Location: Throughout	22.04. 100/0					
	Explanation: Fire Extinguishers						
-	Explanation . Fire Extinguishers						

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Page: 395

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : METROPOLITAN HOSPITAL MENTAL HEALTH

Address : 1901 FIRST AVENUE @E. 99 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 208,050 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 28-Dec-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,11,14,15,PEN

Block : 1669 Lot : 1 BIN : 1083929

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,479,600	\$491,000
Interior Architecture	\$575,600	\$2,075,300
Electrical	\$377,000	\$6,010,200
Mechanical	\$51,600	\$1,409,700
Total	\$3,483,800	\$9,986,200
Importance Code A	\$2,479,600	\$573,100
Importance Code B	\$760,900	\$9,308,900
Importance Code C	\$243,300	\$104,200
Total	\$3,483,800	\$9,986,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$59,200			
Interior Architecture	\$85,100	\$15,600	\$59,100	\$11,700
Electrical	\$56,900	\$34,000	\$45,900	\$41,500
Mechanical	\$87,100	\$44,400	\$55,200	\$43,200
Elevators/Escalators	\$94,700	\$94,700	\$94,700	\$94,700
Total	\$383,100	\$188,700	\$255,000	\$191,100
Importance Code A	\$68,800	\$8,200	\$8,200	\$8,200
Importance Code B	\$311,000	\$180,500	\$236,300	\$182,900
Importance Code C	\$3,300		\$10,500	
Total	\$383,100	\$188,700	\$255,000	\$191,100



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

<sup>\*\*</sup> 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

Exterior Walls Masonry: Brick Granite Panels Marble Panels  Windows Aluminum	90% 5% 5% Now Loose/Delam Surface, Location: 3rd Floor  100% Now Air Infiltration, Extent Location: Throughou Ctrwt/Balnc Not Funct Location: Throughou Other Observation, Ex Location: Throughou Explanation: Compo	\$1,726,300 : Severe, Area Afout :, Extent: Moderate tent: Severe, Area	LIFE LIFE LIFE Area Affecte  2053 fected: 409 ate, Area Aj	* * % fected : 50% - 100%	Cycle (Yrs)  5 5 5 5	\$512,600 \$21,400 \$10,700	Priority
Masonry: Brick Granite Panels Marble Panels Windows Aluminum	5% 5% Now Loose/Delam Surface, Location: 3rd Floor  100% Now Air Infiltration, Extent Location: Throughor Ctrwt/Balnc Not Funct Location: Throughor Other Observation, Ex Location: Throughor Explanation: Compo	Extent: Severe, A Roof Deck \$1,726,300 : Severe, Area Af ut c, Extent: Modera ut tent: Severe, Are	LIFE LIFE Area Affecte  2053 fected: 400 ate, Area Affected:	* * * * * * * * * * * * * * * * * * *	5 5	\$21,400 \$10,700	
Masonry: Brick Granite Panels Marble Panels Windows Aluminum	5% 5% Now Loose/Delam Surface, Location: 3rd Floor  100% Now Air Infiltration, Extent Location: Throughor Ctrwt/Balnc Not Funct Location: Throughor Other Observation, Ex Location: Throughor Explanation: Compo	Extent: Severe, A Roof Deck \$1,726,300 : Severe, Area Af ut c, Extent: Modera ut tent: Severe, Are	LIFE LIFE Area Affecte  2053 fected: 400 ate, Area Affected:	* * * * * * * * * * * * * * * * * * *	5 5	\$21,400 \$10,700	
Granite Panels Marble Panels  Windows Aluminum	5% 5% Now Loose/Delam Surface, Location: 3rd Floor  100% Now Air Infiltration, Extent Location: Throughor Ctrwt/Balnc Not Funct Location: Throughor Other Observation, Ex Location: Throughor Explanation: Compo	Extent: Severe, A Roof Deck \$1,726,300 : Severe, Area Af ut c, Extent: Modera ut tent: Severe, Are	LIFE LIFE Area Affecte  2053 fected: 400 ate, Area Affected:	* * * * * * * * * * * * * * * * * * *	5 5	\$21,400 \$10,700	
Marble Panels  Windows Aluminum	5% Now Loose/Delam Surface, Location: 3rd Floor  100% Now Air Infiltration, Extent Location: Throughor Ctrwt/Balnc Not Funct Location: Throughor Other Observation, Ex Location: Throughor Explanation: Compo	Extent: Severe, A Roof Deck \$1,726,300 : Severe, Area Af ut c, Extent: Modera ut tent: Severe, Are	LIFE Area Affecte  2053 fected: 409 ate, Area Aj	* * **  **  **  fected: 50%  100%	5	\$10,700	
Windows Aluminum	Loose/Delam Surface, Location: 3rd Floor  100% Now Air Infiltration, Extent Location: Throughou Ctrwt/Balnc Not Funct Location: Throughou Other Observation, Ex Location: Throughou Explanation: Compo	Extent: Severe, A Roof Deck \$1,726,300 : Severe, Area Af ut c, Extent: Modera ut tent: Severe, Are	2053 fected: 409 ate, Area Aj	* * *  *fected : 50%			
Aluminum	100% Now Air Infiltration, Extent Location: Throughor Ctrwt/Balnc Not Funct Location: Throughor Other Observation, Ex Location: Throughor Explanation: Compo	\$1,726,300 : Severe, Area Af ut ; Extent : Modera ut tent : Severe, Are ut	fected : 409 ate, Area Aj a Affected .	% ffected : 50% · 100%	5	\$19,700	
Aluminum	Air Infiltration, Extent Location: Throughou Ctrwt/Balnc Not Funct Location: Throughou Other Observation, Ex Location: Throughou Explanation: Compo	: Severe, Area Af ut ; Extent : Modero ut tent : Severe, Are ut	fected : 409 ate, Area Aj a Affected .	% ffected : 50% · 100%	5	\$19,700	
	Location: Throughou Other Observation, Ex Location: Throughou Explanation: Compo	ut tent : Severe, Are ut	a Affected .	100%			
	Location: Throughout Explanation: Compo	ut					
	Explanation : Compo		ar Beyond	Useful Life			
	-	Zitterwed I (	Zeyona	J 1 J C			
Parapets	65%						
Masonry: Brick	02/0		LIFE	* *	5-10	\$105,200	
Masonry: Limestone	10%		LIFE	* *	5-10	\$28,900	
Metal Rail	25%		2041	* *	5-10	\$106,900	
Roof							
	10% Now Cracking/Crumbling, 1 Location: Driveway Water Penetration, Ext Location: Over Store	Over Storage Are ent : Severe, Arec	ea In Basen a Affected :	nent	5	\$2,100	1
IRMA/Protected Membrane	40% Now	\$211,000	2038	* *			
	Worn/Eroded, Extent: Location: 2nd Floor,						
Modified Bitumen	50%		2028	\$192,700	10	\$31,600	
Interior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$136,200	
Ceramic Tile	5%		2037	* *	5	\$15,600	
Quarry Tile	5%		2033	**	5	\$23,400	
Sheet Vinyl/Rubber	15%		2028	\$1,449,100 * *	5	\$70,100	
Terrazzo	10%		LIFE		5	\$48,700	
Vinyl Tile	35%		2033	* *	3	\$40,900	
Vinyl Tile	10% Recent Replace Eviden Location : 2nd And 3		2036 Area Affect		3	\$11,700	
Vinyl Tile	10% Other Observation, Ex	tent : Moderate. 1	2023 Area Affect	\$276,800 ed: 100%	3	\$15,600	
	Location: Throughout Explanation: 9 Inch	ut	33				

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

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

Asset #: 750

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Ceramic Tile	5%			2031	* *	5	\$20,900	
Concrete Masonry Unit	2%			LIFE	* *	5	\$6,700	
Gypsum Board	5%			LIFE	* *	5-10	\$35,600	
Gypsum Board	10%			LIFE	* *	5-10	\$71,100	
			ent, Extent : Light, 1	Area Affe	ected : 100%			
	Location	i: 2nd And	3rd Floors					
Plaster	53%			LIFE	* *	5-10	\$188,500	
SGFT/Glazed Masonry	25%			LIFE	* *	10	\$52,300	
Ceilings								
AcousTileConcealSpLn	55%			2041	* *	5	\$214,100	
AcousTileSusp.Lay-In	20%			2041	* *	5	\$62,300	
AcousTileSusp.Lay-In	10%			2045	* *	5	\$31,100	
		-	ent, Extent : Light, 2 3rd Floors	Area Affe	ected : 100%			
Exposed Concrete	5%	Now	\$157,100	LIFE	* *	5	\$2,400	
	Broken/M	issing Elen	ents, Extent : Seven	re, Area A	Affected : 25%			
			Storage Area In Bo					
	Exposed F	Reinforceme	ent, Extent : Severe,	Area Af	fected : 25%			
	Location	ı : General	Storage Area In Bo	sement				
	Water Pen	etration, E	xtent : Severe, Area	Affected	d : 25%			
	Location	ı : General	Storage Area In Bo	sement				
	Other Obs	ervation, E	Extent : Severe, Ared	a Affecte	d : 30%			
	Location	ı : General	Storage Area In Ba	sement				
	Explana	tion : Expa	nsion Joint Failure					
Gypsum Board	5%			LIFE	* *	5-10	\$53,500	
Metal Panel	5%			LIFE	* *	5	\$38,900	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Air Circuit Breaker	100%	2028 \$82,100	5 \$1,100	
	Other Observation, Extent : Moderate, A	Area Affected : 100%		
	Location: Electrical Room			
	Explanation : 2- Main Service Discon	nect Switches Rated @ 400	00 Amperes Each.	

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

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

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

Asset #: 750

Current Repair		Futur	Future Replacement		Maintenance		
% of	Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	Estimated Cost	Priority
Total	(Years)		FY		(Yrs)		
700/			2022	* *	-	<b>\$500</b>	
					5	\$500	
			Area Affe	ctea : 100%			
			100/ <b>2</b> 00 I	7-14-			
	non : 500 K	Kva Ana 300 Kva, 4				***	
					5	\$200	
		_	Affected	: 100%			
Explanat	ion : 225 F	(va, 220/480 Volts					
1000/			2020	<b>#257.600</b>	-	Φ. 7.00 Φ. 7.00	
100%			2028	\$357,600	5	\$5,500	
100/			2049	* *	1		
/0%			2028	\$283,300	1		
<b>5</b> 0/			2026	* *	5	\$200	
10/0			2044			\$300	
60%	2_4	\$377,000	2053	* *	1		
				100%	1		
	-		jjeerea .	10070			
		8	2028	* *	1		
				* *			
1070			2048		1		
100/			2033	* *	5	\$100	
				* *			
				\$117 300			
				•			
7070			2020	ψ510,000		ψτ,000	
100%			LIFE	* *	5	\$6.100	
100/0						<b>40,100</b>	
10%			2033	* *	1	\$6,400	
				\$32,900	1	·	
20%	0-2	\$9,400	2048	* *	1	•	
	ed Life, Ex	tent : Severe, Area		: 100%		,	
		-					
100%			2024	\$365 400	1	\$80,600	
	ervation. F	xtent : Moderate			1	Ψ00,000	
		pillar Generatpr F					
	70% Other Obs. Location Explanat 30% Other Obs Location Explanat 100% 10% 5% 80% 5% 10% Insulation Location 30% 10% 10% 5% 70% 10% 10% 10% 10% 10% 10% 10% 10% 10% 1	70% Other Observation, E Location: Electrica Explanation: 500 K 30% Other Observation, E Location: Generate Explanation: 225 K 100%  10% 20% 70%  5% 80% 5% 10%  60% 2-4 Insulation Aged, Exte Location: Through 30% 10%  10%  5% 15% 70%  10%  Compared to the period of th	70% Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: 500 Kva And 300 Kva, 4 30% Other Observation, Extent: Light, Area Location: Generator Room Explanation: 225 Kva, 220/480 Volts  100%  10% 20% 70%  5% 80% 5% 10%  60% 2-4 \$377,000 Insulation Aged, Extent: Severe, Area A Location: Throughout The Building 30% 10%  10% 5% 15% 70%  10%  0n Extended Life, Extent: Severe, Area Location: Basement 100%	No of Total   Fail Date   Estimated Cost   Year   FY	No of   Fail Date   Estimated Cost   Total   (Years)	No of Total   Fail Date   Estimated Cost   Fax   Estimated Cost   Cycle   Total   Vicars   Cycle   Cyrs	No of   Fail Date   Estimated Cost   Year   Estimated Cost   Year   Cycle   Cycle

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

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

Asset #: 750

Electrical	Current Repair	Future Replacemen	nt N	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Stand-by Power						
Batteries	1000/	2022	.00 7	<b>#</b> 7 700		
Lead/Acid	100%	2022 \$1,6	500 5	\$7,700		
Fuel Storage Day Tank	50%	2036	** 5	\$19,300		
Day Talik	Other Observation, Extent : Moderate, Location : Generator Room Explanation : 56 Gallons Rated Capa	Area Affected : 100%	3	\$19,500		
Main Tank	50% Other Observation, Extent: Light, Area Location: Underground Explanation: Newly Installed Main T	a Affected : 100%	* * 5	\$3,100		
Lighting	Explanation . Ivewry Installed Main 1	tank with 6000 Gailons I	хиней Сирис	y		
Interior Lighting Fluorescent	2% Other Observation, Extent : Moderate, Location : Basement	2023 \$71,5 Area Affected : 100%	500 10	\$3,800		
	Explanation: T-12 Lamps					
Fluorescent	80% Other Observation, Extent: Light, Area Location: Throughout The Building Explanation: T-8 Lamps	2033	** 10	\$152,700		
Fluorescent	10%	2033	** 10	\$19,100		
Puorescent	T-5 Lamps And Fixtures, Extent : Light Location : Hallways		10	\$19,100		
Fluorescent	6% Other Observation, Extent: Moderate, Location: Basement Explanation: Compact Fluorescent 1		00 10	\$11,400		
HID	1%	2028 \$5,3	00 10	\$100		
Incandescent	1%	2023 \$35,8	300 2			
Egress Lighting Emergency, Service Exit, LED	50% 40%	2030	* * 1			
Exit, Service	10%	2023 \$7,2	100 1			
Exterior Lighting HID	60% Other Observation, Extent: Moderate, Location: Outside			\$400		
IED	Explanation: 16 - HID Light Fixture	· · · · · · · · · · · · · · · · · · ·	* *			
LED	40% Other Observation, Extent: Light, Area Location: Outside Explanation: 11-LED Light Fixtures	a Affected : 100%				

Alarm

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

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

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

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# HEALTH AND HOSPITALS CORP. - 819 METROPOLITAN HOSPITAL MENTAL HEALTH

Asset #: 750

Electrical	Current Repair	<b>Future Replacement</b>	Ma	aintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Alarm							
Security System							
Generic	100%	2028 \$658,100	1	\$77,700			
	Other Observation, Extent : Moder	ate, Area Affected : 100%					
	Location: Hallways, Lobby, Outs	side					
	Explanation: CCTV Surveillance	e Camera System					
Fire/Smoke Detection							
Generic, Digital	100%	2028 \$2,252,800	1-3	\$132,100			
	Other Observation, Extent : Moder	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location : Throughout The Buildi	ing					
	Explanation : Strobe Lights, Man	ual Pull Stations, Alarm Bells, I	Horns And	d Smoke Detectors			

Mechanical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating								
Conversion Equipment Heat Exchanger, Plate & Frame	80%			2031	* *	1	\$82,300	
Pres. Reducing Valve/LP Steam	20%	Now	\$1,300	2024	\$27,000	5	\$1,200	
j	Leak Evid	ent, Extent	: Moderate, Area A	ffected :	10%			
	Location	: Pressure	Reducing Valve Ar	ıd Shut <b>(</b>	Off Valves			
Distribution				_				
Hot Wtr Piping/Pump	80%			2036	* *	4	\$12,300	
Central Plant Steam Piping/Pmp	20%	0-2	\$34,500	2038	* *	4	\$2,100	
			vere, Area Affectea	l : 100%				
	Location	i : Through	out					
Terminal Devices								
Air Handler	10%			2023	\$286,500	1	\$12,900	
Convector/Radiator	80%			2033	* *	1	\$53,800	
Fan Coil Unit/Heat	10%			2023	\$305,100	1	\$6,700	
Air Conditioning								
Energy Source	1000/			2026	* *	1		
Electricity	100%			2036		1		
Conversion Equipment Split Unit	5%			2036	* *			
No Component	95%			2030				
*			xtent : Light, Area	Affected	. 0%			
`		ı : 11th Floo	_	пуссиси	. 070			
			it Chillers Very Old	d And No	ot In Use			
Distribution	2. piana	2 011	J.m.c.s very On					
CW & CHW Wtr Pipe/Pump	100%			2038	* *	4	\$10,300	
		servation, E n : Through	xtent : Light, Area out	Affected	: 100%			
	Explana	tion : Provi	ded From Adjacent	t Main H	Iospital Building			

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

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

Asset #: 750

Mechanical	Current Repair	Future Re	placement	Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	100%	2028	\$114,200	1	\$128,700		
/entilation							
Distribution	1000/	LIEE	יל ער	2.5	Ф10 <b>2 7</b> 00		
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$183,700		
Exhaust Fans	000/	2020	¢(52.200	2	¢5.700		
Interior Roof	90%	2028 2028	\$652,300	2	\$5,700		
	10%	2028	\$33,800	2	\$600		
Plumbing H/C Water Piping							
Brass/Copper	100%	2048	* *	1			
Sanitary Piping	10070	2070		1			
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	10070	EH E		1			
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)	10070	211 2					
Non-Submersible	100%	2028	\$31,100	4	\$6,600		
Backflow Preventer			. ,		. ,		
Generic	100%	2033	* *	1	\$12,700		
Fixtures					•		
Generic	100%						
ertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent: Light, Area Affected: 100% Location: 3 Units 1st To 14th Floor, 2 Units Basement To 13th Floor, 1 Unit Basement To						
	Location : 3 Units 1st To 14th Floor	r, 2 Units Baseme	ent To 13th Fl	oor, 1 Ui	nit Basement To		
	Explanation : 6 Units						
ire Suppression	Expunuion . O Onus						
Standpipe							
Generic	100%	2048	* *	1-5	\$104,900		
Sprinkler					,		
No Component	60%						
Generic	40%	2048	* *	1-2	\$23,300		
General	Other Observation, Extent : Severe, A	Area Affected : 40	0%				
	Location: 15th Floor						
	Explanation: One Pressurized Stor	rage Tank Is Corr	oded				
Chemical System							
No Component	80%						
Generic	20%	2026	\$400	1-3	\$700		
	Other Observation, Extent : Light, A	rea Affected : 100	0%				
	Location : Throughout						
	Explanation: Fire Extinguishers						

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Page: 402

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : MORRISANIA D AND T CENTER ANNEX
Address : 1225 GERARD AVE. NEAR E. 167 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 24,627 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 21-Dec-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2489 Lot : 60 BIN : 2003015

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$599,500	\$42,400
Interior Architecture		\$255,800
Electrical		\$363,200
Mechanical		\$545,200
Total	\$599,500	\$1,206,500
Importance Code A	\$599,500	\$42,400
Importance Code B		\$1,164,100
Total	\$599,500	\$1,206,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$900			
Interior Architecture	\$40,900		\$19,300	\$3,600
Electrical	\$8,600	\$2,300	\$2,800	\$2,600
Mechanical	\$21,400	\$4,300	\$5,200	\$3,200
Total	\$71,700	\$6,600	\$27,300	\$9,400
Importance Code A	\$900			
Importance Code B	\$35,400	\$6,600	\$27,300	\$9,400
Importance Code C	\$35,400			
Total	\$71,700	\$6,600	\$27,300	\$9,400



 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1005

rchitecture		Current l	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior								
Exterior Walls Masonry: Brick		Now	\$401,000	LIFE	* *	5	\$42,400	
			ents, Extent : Seve Parking Area,Throu		Affected : 5%			
	Cracking/	Crumbling,	Extent : Moderate		fected : 20%			
		ı : Through r Miss/Erod	out d, Extent : Moderat	e. Area A	Affected: 10%			
		: Through		c, 11/cu 1	gycerea : 1070			
		-	e, Extent : Severe, A Parking Area	Area Affe	cted : 5%			
Windows	1000/	<b>N</b> I	<b>495.700</b>	2026	* *	-	¢4.000	
Aluminum		Now issing Elem	\$85,700 nents, Extent : Light	2036 t, Area A		5	\$4,900	
		ı : Through	_		•			
Parapets Massague Briefs	750/	Na	\$27,000	LIDD	* *		Ø2 100	
Masonry: Brick		Now l Cracks, E	\$37,900 Extent : Moderate, A	LIFE Area Affe		5	\$3,100	
		: Through		33				
			d, Extent : Moderat	e, Area A	ffected : 25%			
Metal Cornice	15%	: Through	ош	2056	* *	10	\$2,000	
Metal: Cage/Fence		Now	\$900	2030	* *	5	\$1,400	
5	Corrosion		xtent : Moderate, A		cted : 25%		, ,	
			Extent : Moderate,	Area Aff	ected : 25%			
D C	Location	: Through	out					
Roof Modified Bitumen	100%	Now	\$74,900	2033	* *			1
			ere, Area Affected :					
		_	out Offices					
			amage, Extent : Se out Third Floor Ro		a Affected : 20%			
terior	Locuitor	i. Inrough	oui Tiiru Tioor Ro					
Floors								
Cast in Place Concrete		Now	\$1,800	LIFE	**	5	\$7,400	
	Location	i : First Fla	Extent : Light, Are		ed : 10%			
Quarry Tile	5% 85%			2041 2028	* * \$255 900	5	\$2,500	
Vinyl Tile Interior Walls	83%			2028	\$255,800	3	\$14,400	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,800	
Gypsum Board	90%			LIFE	* *	5-10	\$52,600	
Ceilings	250/			20.41	ماد ماد		<b>#10.600</b>	
AcousTileConcealSpLn AcousTileSusp.Lay-In	25% 75%			2041 2041	* *	5 5	\$10,600 \$25,400	
Acous Theousp.Lay-III	13/0			∠U+1		J	φ23,400	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1005

Electrical	Current Repair Future Replacement		e Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2028	\$36,900	1		
Panelboards						
Fused Disc Sw	5%	2027	\$1,600	5		
Molded Case Bkrs	95%	2027	\$29,700	5	\$600	
Wiring						
Thermoplastic	100%	2028	\$53,800	1		
Motor Controllers						
Locally Mounted	100%	2026	\$58,700	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	70%	2036	* *	10	\$14,500	
	T-8 Lamps And Fixtures, Extent: Me		Affected : 100%			
	Location: Throughout The Building	ıg				
Fluorescent	30%	2023	\$116,600	10	\$6,200	
	Other Observation, Extent : Modera	ite, Area Affe	cted : 100%		•	
	Location: Basement					
	Explanation: T-12 Lamps					
Egress Lighting						
Emergency, Service	20%	2023	\$2,300	1		
Emergency, Service	40%	2036	* *	1		
Exit, Service	30%	2023	\$2,400	1		
Exit, Service	10%	2036	* *	1		
Exterior Lighting						
HID	100%	2023	\$97,200	10	\$100	
Alarm						
Security System						
Generic	100%	2033	* *	1	\$9,200	
Fire/Smoke Detection						
Generic, Digital	100%	2033	* *	1-3	\$15,200	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Distribution				
Hot Wtr Piping/Pump	100%	2044 **	4 \$1,700	
	Other Observation, Extent : Moderate, A	Area Affected : 100%		
	Location: Basement Of Adjacent Build	ding		
	Explanation: Hot Water Pumps Locat	ed In Adjacent Building Ba	sement - Only Piping In	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Terminal Devices	<b>5</b> 00/ 0.0	<b>#10.000</b>	2020	<b>#21</b> 0.000		ФО ООО	
Air Handler	70% 0-2	\$10,900	2028	\$218,000	1	\$8,800	
	Corroded, Extent: N						
		om Of The Unit, 3rd					
	Leak Evident, Exten	om Of The Unit, 3rd	55				
Convector/Radiator	30%	m Oj The Onii, Sta	$\frac{1000  \text{M}}{2033}$	**	1	\$2,200	
Air Conditioning	3070		2033		1	\$2,200	
Energy Source							
Electricity	100%		2044	* *	1		
Distribution	10070		2011				
CW & CHW Wtr	100%		2048	* *	4	\$1,700	
Pipe/Pump	10070		_0.0		·	\$1,700	
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: Baseme	nt					
	Explanation : Chil In This Building	led Water Pumps Ar	e Locate	d In Adjacent Build	ling - On	lly Chw Piping Is	
Terminal Devices							
Air Handler/Cool/Ht	100%		2028	\$248,400	1	\$14,000	
Ventilation							
Distribution	1000/		LIDE	ילי ילי	2.5	Φ20.000	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$20,000	
Exhaust Fans	1000/		2020	Φ <b>7</b> 0.000	2	Φ <b>7</b> 00	
Interior	100%		2028	\$78,800	2	\$700	
Plumbing							
H/C Water Piping Brass/Copper	100%		2048	* *	1		
	10070		2040		1		
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	100/0		LIII		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	100/0		LII L		1		
Submersible	100%		2019	\$800	4	\$800	
Fixtures					•	<del></del>	
Generic	100%						
Fire Suppression							
Standpipe							
Standpipe							

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

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

Page: 406

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : MORRISANIA D AND T CENTER MAIN BLDG.

Address : 1225 GERARD AVE. NEAR E. 167 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 71,711 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 21-Dec-2016 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3

Block : 2489 Lot : 60 BIN : 2003015

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,766,400	\$102,900
Interior Architecture	\$511,800	\$558,300
Electrical		\$1,255,400
Mechanical	\$59,100	\$1,636,500
Total	\$2,337,400	\$3,553,100
Importance Code A	\$1,766,400	\$102,900
Importance Code B	\$282,700	\$3,373,200
Importance Code C	\$288,300	\$77,000
Total	\$2,337,400	\$3,553,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	_			_
Interior Architecture	\$55,500			\$12,600
Electrical	\$16,000	\$11,700	\$13,400	\$18,300
Mechanical	\$107,200	\$37,900	\$30,100	\$40,300
Site Enclosure	\$8,300			
Site Pavements	\$26,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$221,200	\$57,400	\$51,400	\$79,000
Importance Code A	\$6,300	\$6,300	\$6,300	\$6,300
Importance Code B	\$184,200	\$51,200	\$45,100	\$68,400
Importance Code C	\$30,700	·	·	\$4,400
Total	\$221,200	\$57,400	\$51,400	\$79,000



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

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

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	7.50/			LIDD			ф1.70.100	
Masonry: Brick	75%		\$220,800	LIFE	* *	5	\$159,100	
Masonry: Brick	22%		\$220,800 e, Extent : Severe, 1	LIFE	ected : 100%	3	\$23,300	
	-		Annex And Main B		сстей . 100/0			
			xtent : Severe, Area	0	d: 30%			
			eter Joint Between					
Window Wall	3%			2038	* *	5	\$11,900	
Windows								
Aluminum		Now	\$1,012,100	2053	* *	5	\$11,600	
		Missing, E i : Through	xtent : Severe, Ared	a Affecte	d: 40%			
		_		ffected :	40%			
	Unit Inoperable, Extent : Severe, Area Affected : 40% Location : Throughout							
		U	g, Extent : Severe, 1	Area Affe	ected : 100%			
		ı : Through		33				
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	\$83,000	
Metal Cornice	10%			2043	* *	10	\$4,300	
Roof			****		di di			
Modified Bitumen		Now	\$383,100	2038	* *			
		xtent : Seve 1 : Through	ere, Area Affected :	40%				
		_	oui derate, Area Affeci	ed · 20%	6			
		1 : Through		cu . 207	v			
Interior								
Floors								
Cast in Place Concrete	_	Now	\$7,700	LIFE	* *	5	\$31,200	
	_	_	Extent: Light, Are	ea Affecte	ed : 10%			
		ı : Basemen	t t					
Ceramic Tile	3%			2037	* *	3	\$2,900	
Quarry Tile		Now	\$71,400	2033	* *	5	\$17,800	
		issing Elem ı : Entrance	ents, Extent : Light ?	t, Area A	ffected : 5%			
Vinyl Tile	57%	Now	\$48,100	2028	\$481,300	3	\$20,300	
· <i>y</i>			Extent : Light, Are		·	ž.	Ţ <b>_</b> 0,200	
	_	_	nsion Joint Betweer			x		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1004

Architecture	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Cast in Place Concrete	Paint Pee Location	ı : Sub-base	\$232,600 : Moderate, Area A ement xtent : Moderate, A					
		ı : Sub-base		55				
Ceramic Tile	5%			2037	* *	5	\$8,800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$14,100	
Gypsum Board	73% Water Per	Now	\$55,700 xtent : Light, Area . at	LIFE	**	5	\$77,000	
Masonry: Brick	2%			LIFE	* *	10	\$1,100	
Ceilings							Ψ1,100	
AcousTileConcealSpLn	Cracking/	Now Crumbling, 1: Basemen	\$24,100 Extent : Light, Are	2041 ea Affecte	* * ed : 10%	5	\$17,800	
AcousTileSusp.Lay-In		etration, E.	\$40,200 xtent : Moderate, A gy, Basement.	2041 rea Affe	* * cted : 60%	5	\$23,700	
Exposed Concrete	Location Water Pen Location Other Obs	Reinforcement: Basement Setration, E. Set: At Expant Servation, E. Servation, E.	\$63,900 ent, Extent : Severe, at Mail Room xtent : Severe, Arec asion Joint In Basel Extent : Severe, Arec ement Below Entra king Concrete Bear	i Affected ment, Be a Affecte nce	l : 10% low Stair	5	\$1,500	
Gypsum Board	5%		-	LIFE	* *	5-10	\$16,300	
Plaster	5%			LIFE	* *	5-10	\$8,200	
Site Enclosure Fence/Gates Chain link	90% Corrosion	Now /Rusting, E	\$2,700 Extent : Moderate, A e Of Building	2038	** cted : 20%	-		
Iron Picket	Corrosion	Now /Rusting, E n : Gerrard	\$200 Extent : Moderate, A Ave	2063 Area Affe	* * cted : 30%			
Retaining Walls								
Cast in Place Concrete	Cracking/ Location Water Pen	ı : Parking	xtent : Severe, Area					
Site Pavements								

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1004

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$6,500	2033	* *			
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	: Nex To F	Parking Lot					
On-Site Walkways								
Cast in Place Concrete	100%			2033	* *			
Parking/Driveway								
Asphalt	100%	Now	\$19,700	2031	* *			
•	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 40%			
	Location	: Parking	Lot					

lectrical	Current Rep	air Futu	re Replacement	Maintenance					
rstem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
der 600 Volts									
Service Equipment									
Fused Disc Sw	80%	2028	\$17,400	5	\$200				
	Other Observation, Exter		ected : 100%						
	Location : Electrical Re								
	Explanation : One 1200	) Amperes Main Discon	nect Switch						
Fused Disc Sw	20%	2048	* *	5	\$100				
	Other Observation, Exter	ıt : Moderate, Area Affe	ected : 100%						
	Location : Electrical Re	oom Basement							
	Explanation: 600 Amp	eres Service Switch For	Fire Pump						
Transformers									
Dry Type	100%	2026	\$16,500	5	\$300				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Electrical Room Basement								
	Explanation: One 184	Kva And 75 Kva 480hv	- 208/120lv						
Switchgear / Switchboard									
Molded Case Bkrs	100%	2048	* *	5	\$1,900				
Raceway									
Conduit	90%	2038	* *	1					
Conduit	10%	2048	* *	1					
Panelboards									
Fused Disc Sw	10%	2027	\$7,000	5	\$200				
Molded Case Bkrs	70%	2027	\$49,200	5	\$1,300				
Molded Case Bkrs	20%	2044	* *	5	\$400				
Wiring									
Thermoplastic	90%	2028	\$144,700	1					
Thermoplastic	10%	2048	* *	1					
Motor Controllers									
Locally Mounted	90%	2026	\$140,800	5	\$400				
Locally Mounted	10%	2041	* *	5					

Ground

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1004

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,100	
tand-by Power						
Transfer Switches			*			
Automatic	100%	2026	\$11,800	1	\$22,100	
	Other Observation, Extent: Moderate,		ed : 100%			
	Location: Electrical And Water Pum					
Comment	Explanation: Two Automatic Transfe	r Switch				
Generators Diesel	100%	2024	\$92,200	1	\$27,800	
Diesei	Other Observation, Extent : Moderate,			1	\$27,000	
	Location: Mechanical Room	meanyeen	ей . 100/0			
	Explanation: One 30 Kw					
Batteries	Explanation . One 30 KW					
Lead/Acid	100%	2019	\$1,600	5	\$2,700	
Fuel Storage			+ )		* 7:	
Day Tank	100%	2027	\$4,800	5	\$11,800	
,	Other Observation, Extent: Moderate,	Area Affect			. ,	
	Location: Generator Room Basemen	t				
	Explanation: One 25 Gallons					
ighting						
Interior Lighting						
Fluorescent	50%	2028	\$545,400	10	\$29,100	
	Other Observation, Extent : Moderate,	Area Affect	ed : 100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Fluorescent	45%	2033	* *	10	\$26,200	
	T-8 Lamps And Fixtures, Extent: Mode	erate, Area A	Affected : 100%			
	Location: Throughout The Building					
Fluorescent	5%	2033	* *	10	\$2,900	
	Compact Fluorescent Light, Extent : M	oderate, Are	ea Affected : 100	%		
	Location: Throughout The Building					
Egress Lighting						
Emergency, Service	40%	2023	\$13,100	1		
Emergency, Service	20%	2033	* *	1		
Exit, Service	30%	2023	\$6,600	1		
Exit, Service	10%	2033	* *	1		
Exterior Lighting						
HID	100%	2023	\$283,100	10	\$200	
larm						
Security System						
Generic	100%	2033	* *	1	\$26,800	
Fire/Smoke Detection Generic, Digital	100%	2033	* *	1-3	\$44,200	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2048	* *	1		
	Location	: Basemer						
Conversion Equipment	Explanal	non : 2 Tan	ıks Of 15,000 Gallo	ons Eacn				
Steam Boiler	100%			2033	* *	1	\$62,900	
	Other Obs	ervation, E : Basemer	Extent : Light, Area nt		: 100%		<del>40</del> 2,500	
	Explana	tion: 2 Un	its. And 2 Heat Exc	hangers	To Convert Steam	To Hot W	Vater.	
Distribution								
Hot Wtr Piping/Pump	95%			2036	* *	4	\$4,500	
Steam Piping/Pump	5%			2048	* *			
Terminal Devices	700/			2020	Ф.C.1.1. 700		<b>#27.500</b>	
Air Handler	70%			2028	\$611,700	1	\$27,500	
Convector/Radiator	30%			2026	\$138,600	1	\$6,200	
Air Conditioning Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment	10070			2011				
Centrifugal, Elec Chiller	95%			2031	* *	1	\$65,200	
8 ,		ervation, E	Extent : Moderate, A		ected : 95%		, ,	
	Location	: Basemer	nt Mechanical Room	n				
	Explana	tion : R-11.	(2) Water Cooled	Chillers	Also Feed Air Har	idlers On	3rd Floor	
Reciprocating Compr/Chiller	5%	Now	\$26,400	2038	* *	1	\$1,300	
•			Extent : Severe, An nication Room	rea Affeci	ted : 5%			
Distribution CW & CHW Wtr Pipe/Pump	95%			2038	* *	4	\$3,000	
No Component	5%							
Terminal Devices	370							
Air Handler/Cool/Ht	95%			2028	\$662,100	1	\$37,300	
Fan Coil - 2 Pipe	5%	Now	\$59,100	2038	**	1	\$900	
1			Extent : Severe, Are		d : 5%			
	Location	: Commur	nication Room					
	Explana	tion : <u>Ma</u> lfi	unctioning Unit					

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

Asset #: 1004

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Heat Rejection Dry Cooler	5% Now Unit Inoperable, Ext	\$16,900 ent : Severe, Area A	2038 ffected : :	**	2	\$1,800	
Water Cooling Tower	Location: Roof  95%  Repairs In Progress, Location: Roof	_			2	\$60,700	
	Other Observation, I Location : Roof Explanation : (2)		Area Affec	eted : 95%			
Ventilation							
Distribution Ductwork/Diffusers	100% 0-2 Corroded, Extent : M Location : Roof	\$18,700 Ioderate, Area Affed	LIFE cted : 5%	* *	2-5	\$35,400	
Exhaust Fans							
Interior	90%		2033	* *	2	\$1,800	
Roof	10% Now Obsolete Equipment, Location: Roof	\$10,300 Extent : Moderate,	2038 , Area Affa	* * ected : 10%	2	\$200	
Plumbing							
H/C Water Piping	1000/		2020	* *	1		
Brass/Copper	100%		2038	* *	1		
HW Heat Exchanger Steam Fired	100%		2038	* *	4	\$6,300	
Sanitary Piping Cast Iron	100% Now Blockage/Clogged,	\$9,100 Extent : Moderate, 1	LIFE Area Affe	* * cted : 5%	1		
	Location : House T	Trap In Basement X	Ray Secti	on			
Storm Drain Piping Cast Iron	100% Now  Leak Evident, Extent  Location: Roof Dr	\$2,600 : Moderate, Area A ain Over Union Off		* *	1		
Sump Pump(s)	Boeanon : Rooj Bi	ani over omon ojj					
Non-Submersible	100%		2028	\$10,700	4	\$2,300	
Backflow Preventer Generic	100%		2033	* *	1	\$3,900	
Fixtures						¥ = )- · · ·	
Generic	100%						
Vertical Transport Elevators							
Geared Traction	100% Other Observation, I	e e	LIFE Affected .	* *			
	Location : Basemer		On Esse	d. d. I.:f.,			
Fire Suppression	Explanation : (2) E	Elevators. Both Are	On Extend	ией Біје			

Fire Suppression

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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## HEALTH AND HOSPITALS CORP. - 819 MORRISANIA D AND T CENTER MAIN BLDG.

Mechanical	Currer	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Standpipe							
Generic	100%		2048	* *	1-5	\$32,000	
Sprinkler							
No Component	75%						
Generic	25%		2038	* *	1-2	\$4,400	
Fire Pump							
Generic	100%		2031	* *	1	\$11,900	

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : NORTH CENTRAL BRONX HOSPITAL

Address : 3424 KOSSUTH AVE AND 210 ST

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 655,542 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 07-May-2014 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,7,9,11,13,17,ph

Block : 3327 Lot : 200 BIN : 2017787

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$5,141,900	\$732,300
Interior Architecture	\$362,200	\$2,360,100
Electrical	\$3,553,700	\$20,745,700
Mechanical	\$16,357,400	\$1,584,900
Total	\$25,415,300	\$25,423,000
Importance Code A	\$5,824,800	\$972,500
Importance Code B	\$19,590,500	\$24,394,400
Importance Code C		\$56,100
Total	\$25,415,300	\$25,423,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$20,900	\$21,400	_	<u> </u>
Interior Architecture	\$44,000		\$40,300	\$20,200
Electrical	\$143,300	\$122,100	\$90,500	\$98,200
Mechanical	\$320,300	\$249,800	\$362,100	\$202,400
Elevators/Escalators	\$201,300	\$201,300	\$201,300	\$201,300
Total	\$729,900	\$594,700	\$694,200	\$522,100
Importance Code A	\$60,900	\$73,800	\$50,700	\$50,700
Importance Code B	\$665,200	\$520,900	\$643,500	\$471,400
Importance Code C	\$3,700			
Total	\$729,900	\$594,700	\$694,200	\$522,100



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	57%			LIFE	* *	5	\$228,400	
Metal Panel	2%		\$12,100	2035	* *	5	\$15,000	
		-	ents, Extent : Seve	re, Area 1	Affected : 10%			
			verhead Doors					
	-		xtent : Severe, Area	Affected	: 20%			
			verhead Doors					
Metal Coiling Doors	3%			2030	* *	5	\$37,600	
Pre-Cast Concrete	5%		\$86,600	LIFE	* *	5	\$65,100	
	_	_	Extent : Light, Are	ea Affecte	ed : 2%			
			nergency Entrance		/			
			nt : Light, Area Aff	ected : 10	00%			
			nergency Entrance					
Pre-Cast Concrete	30%			LIFE	* *	5	\$390,700	
Window Wall	3%		\$181,400	2045	* *	5	\$22,500	
	-		ıt : Severe, Area Afj		00%			
		-	nd Various Other L					
			g, Extent : Moderai	te, Area A	Affected: 25%			
	Location	n : Lobby						
Windows	0.50/	NT.	Ф4 <b>2</b> 02 <b>7</b> 00	2050	* *	-	Ф40,000	
Aluminum		Now	\$4,203,700	2050	• •	5	\$48,000	
	-	аноп, Ехтег 1 : Through	it : Moderate, Area	Ајјестеа	: /3%			
		_	oui ed, Extent : Modera	to Area	Affacted . 50%			
		n : Through		ie, Area .	Affected . 50%			
		U	oui xtent : Moderate, A	rea Affe	cted · 20%			
		n : Stairs	xieni . Moderdie, n	rea rijjet	.iea . 2070			
M-4-1 I				2024	* *	10	\$21,600	
Metal Louvers	5%	1		2034		10	\$31,600	
Parapets Cast in Place Concrete	5%	Now	\$8,900	LIFE	* *	5	\$13,800	
Cast III Flace Colletete			\$6,900 ent, Extent : Moder		Affacted : 20%	3	\$13,000	
	-	-	Enclosing Cooling		11,100.10и . 20/0			
Maganary Daiale Conite	60%		Z Cooming		* *		\$14,000	
Masonry: Brick Cavity Metal Panel	5%			LIFE 2045	* *	5 5	\$16,000 \$5,200	
Metal Rail	10%			2043	* *	5 5-10	\$3,200 \$48,200	
Pre-Cast Concrete	20%			LIFE	* *	5-10 5	\$33,600	
FIE-Cast Colletete	20%0	1		LILE	• •	J	\$33,000	

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

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

Asset #: 732

Architecture	Current I	Current Repair Future Replac		Replacement	Ma	Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Roof							
Cast in Place Concrete	15%		LIFE	* *			
	Cracking/Crumbling,	_	ı Affected	l : 10%			
	Location: Over 13t						
	Vegetation Growth, E		rea Affec	ted : 20%			
	Location : Over 11t	h And 13th Floors					
Modified Bitumen	50%		2030	* *	10	\$72,300	
Panel/Paver: Cer/Brk	35% Now	\$598,100	2055	* *			
	Drains Inad/Misposn		Area Afj	fected : 25%			
	Location : Terrace						
	Vegetation Growth, E		rea Affec	ted : 40%			
	Location : Terrace						
	Water Penetration, E.		ffected :	10%			
	Location : Terrace	Over Second Floor					
nterior							
Floors	100/		LIDE	י אי	-	0176 400	
Cast in Place Concrete	10%		LIFE	* *	5	\$176,400	
Ceramic Tile	5%		2034	* *	5	\$40,300	
Panel/Paver: Cer/Brk	15% 5%		2041 2038	* *	5 5	\$272,200	
Quarry Tile Vinyl Tile	35%		2030	* *	3	\$60,500 \$105,800	
Vinyl Tile Vinyl Tile	5%		2030	* *	3	\$15,100	
Vinyl Tile Vinyl Tile	20%		2025	\$1,433,700	3	\$80,600	
Under Construction	5%		2023	\$1,433,700	3	\$60,000	
Interior Walls	370						
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	* *		4,	
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	
<b>Under Construction</b>	5%						

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of F Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 732

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year 1 FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2025	\$164,300	5	\$3,400	
	Other Observation, Extent : Moderat	e, Area Affect	ted : 100%			
	Location : Electrical Room					
	Explanation : 4- 4000 Amperes Serv	vice Protector	rs			
Transformers						
Dry Type	90%	2023	\$14,900	5	\$2,200	
	Other Observation, Extent : Moderate	e, Area Affect	ted : 100%			
	Location: Electrical Room					
	Explanation: 3-150 Kva, 2-75 Kva					
Dry Type	10%	2038	* *	5	\$200	
	Other Observation, Extent : Moderat	e, Area Affect	ted : 100%			
	Location: 1st Floor					
	Explanation: 1-75 Kva, 2-45 Kva					
Switchgear / Switchboard	0.70 (		<b></b>	_	<b></b>	
Fused Disc Sw	95%	2025	\$631,000	5	\$2,700	
Fused Disc Sw	5%	2045	* *	5	\$100	
Raceway	• • • • • • • • • • • • • • • • • • • •		44.52.200			
Busway	20%	2023	\$163,200	1		
Conduit	70%	2025	\$571,100 * *	1		
Conduit	10%	2045	* *	1		
Panelboards	50/	2024	<b>#25.500</b>	_	4000	
Fused Disc Sw	5%	2024	\$37,500	5	\$800	
Molded Case Bkrs	15%	2033	* *	5	\$2,600	
Molded Case Bkrs	10%	2041	**	5	\$1,700	
Molded Case Bkrs	70%	2024	\$525,100	5	\$12,100	
Wiring	2007	2022	Φ <b>251</b> 400	1		
Busway	20%	2023	\$251,400	1		
Thermoplastic	70%	2025	\$879,700 * *	1		
Thermoplastic	10%	2045	<i>~</i> ~	1		
Motor Controllers	100/	2022	¢57,000	F	0.400	
Locally Mounted	10%	2023	\$56,800 * *	5	\$400	
Motor Control Center	10%	2038		5	\$1,800	
Motor Control Center	75%	2023	\$1,111,200	5	\$13,400	
Variable Frequency	5%	2038	-1- W			
Drive						
Grounding Devices						
Grounding Devices Generic	100%	LIFE	* *	5	\$9,600	
Stand-by Power	10070	LIFE		5	\$9,000	

Stand-by Power

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

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

Asset #: 732

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power					
Transfer Switches	400/			***	
Automatic	10%	2030 **	1	\$20,200	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location: 1st Basement	D			
<b>.</b>	Explanation: 400 Amperes For Fire I		- 1	Ф1.41. <b>2</b> 00	
Automatic	70%	2023	1	\$141,200	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affectea : 100%			
	Explanation: 3-1600 Amperes And 1	- 1200 Amnores			
A4 4 : -			1	\$20,200	
Automatic	10% Other Observation, Extent: Moderate,	2023	1	\$20,200	
	Location : First Basement	Area Affectea . 100%			
	Explanation: 400 Amperes For Sprin	kler Pump			
Automatic	10%	2023	1	\$20,200	
Automatic	Other Observation, Extent: Moderate,		1	\$20,200	
	Location : Second Basement	Area Affectea . 100/0			
	Explanation: 400 Amperes For Stand	lnina Pumn			
Generators	Explanation: 400 Amperes For Stand	ріре 1 инір			
Diesel	100%	2021	1	\$253,900	
Dieser	Other Observation, Extent : Moderate,		1	Ψ233,700	
	Location: Generator Room	33			
	Explanation : 2- Emergency Generate	ors Rated @ 750 Kw Each			
Batteries					
Lead/Acid	100%	2019 \$1,600	5	\$24,300	
Fuel Storage					
Day Tank	50%	2024 \$20,500	5	\$50,000	
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Generator Room				
	Explanation : 2- 105 Gallons Rated C	* *			
Main Tank	50%	2028 \$34,100	5	\$7,900	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : 3rd Basement				
	Explanation : 20,000 Gallon Capacity	V			
ighting					
Interior Lighting	020/	2025 00 510 200	10	¢454.600	
Fluorescent	92%	2025 \$8,519,200	10	\$454,600	
	Other Observation, Extent: Moderate, Location: Throughout The Building	Area Affectea : 100%			
TI .	Explanation: T-8 Lamps	2025 #105 200	10	ФО ООО	
Fluorescent	2%	2025 \$185,200		\$9,900	
	Compact Fluorescent Light, Extent : Mo Location : 12th Floor	vaerate, Area Affected : 10	U%0		
77					
Fluorescent	5%	2030 **	10	\$24,700	
	T-8 Lamps And Fixtures, Extent: Mode	rate, Area Affected: 100%			
	Location: 4th, 6th, 7th Floors				
Incandescent	1%	2020 \$92,600	2	\$100	

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

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

Electrical	Current Repa	air Futui	re Replacement	М	aintenance			
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Egress Lighting								
Emergency, Service	50%	2025	\$138,500	1				
Exit, LED	5%	2060	* *	1				
Exit, Service	20%	2020	\$37,500	1				
Exit, Service	25%	2025	\$46,900	1				
Exterior Lighting								
HID	50%	2020	\$1,294,100	10	\$1,000			
HID	50%	2025	\$1,294,100	10	\$1,000			
Lightning Protection Arresters/Cabling								
Generic	100%	2028	\$115,300	5	\$1,500			
Alarm								
Security System								
No Component	70%							
Generic	30%	2025	\$622,000	1	\$73,500			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Hallways, M	echanical Rooms, Outs	ide					
	Explanation: CCTV Su	rveillance Cameras						
Fire/Smoke Detection								
Generic, Analog	30%	2020	\$2,129,500	1-3	\$121,200			
	Other Observation, Exten	it : Moderate, Area Affe	ected : 100%					
	Location: Basements,							
	Explanation: Manual H	Pull Station And Alarm	Bells					
Generic, Digital	70%	2025	\$4,968,700	1-3	\$291,300			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Li	ghts, Manual Pull Stati	ons, Horns, Smoke	Detector	s And Alarm Bells			

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Interruptible Gas/Dual	100%	2035 **	1	
Fuel				
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location: Vault			
	Explanation: 3 - 20,000 Gallon Tanks	s For #2 Fuel Oil		

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

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

Mechanical	Current Re	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment Heat Exchanger, Plate & Frame	10%		2028	\$76,000	1	\$26,600	
Trume	Other Observation, Ex	tent : Light, Area	Affected :	100%			
	Location : Mechanica	0 .	55				
	Explanation : Heat E			stem And Radiati	on		
Steam Boiler	70%		2038	* *	1	\$373,500	
	Other Observation, Ex	tent : Light, Area	Affected :	100%		* <b>y</b>	
	Location : Boiler Roc	om					
	Explanation : 4 Boile	ers Out Of 5 Are N	lewer Uni	ts			
Steam Boiler	20% 2-4	\$682,900	2045	* *	1	\$96,000	
	Other Observation, Ex	tent : Severe, Ared	a Affected	: 100%			
	Location : Boiler Roc	om					
	Explanation: Boiler	No-2 Is Beyond It	's Useful I	Life Cycle And De	efective -	It Should Be	
	Replaced						
Distribution							
Hot Wtr Piping/Pump	30%		2033	* *	4	\$8,000	
Central Plant Steam	70%		2035	* *	4	\$27,900	
Piping/Pmp							
Terminal Devices	500/ 0.2	¢270 000	2020	¢2 700 400	1	¢1.40.000	
Air Handler	50% 0-2 Corroded, Extent : Mod	\$370,900	2020	\$3,709,400	1	\$149,900	
	Location : Air Handl		nea : 100)	70			
			Afford al.	1000/			
	On Extended Life, Exte Location: Throughou		Ајјестеа .	100%			
	Other Observation, Ex		Araa Affac	tod : 100%			
	Location : Level B-2,			ieu . 10070			
	Explanation : Air Ha						
Air Handler	10%	naier Doors Leak	2033	* *	1	\$33,300	
Convector/Radiator	30%		2033	* *	1 1	\$53,300 \$52,200	
Fan Coil Unit/Heat	10%		2025	\$790,100	1	\$17,400	
ran Con Omirneat	Other Observation, Ex	tent · Light Area			1	\$17,400	
	Location: Throughou	=	изусски.	100/0			
	Explanation: Reheat						
Air Conditioning	= Jp to	~,,,,,,,,,,,					
Energy Source							
Electricity	100%		2041	* *	1		

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

Asset #: 732

<b>lechanical</b>		Current l	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
r Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller				2034	* *	1	\$466,500	
			Extent : Light, Area	ı Affectea	l : 100%			
		n : Chiller I		A CC . 1	1000/			
			Extent : Light, Area	Affected	: 100%			
		n : Chiller I		11				
			5 Chillers Are New		Ø1 104 100		<b>#117.700</b>	
Centrifugal, Elec Chiller			Forton I to be Amer	2021	\$1,194,100	1	\$116,600	
			Extent : Light, Area	і Ађестеа	t : 100%			
		n : Chiller I		A CC 4 - 1	. 1000/			
		servanon, E n : Chiller I	Extent : Light, Area	Ајјестеа	: 100%			
			Koom 5 Chillers Is An Old	dar Unit				
Distribution	Ехриани	uion . 1 Oj .	Chillers Is An Ou	der Onli				
CW & CHW Wtr	80%	Now	\$25,700	2025	\$514,800	4	\$21,200	
Pipe/Pump	0070	, 11011	Ψ23,700	2025	ψ211,000	•	Ψ21,200	
1 1	Corroded	, Extent : M	oderate, Area Affe	cted : 5%	,			
	Locatio	n : Connect	ions To Air Handlir	ng Units				
CW & CHW Wtr	20%	)		2045	* *	4	\$5,300	
Pipe/Pump		•		-0.0		•	\$2,200	
	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%			
		n : Chiller I						
	Explana	ition : Pump	os Replaced In 1999	9				
Terminal Devices								
Air Handler/Cool/Ht	85%	0-2	\$1,005,900	2020	\$5,029,500	1	\$254,900	
			oderate, Area Affed	cted : 100	0%			
		n : Air Hand						
	On Extended Life, Extent : Severe, Area Affected : 100%							
		n : Through						
			Extent : Moderate, A	Area Affe	cted : 100%			
		n : Through			•••			
			landler Doors Leak	ing Air -	23 Out Of 27 Air	Handlers	Are Beyond	
Air Handler/Cool/Ht	15%	seful Life C	ycie Kaling	2030	* *	1	\$50,000	
	1370	)		2030		1	\$30,000	
Heat Rejection Water Cooling Tower	100%			2019	\$2,002,200	2	\$542,200	
water Cooming Tower			ıt, Extent : Light, A			2	\$342,200	
		•	, 2 2.6,					
	Location : Roof Other Observation, Extent : Moderate, Area Affected : 100%							
	Location			1,00,119,50	. 100,0			
			Water Cooling Tow	er Is Beyo	ond the Useful Life	Cycle R	ating	
entilation	1		0		J 5			
Distribution								
Ductwork/Diffusers	100%	)		LIFE	* *	2-5	\$300,400	
	Needs Cle	eaning, Exte	ent : Moderate, Are	a Affecte	d : 100%			
	T	n : Through	aut					

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 732

Mechanical	Current Repair	r Future Replacement		aintenance
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost Prior
entilation				
Exhaust Fans				
Interior	98%	2020 \$1,839,500	2	\$16,200
	Other Observation, Extent : Moderate, A			
	Location: Mechanical Room, 5th Floo			
	Explanation: Ehaust Fans Are Beyond			
Roof	2%	2020 \$17,500	2	\$300
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location: Roof			
	Explanation: Exhaust Fans Beyond U	seful Life Cycle		
lumbing				
H/C Water Piping	100%	2035 **	1	
Brass/Copper	100%  Booster Pump w/Tank, Extent: Light, A	2033	1	
	Location: Water Pump Room	rea Affectea : 100%		
IIW/II 4 F 1	Location : water I ump Room			
HW Heat Exchanger Steam Fired	100%	2035 **	4	\$79,900
Steam Pired	Other Observation, Extent : Light, Area		4	\$79,900
	Location : Mechanical Equipment Roc			
	Explanation: 2 Units With 5,000 Gall			
Sanitary Piping	Expunction : 2 Onto Him 5,000 Gui	on Iunus		
Cast Iron	100%	LIFE **	1	
Storm Drain Piping				
Cast Iron	100%	LIFE **	1	
Sump Pump(s)				
Non-Submersible	100%	2020 \$97,900	4	\$20,800
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location : Sub-basement			
	Explanation: 2 Duplex Units			
Sewage Ejector(s)				
Electric	100%	2020 \$184,900	4	\$39,100
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location : Sub-basement			
	Explanation: 2 Duplex Units			
Backflow Preventer	1000/		_	000.000
Generic	100%	2030 **	1	\$33,000
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location: Basement	·		
F'	Explanation : Fire And Domestic / Rep	pairs In Progress		
Fixtures	1000/			
Generic ertical Transport	100%			

Vertical Transport

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Geared Traction	65%	LIFE	* *			
	Other Observation, Extent : Light, Area					
	Location: (1) Sb2-2, (1) Sb1-2, (3) 1-	4, (4) Sb1-1	17, (1) Sb2-17, (2	?) Sb1-16	ĺ	
	Explanation: 12 Units					
Geared Traction	25%	LIFE	* *			
	Other Observation, Extent: Moderate,	Area Affect	ed : 100%			
	Location: Basement Level					
	Explanation: 3 Patient Elevators Ope	erating Unre	eliably According	g To Build	ding Staff	
Geared Traction	10%	LIFE	* *			
	Other Observation, Extent: Moderate,	Area Affect	ed : 100%			
	Location: Basement Level					
	Explanation: 1 Passenger Elevator In	ı Unreliable	e Condition Acco	rding To	Building Staff	
Fire Suppression						
Standpipe						
Generic	100%	2035	* *	1-5	\$271,700	
Sprinkler						
No Component	40%					
Generic	60%	2035	* *	1-2	\$90,600	
Fire Pump						
Generic	50%	2021	\$169,800	1	\$50,300	
	Other Observation, Extent: Moderate,	Area Affect	ed : 100%			
	Location : Basement					
	Explanation: Fire Pumps Are Beyond					
Generic	50%	2034	* *	1	\$50,300	
Chemical System						
Generic	33%	2019	\$700	1-3	\$1,300	
	Other Observation, Extent : Moderate, Location : Basement	Area Affect	ed : 100%			
	Explanation: Chemical System Is Be	ond It's Us	eful Life Cycle			
Generic	67%	2024	\$1,300	1-3	\$2,500	
	Other Observation, Extent : Moderate, Location : Roof				+=,- 00	
	Explanation: No Access For Proper .	Inspection				

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

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 : 20-Dec-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 955 Lot : 170 BIN : 5113197

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$81,100	
Mechanical		\$75,500
Total	\$81,100	\$75,500
Importance Code A	\$81,100	
Importance Code B		\$75,500
Total	\$81,100	\$75,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$36,300			
Mechanical	\$4,400	\$600	\$2,800	\$600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$44,700	\$4,600	\$6,800	\$4,600
Importance Code A	\$36,600	\$300	\$300	\$300
Importance Code B	\$8,100	\$4,300	\$6,500	\$4,300
Total	\$44,700	\$4,600	\$6,800	\$4,600



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

chitecture		Current Repair		<b>Future Replacement</b>		Maintenance				
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
erior										
Exterior Walls										
Cast in Place Concrete	5%	Now	\$11,900	LIFE	* *	5	\$4,600			
	Cracking/0	Crumbling,	Extent: Moderate	, Area Af	fected : 15%					
	Location	: Column	Supports At Covere	ed Walkw	ay					
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
	Location : Column Supports At Covered Walkway									
	Efflorescence, Extent: Moderate, Area Affected: 15%									
	Location	Location : Column Supports At Covered Walkway								
	Spalling, E	Spalling, Extent : Moderate, Area Affected : 10%								
	Location	Location : Column Supports At Covered Walkway								
	Staining/D	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Base Of Perimeter Walls									
	Other Obs	Other Observation, Extent : Light, Area Affected : 100%								
	Location	: Building	50 - Integrated Fa	cility						
	Explanat Asset #14		E Contained Within	n Larger	Seaview Hospital	Building	That Includes			
Masonry: Brick Cavity	45%			LIFE	* *	5	\$16,700			
Metal, Corrugated	10%			2048	* *	1	,			
Metal Panel	20%	0-2	\$3,000	2048	* *	5	\$6,900			
	Corrosion/Rusting, Extent: Light, Area Affected: 35%									
		_	Mechanical Enclos							
Metal Sect. OHD	5%			2033	* *	5	\$2,900			
Weathering Steel	5%	Now	\$7,100	LIFE	* *	1	Ψ2,> 00			
			Extent : Moderate		fected : 15%	•				
	_	_	s Of Covered Walkw		,					
			Extent : Moderate, A		cted : 15%					
	Location : Column Supports At Covered Walkway  Explanation : Corrosion - This Component Is Actually Ordinary Structural Steel									
	Блрини		bion Inib Compo	15 11	cinally Orallially 5					
Window Wall	$\frac{2xptanat}{10\%}$		oston This compo	2048	**	5	\$6,900			
Window Wall Windows			This compo							
			saton Tinis Compo							
Windows Aluminum	10%		sion This compo	2048	* *	5	\$6,900			
Windows	10%		This compo	2048	* *	5	\$6,900			

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

Asset #: 13433

Architecture		Current Repair		Future Replacement		N	Maintenance				
System Component Type		ail Date E (Years)	stimated Cost	Year FY	Estimated Co	Cycle (Yrs)	Estimated Cost	Priority			
Exterior											
Roof											
Single Ply Membrane	100%		\$81,100	2038	*	*					
			ate, Area Affecte	d : 20%							
		Main Roof									
	Drains Clogged, Extent : Moderate, Area Affected : 10%  Location : Main Roof - From Accumulated Residue On Roof Surface										
	Drains Inad/Misposn, Extent: Moderate, Area Affected: 35%										
	Location: Main Roof And Walkway Roof										
	Ponding, Extent: Moderate, Area Affected: 50%										
		Location: Main Roofs And Overhangs At Covered Walkway									
	_	Vegetation Growth, Extent: Moderate, Area Affected: 25%									
		Location : Surrounding Rooftop Mechanical Equipment Walk Pads Miss/Displ, Extent : Moderate, Area Affected : 15%									
		-	Extent : Moderat alking Areas Very		, ,						
Soffits											
Metal Panel	_	coloring, E.	\$3,700 xtent : Moderate Perimeter Of Co		fected : 20%	* 5	\$8,500				
	Water Penetration, Extent: Moderate, Area Affected: 15%										
	Location:	Location : Underside Perimeter Of Covered Walkway									
Interior											
Floors											
Not Accessible	100%										
Interior Walls											
Not Accessible	100%										
Ceilings											
Not Accessible	100%										
Site Enclosure											
Free Standing Walls	1000/			20.40	.0.	*					
Masonry: Brick	100%			2048	*	*					
Site Pavements											
On-Site Walkways	500/			2041	T.	*					
Cast in Place Concrete	50%			2041		*					
Pavers/Stone	50%			2037	*	T					

Electrical		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Not Accessible	100%							

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

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

Asset #: 13433

Electrical	Curr	ent Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
Not Accessible	100%						
Wiring							
Not Accessible	100%						
Motor Controllers							
Not Accessible	100%						
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Egress Lighting							
Not Accessible	100%						
Exterior Lighting							
Not Accessible	100%						
Alarm							
Security System							
Not Accessible	100%						
Fire/Smoke Detection	·			·			
Not Accessible	100%						

<b>Mechanical</b>	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
eating								
Energy Source								
Natural Gas	100%		2048	* *	1			
Conversion Equipment								
Furnace	50%		2028	\$7,100	1	\$1,400		
	Other Observation, Ex	tent : Light, Area A	ffected	: 100%				
	Location: Roof, EM	S And Fire Departn	nent Ga	ırages				
	Explanation: 2 Pack	aged Rooftop Unit	s With (	Gas Heat And 5 Ga	s Fired S	Space Heaters		
Hot Water Boiler	50%		2033	* *	1	\$1,400		
	Other Observation, Ex	tent : Light, Area A	ffected	: 100%				
	Location: EMS And	Fire Department B	oiler R	ooms				
	Explanation: 4 Gas	Fired Hot Water Bo	oilers					
Distribution								
Hot Wtr Piping/Pump	100% Now	\$200	2044	* *	4	\$300		
	Insul. Deteriorating, E	Extent : Severe, Area	a Affect	ed : 100%				
	Location: Througho	ut						
Terminal Devices								
Convector/Radiator	100%		2041	* *	1	\$1,800		
ir Conditioning								
Energy Source								
Electricity	100%		2044	* *	1			

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

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

Mechanical	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning								
Conversion Equipment	1000/		2020	¢75 500	2	\$200		
Ext Pkg Unit - Heating/Cooling	100%		2028	\$75,500	2	\$300		
ricating/Coomig	Other Observation,	Extent : Light, Area	Affected :	100%				
		Location: Roof						
	•	ackage Rooftop Unit	s					
Distribution	•							
Ductwork/Diffusers	100%		LIFE	* *	2	\$9,200		
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,000		
Exhaust Fans	1000/		2022	ale ale	2	<b>#200</b>		
Roof	100%		2033	* *	2	\$200		
Plumbing H/C Water Piping								
Brass/Copper	100%		2048	* *	1			
Water Heater	10070		2046		1			
Electric	20%		2026	\$1,100	4			
Gas Fired	80%		2026	\$2,900	2	\$100		
Sanitary Piping				<b>\$2,500</b>	<del>_</del>	<b>\$100</b>		
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Backflow Preventer								
Generic	100%		2033	* *	1	\$400		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators	1000/		LIPE	* *				
Geared Traction	100%	Entant . Lista A	LIFE					
	Other Observation,	Extent : Lignt, Area de Of The Facility F						
		ae Of The Facuuy F Unit Is Functional E						
Fire Suppression	Explanation : The	Onu IS Functional E	oui NOi US	<i>уеи</i>				
Sprinkler								
No Component	75%							
Generic	25%		2048	* *	1-2	\$400		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Page: 429

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : QUEENS HOSPITAL MAIN BLDG.
Address : 82-70 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 342,964 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 25-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,pen

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$400,100	\$1,216,000
Interior Architecture	\$166,800	\$965,400
Electrical	\$337,000	\$38,200
Mechanical		\$174,700
Total	\$903,900	\$2,394,200
Importance Code A	\$400,100	\$1,216,000
Importance Code B	\$503,900	\$628,300
Importance Code C		\$549,900
Total	\$903,900	\$2,394,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$5,200	\$20,300		\$10,900
Interior Architecture	\$6,400	\$57,700	\$37,500	\$32,100
Electrical	\$42,900	\$31,500	\$27,000	\$35,000
Mechanical	\$136,500	\$172,900	\$128,900	\$146,200
Elevators/Escalators	\$54,100	\$54,100	\$54,100	\$54,100
Total	\$245,200	\$336,500	\$247,500	\$278,100
Importance Code A	\$5,200	\$30,500		\$11,600
Importance Code B	\$240,000	\$306,000	\$222,900	\$266,500
Importance Code C			\$24,700	
Total	\$245,200	\$336,500	\$247,500	\$278,100



 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

## HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL MAIN BLDG.

Asset #: 13440

Architecture		Current Repair		Future Replacement		М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior	•			•				•
Exterior Walls								
Metal/Glass Curt Wall	30%			LIFE	* *	5	\$146,200	
Metal Panel	30%			2047	* *	5-10	\$536,200	
Metal Coiling Doors	5%			2040	* *	5	\$40,600	
Granite Panels	5%			LIFE	* *	5	\$9,700	
Pre-Cast Concrete	30%			LIFE	* *	5	\$253,500	
Windows								
Aluminum	80%			2043	* *	5	\$35,400	
Aluminum	15%			2049	* *	5	\$6,600	
Metal Louvers	5%			2036	* *	10	\$13,800	
Parapets	200/			20.45		_	<b>#21 7</b> 00	
Metal Panel	30%	4.	<b>#1.200</b>	2047	* *	5	\$21,700	
Metal Rail	10%		\$1,300	2040	**	5	\$13,300	
		/Rusting, E i : Through	xtent : Light, Area out	Affected	: 20%			
	Location	a : West Fac			: 100%			
	Explana	tion : Struc	tural Steel Compor	nents				
Metal Rail	25%			2040	* *	5-10	\$84,400	
Pre-Cast Concrete	35%			LIFE	* *	5	\$41,200	
Roof								
Cast in Place Concrete	15%			LIFE	* *			
IRMA/Protected	35%	Now	\$48,900	2032	* *			
Membrane	Y 136	<i>m</i> : 1			cc 1 150/			
		/Displaced 1 : A Wing	, Extent : Moderate	e, Area A	ffected : 15%			
Modified Bitumen	30%			2035	* *	10	\$50,200	
Single Ply Membrane	5%	Now	\$600	2035	* *		. ,	
2 ,	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: 1st Floo	r - Department Of	Emergen	cy Administration	Suite		
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Emerger	cy Facility					
	Explana	tion : New .	Addition					
Sloped Glazing	15%	Now	\$153,700	LIFE	* *	5	\$335,000	1
1	Water Pen	etration, E	xtent : Severe, Area	ı Affected	d: 20%			
	Location	i : Active W	ater Leaks Throug	hout Atri	um			
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$112,300	
Ceramic Tile	5%			2036	* *	5	\$25,700	
Quarry Tile	5%			2040	* *	5	\$38,500	
Terrazzo	10%			LIFE	* *	5	\$40,100	
Vinyl Tile	60%			2032	* *	3	\$115,500	
Vinyl Tile	10%			2037	* *	3	\$25,700	
			ent, Extent : Light,	Area Aff	ected : 100%			
	Location	i : Third Fl	oor					

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

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

## HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL MAIN BLDG.

Asset #: 13440

Architecture	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior								
Interior Walls								
Ceramic Tile	5%		2036	* *	5	\$49,300		
Concrete Masonry Unit	10%		LIFE	* *	5	\$39,500		
Glass: Single Pane	5%		LIFE	* *	5	\$37,000		
Gypsum Board	70%		LIFE	* *	5	\$414,300		
Gypsum Board	10%		LIFE	* *	5	\$59,200		
	Recent Replace Evid	dent, Extent : Light, A	Area Affe	ected : 100%				
	Location: Third F	Floor						
Ceilings								
AcousTileSusp.Lay-In	65%		2040	* *	5	\$333,700		
AcousTileSusp.Lay-In	10%		2047	* *	5	\$51,300		
Recent Replace Evident, Extent : Light, Area Affected : 100%  Location : Third Floor								
Exposed Struc: Steel	10%		LIFE	* *				
Gypsum Board	15%		LIFE	* *	5	\$96,200		

ectrical	Current Repa	ir Future Rep	Future Replacement		Maintenance				
ystem Component Type	% of Fail Date Est Total (Years)	imated Cost Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit			
ler 600 Volts									
Service Equipment									
Fused Disc Sw	75%	2047	* *	5	\$1,100				
	Other Observation, Extent Location : Electrical Ro	: Moderate, Area Affected : om	100%						
	Explanation: Four 4000	Amperes And One 3000 Am	peres Main I	Disconne	ct Switch				
Fused Disc Sw	25%	2047	* *	5	\$400				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Electrical Room								
	Explanation: One 1600	Amperes Main Disconnect S	witch For Er	nergency	,				
Transformers									
Dry Type	100%	2040	* *	5	\$1,300				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Electrical Room								
	Explanation : Three 300 Kva 480hv-208/120lv, One 225 Kva 480-hv/208/120lv And One 150 Kva 480hv-208/120lv								
Switchgear / Switchboard									
Fused Disc Sw	100%	2047	* *	5	\$1,500				
Raceway									
Conduit	100%	2047	* *	1					
Panelboards									
Fused Disc Sw	10%	2043	* *	5	\$800				
Molded Case Bkrs	90%	2043	* *	5	\$8,100				
Wiring									
Thermoplastic	100%	2047	* *	1					

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

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

#### HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL MAIN BLDG.

Asset #: 13440

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Under 600 Volts										
Motor Controllers										
Locally Mounted	15%	2040	* *	5	\$300					
Motor Control Center	65%	2040	* *	5	\$6,100					
Variable Frequency Drive	20%	2044	* *							
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Engineering Office									
	Explanation : All Controllers Moni	tored By Bms								
Ground										
Grounding Devices	1000/	LIEE	* *	-	Φ <b>7</b> .000					
Generic	100%	LIFE	* *	5	\$5,000					
Stand-by Power										
Transfer Switches	500/	2040	* *	1	¢52.900					
Automatic	50% 50%	2040 2044	* *	1 1	\$52,800					
Automatic	30%	2044		1	\$52,800					
Generators	50%	2036	* *	1	\$66.400					
Diesel				1	\$66,400					
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement									
	Explanation: One 1500 Kw Onan	Consot								
Discal		2040	* *	1	\$66,400					
Diesel	50% Other Observation Extent Modera			1	\$66,400					
	Other Observation, Extent : Moderate, Area Affected : 100%  Location : Generator Room									
	Explanation: One 1500 Kw									
Batteries	Explanation . One 1300 Kw									
Nickel Cadmium	50%	2022	\$800	5	\$38,200					
Nickel Cadmium	50%	2022	\$800	5	\$38,200					
Fuel Storage	3070	2022	\$600		\$30,200					
Day Tank	50%	2043	* *	5	\$31,800					
Buy Tulik	Other Observation, Extent : Moderat		100%	3	ψ51,000					
	Location : Basement									
	Explanation : One 300 Gallons									
Day Tank	50%	2049	* *	5	\$31,800					
Lighting	3070	2047			\$31,000					
Interior Lighting										
Fluorescent	85%	2032	* *	10	\$267,400					
Tuorescent	Other Observation, Extent : Moderat	Ψ207,100								
	Location: Throughout The Buildin									
	Explanation: Using T-8 Lamps									
Fluorescent	10%	2032	* *	10	\$31,500					
1 Idolescent	Compact Fluorescent Light, Extent:	ψ51,500								
	Location: Throughout The Buildin,		,	, •						
LED			* *							
LED	5%	2035	~ ~							

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

### HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL MAIN BLDG.

Asset #: 13440

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Lighting							
Egress Lighting							
Emergency, Service	55%		2032	* *	1		
Emergency, Battery	5%		2032	* *	10	\$4,100	
Exit, LED	35%		2055	* *	1		
Exit, Service	5%		2032	* *	1		
Exterior Lighting							
HID	70%		2032	* *	10	\$700	
LED	30%		2035	* *			
Alarm							
Security System							
No Component	90%						
Generic	10%		2032	* *	1	\$12,800	
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2032	* *	1-3	\$21,100	

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Plant Campus Steam /	100%			2047	* *	1		
PRV								
			tent : Light, Area	Affected	: 100%			
		: Basement						
	Explanat	ion : Steam	Provided From A	ljacent E	Building E			
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2030	* *	5	\$20,400	
Steam								
(			tent : Light, Area	Affected	: 100%			
		: Basement						
	Explanat	ion : Steam	Provided From Ad	ljacent E	Building E			
Distribution								
Hot Wtr Piping/Pump	60%			2043	* *	4	\$15,200	
Central Plant Steam	40%			2047	* *	4	\$10,100	
Piping/Pmp								
Terminal Devices								
Air Handler	70%			2032	* *	1	\$148,500	
Convector/Radiator	30%			2040	* *	1	\$33,200	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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

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

### HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL MAIN BLDG.

Asset #: 13440

Mechanical		Current Repair		e Replacement	M		
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Conversion Equipment							
Centrifugal, Elec Chille			2036	* *	1	\$334,000	
		vation, Extent : Light, Area	Affected	: 90%			
	Location:						
	-	n : R123 Refrigerant					
Reciprocating	10%		2032	* *	1	\$15,900	
Compr/Chiller							
	-	gerant, Extent : Light, Ared	ı Affected	: 10%			
	Location : I	Roof					
Distribution							
CW & CHW Wtr	100%		2047	* *	4	\$25,400	
Pipe/Pump							
Terminal Devices							
Air Handler/Cool/Ht	100%		2032	* *	1	\$212,100	
Heat Rejection							
Dry Cooler	100%		2032	* *	2	\$238,900	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$191,200	
Exhaust Fans							
Interior	80%		2032	* *	2	\$8,400	
Roof	20%		2032	* *	2	\$2,100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2047	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2047	* *	4	\$50,900	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2032	* *	4	\$10,900	
Sewage Ejector(s)							
Electric	100%		2032	* *	4	\$20,500	
Backflow Preventer							
Generic	100%		2032	* *	1	\$21,000	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		vation, Extent : Light, Area	Affected	: 100%			
		(7) B-5, (1) B Penthouse					
	Explanation	n : 8 Units					

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

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

### HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL MAIN BLDG.

Mechanical	anical Current Repair Fu		e Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Escalators						
Over 20' Rise	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Lower Levels					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2053	* *	1-5	\$172,900	
Sprinkler						
Generic	100%	2047	* *	1-2	\$96,100	
Fire Pump						
Generic	100%	2036	* *	1	\$64,000	
Chemical System						
Generic	100%	2025	\$2,000	1-3	\$4,000	

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F

Address : 82-68 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 12,800 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 26-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$229,900	
Interior Architecture		\$37,800
Electrical	\$50,500	\$58,900
Mechanical		\$412,800
Total	\$280,400	\$509,600
Importance Code A	\$229,900	
Importance Code B	\$50,500	\$509,600
Total	\$280,400	\$509,600

Total	\$180,800	\$12,200	\$12,700	\$61,700
Importance Code C	\$1,200	\$100		
Importance Code B	\$66,200	\$12,100	\$12,700	\$43,700
Importance Code A	\$113,400			\$18,000
Total	\$180,800	\$12,200	\$12,700	\$61,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$2,200	\$1,600	\$2,000	\$10,800
Electrical	\$15,000	\$1,100	\$2,800	\$19,100
Interior Architecture	\$42,300	\$1,600		\$5,900
Exterior Architecture	\$113,400			\$18,000
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	20/	3.7	Φ1.4.C00	LIDE	* *	-	<b>#4.100</b>	1
Cast in Place Concrete		Now	\$14,600	LIFE		5	\$4,100	1
		issing Elem i : Loading	ents, Extent : Mode Dock	erate, Ar	ea Affected : 50%			
			Extent : Severe, An	ea Affec	ted · 35%			
		ı : Loading		cu rijjec	ica . 5570			
Copper/Terne	5%			2047	* *	10	\$3,200	
Masonry: Brick	80%	Now	\$139,300	LIFE	* *	5	\$22,100	
·	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	ı : Through	out					
			d, Extent : Moderat	e, Area A	Affected : 20%			
	Location	ı : Through	out					
Masonry: Granite	5%	Now	\$17,100	LIFE	* *	5	\$1,000	
			l, Extent : Moderat	e, Area A	Affected : 25%			
	Location	ı : Building	Base					
Masonry: Limestone	3%	Now	\$9,500	LIFE	* *	5	\$600	
	Jnt Morta	r Miss/Eroo	d, Extent : Moderat	e, Area A	Affected : 15%			
	Location	ı : Through	out					
	_	_	Extent : Moderate	, Area Aj	ffected : 50%			
	Location	ı : Through	out					
Slate Panels	2%	Now	\$30,200	LIFE	* *	5	\$400	
	Broken/M	issing Elem	ents, Extent : Sever	e, Area	Affected : 25%			
	Location	ı : Window	Sills					
	Cracking/	Crumbling,	Extent : Severe, An	ea Affec	ted : 25%			
	Location	ı : Window	Sills					
Weathering Steel	2%	Now	\$38,700	LIFE	* *	1		
-	Other Obs	servation, E	Extent : Severe, Area	a Affecte	d : 100%			
	Location	ı : Above E	ntry Points And Lo	ading Do	ocks			
	Explana	tion : Cano	pies In Disrepair					

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

Asset #: 996

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Windows					_		
Aluminum	5%	<b>**</b> **********************************	2043	**	5	<b>A. 1</b> 00	
Steel	90% Now	\$29,600	2052	**	5	\$3,400	
	Bent/Warped Elemen		ite, Area A	Affected: 35%			
	Location: Through		4	A.CC			
	Broken/Missing Elem Location: Through		erate, Are	а Ађества : 20%			
	Corrosion/Rusting, E		l mag Affaa	tod . 500/			
	Location : Through		неа Ајјес	iea . 30%			
	Deteriorated Finish,		Aroa Affa	ected · 50%			
	Location : Through		Агей Аује	cieu . 5070			
	Thermally Inefficient		Area Afi	Sected · 100%			
	Location: Through		., тиси туј	ecieu . 10070			
Wood			2052	* *		\$200	1
wood	5% Now Broken/Missing Elem	\$900	2052		5	\$200	1
	Location : At Clear		re, Area A	<i>Десіей</i> . 2570			
	Thermally Inefficient	•	Area Afi	fected : 100%			
	Location : At Clear		., тней туј	ecieu . 10070			
	Split/Cracked, Extent	=	Affected ·	50%			
	Location : At Clear		ijjeeieu .	3070			
Parapets							
Masonry: Brick	90% Now	\$51,900	LIFE	* *	5	\$4,300	
<b>,</b>	Diagonal Cracks, Ex			ed : 20%	-	4 -,	
	Location : At Corne						
	Horizontal Cracks, E	xtent : Moderate, A	Area Affec	ted : 10%			
	Location : North Fo	acade, South Facac	le				
	Misaligned/Bulging,	Extent : Moderate,	Area Affe	cted : 15%			
	Location : North Fo	acade, South Facad	le				
Masonry: Limestone	10% Now	\$5,200	LIFE	* *	5	\$600	
•	Jnt Mortar Miss/Erod		e, Area Aj	ffected : 25%		·	
	Location: Coping						
	Caulking Deteriorate	ed, Extent : Modera	ite, Area A	ffected : 25%			
	Location: Coping						
Roof							
Modified Bitumen	50%		2032	* *	10	\$18,000	
Single Ply Membrane	50% Now	\$6,300	2035	* *			
	Water Penetration, E.						
	Location : Within P	aint And Electrical	! Shops, 2	nd Floor			
Interior							
Floors	(50/		TIPE	* *	-	<b>#25</b> 000	
Cast in Place Concrete	65%		LIFE	* *	5	\$37,800	
Ceramic Tile	5%		2030	* *	5	\$1,300	
Vinyl Tile	25%	¢15 200	2032	* *	3	\$2,500 \$500	
Vim-1 Til- On 37 On							
Vinyl Tile 9" X 9"	5% Now Worn/Eroded, Extent	\$15,300 : Savara Arag Affa	2037	<b>/</b> a	3	\$300	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 996

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$100	
Masonry: Brick	50%			LIFE	* *			
Plaster	40%	Now	\$1,200	LIFE	* *	5	\$400	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 20%			
	Location	: Storage	Area On Second Fl	oor				
	Paint Peel	ing, Extent	: Moderate, Area	Affected .	: 50%			
	Location	: Storage	Area On Second Fl	oor				
Ceilings								
AcousTileSusp.Lay-In	30%			2032	* *	5	\$11,500	
Exposed Concrete	60%			LIFE	* *	5	\$3,600	
Exposed Concrete	10%	Now	\$25,800	LIFE	* *	5	\$600	
•	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Second I	Floor	-	-			
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 15%			
			And Paint Shops -	55				

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2047	* *	5		
Molded Case Bkrs	50%			2037	* *	5	\$200	
Raceway								
Conduit	80%			2027	\$11,600	1		
Conduit	20%			2047	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	* *	5		
Molded Case Bkrs	55%			2026	\$17,200	5	\$200	
Molded Case Bkrs	40%			2043	* *	5	\$100	
Wiring								
Braided Cloth	60%	2-4	\$10,900	2052	* *	1		
		Aged, Exte	ent : Moderate, Arec out	a Affecte	ed : 100%			
Thermoplastic	20%			2037	* *	1		
Thermoplastic	20%			2047	* *	1		
Motor Controllers								
Locally Mounted	20%			2025	\$7,800	5		
Motor Control Center	70%			2032	* *	5	\$200	
Motor Control Center	10%			2040	* *	5		
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$5,700	1	\$3,900	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 996

Current Repair	Futur	e Replacement	M					
% of Fail Date Estimated ( Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
			1	\$5,000				
	rate, Area Affe	cted : 100%						
Explanation : One 375 Kva To Si	ıpply The Mair	n Building						
1000/	2010	<b>#1</b> (00	-	<b>#2</b> 000				
100%	2019	\$1,600	5	\$2,900				
1000/	2026	Ø1 400	-	<b>#2.200</b>				
			5	\$3,300				
	rate, Area Affe	cted : 100%						
	1-							
Explanation : One 333 Gallon 1a	тк							
05%	2032	* *	10	\$15.500				
		cted : 100%	10	\$15,500				
		cica : 10070						
	6							
	2022	\$2,300	10					
370	2022	\$2,500	10					
55%	2032	* *	1					
		\$1,300	_	\$200				
		-		Ψ200				
.070	2021	Ψ2,500						
100%	2022	\$50,500	10					
10070	2022	Ψ20,200	10					
80%								
20%	2032	* *	1-3	\$1,600				
	100% Other Observation, Extent: Moder Location: Basement Explanation: One 375 Kva To Standard Control of the Co	% of Total (Years)   Year Total (Years)   Year Total (Years)   100%   2023	100%   2023   \$58,900	Total   Fail Date   Estimated Cost   Total   Fail Date   (Years)   (Years)   Fail Date   (Years)   (Years)   Fail Date   (Years)   (Year	No of   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)			

/lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Plant Campus Steam / PRV	100%	2037	* *	1		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Building E					
	Explanation : Steam Provided From A	djacent E	Building E			
Distribution						
Central Plant Steam	100%	2027	\$294,600	4	\$1,300	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	85%	2025	\$79,200	1	\$4,900	
Fan Coil Unit/Heat	15%	2027	\$39,100	1	\$900	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Air Conditioning Energy Source Electricity  Total (Years)  FY  (Yrs)  FY  (Yrs)  2035  ** 1	Estimated Cost	Priority
Energy Source Electricity 100% 2035 ** 1		
Electricity 100% 2035 ** 1		
Conversion Equipment		
Window/Wall Unit 20% 2022 \$7,300 1		
No Component 80%		
Ventilation		
Distribution		
Ductwork/Diffusers 30% LIFE ** 2-5	\$3,000	
No Component 70%		
Exhaust Fans		
Roof 30% 2027 \$8,700 2	\$200	
Wall Unit 30% 2027 \$1,900 2	\$200	
No Component 40%		
Plumbing		
H/C Water Piping		
Galvanized Steel 100% 2032 ** 1		
Sanitary Piping		
Cast Iron 100% LIFE ** 1		
Storm Drain Piping		
Cast Iron 100% LIFE ** 1		
Sump Pump(s)		
Non-Submersible 100% 2027 \$1,900 4	\$400	
Fixtures		
Generic 100%		
Vertical Transport		
Elevators		
Geared Traction 100% LIFE **		
Other Observation, Extent : Light, Area Affected : 100%		
Location: B, 1, 2		
Explanation: 1 Unit		
Fire Suppression		
Standpipe		
Generic 100% 2047 ** 1-5	\$9,000	
Sprinkler		
Generic 100% 2047 ** 1-2	\$5,000	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : QUEENS HOSPITAL NURSES SCHOOL - N

Address : 82-68 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 137,200 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 25-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,6,7,8,Pen

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,958,400	\$150,900
Interior Architecture	\$56,300	\$2,478,700
Electrical	\$737,600	\$877,900
Mechanical	\$246,000	\$1,283,000
Total	\$3,998,300	\$4,790,500
Importance Code A	\$2,958,400	\$150,900
Importance Code B	\$1,039,900	\$2,837,000
Importance Code C		\$1,802,600
Total	\$3,998,300	\$4,790,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$1,900			\$17,200
Interior Architecture	\$6,400	\$68,900	\$14,500	\$6,400
Electrical	\$14,900	\$12,100	\$28,000	\$20,800
Mechanical	\$26,300	\$25,100	\$49,800	\$45,700
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Total	\$71,300	\$127,800	\$114,100	\$111,900
Importance Code A	\$1,900	\$5,100		\$17,600
Importance Code B	\$69,400	\$115,300	\$114,100	\$94,300
Importance Code C		\$7,300		
Total	\$71,300	\$127,800	\$114,100	\$111,900



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

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

Asset #: 991

Architecture	Current I	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	000/ 11	Φ4 <b>7</b> 7.000	LIDE	יל ילי	-	Ф1. <b>7</b> 0.000	
Masonry: Brick	82% Now	\$475,900	LIFE	* *	5	\$150,900	
	Diagonal Cracks, Ex Location : East Fac	_	ffected : 13	%			
	Jnt Mortar Miss/Erod Location : East Fac		e, Area Affe	ected : 20%			
	Misaligned/Bulging, Location : Lintels A						
	Water Penetration, E. Location : Above W				aff Train	ing Area	
Masonry: Limestone	10%		LIFE	* *	5	\$13,800	
Slate Panels	3%		LIFE	* *	5	\$4,100	
Window Wall	5%		2037	* *	5	\$34,500	
Windows	370		2037			ψ5 1,500	
Aluminum	75% Now Corrosion/Rusting, E Location : Through		2052 a Affected :	**	5	\$25,400	1
	Ctrwt/Balnc Not Fun	ct, Extent : Moderd	ite, Area Af	fected : 75%			
	Location: Floors 3	, 4, 5, 6, 7, 8					
	Misaligned/Bulging, Location : Upper F		ea Affected	: 20%			
Aluminum	20%		2043	* *	5	\$13,600	
Steel	5% Now	\$185,100	2052	* *	5	\$21,200	1
	Corrosion/Rusting, E			50%		<del></del>	
	Location: Through	out					
	Other Observation, E	Extent : Light, Area	Affected : 1	100%			
	Location : Stair Pla	utforms					
	Explanation : Fixed	l Windows					
Parapets							
Masonry: Brick	90%		LIFE	* *	5	\$7,700	
Masonry: Limestone	10% 4+ Vegetation Growth, E Location : Coping S		LIFE Area Affecte	* * d : 20%	5	\$1,100	
Roof							
Modified Bitumen	100% Other Observation, E	Extent : Light, Area	2032 Affected : 1	* *	10	\$70,900	
	Location: Floors 2	, 3, 8					
	Explanation: Roofs	s Replace In 2002					
terior			<u> </u>				
Floors							
Carpet	10%		2023	\$344,100	3	\$38,700	
Carpet	5%		2028	\$172,000	3	\$25,800	
Ceramic Tile	5%		2036	* *	5	\$12,900	
Raised Access Floor	1%		2030	* *	5	\$9,700	
Terrazzo	15%		LIFE	**	5	\$30,200	
Vinyl Tile	25%		2027	\$573,000	3	\$24,200	
Vinyl Tile	39%		2032	* *	3	\$37,700	

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.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 991

Architecture	ecture Current Repair Future Replace		Future Replacement		aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior						
Interior Walls						
Ceramic Tile	5%	2030	* *	5	\$14,600	
Ceramic Tile	3%	2023	\$253,100	5	\$8,800	
	Other Observation, Extent : Light, Ar Location : First Floor Explanation : Decommissioned Poo		: 100%			
Fabric on Framing	3%	2028	\$1,400,700	5	\$4,400	
Gypsum Board	29%	LIFE	* *	5	\$50,900	
Marble Panels	5%	LIFE	* *			
Plaster	45%	LIFE	* *	5	\$39,500	
SGFT/Glazed Masonry	5%	LIFE	* *			
Wood	5%	LIFE	* *	5	\$58,500	
Ceilings						
AcousTileConcealSpLn	20%	2040	* *	5	\$62,500	
AcousTileSusp.Lay-In	45%	2032	* *	5	\$112,500	
Exposed Concrete	5%	LIFE	* *	5	\$2,000	
Plaster	30%	LIFE	* *	5	\$46,900	

ectrical	Current Repair	Future	e Replacement	М	aintenance			
stem Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
der 600 Volts								
Service Equipment								
Air Circuit Breaker	40%	2027	\$17,600	5	\$300			
	Other Observation, Extent : Moderate	, Area Affeo	cted : 100%					
	Location : Electrical Room							
	Explanation: Two 1600 Amperes Me	ain Disconn	iect Switch					
Air Circuit Breaker	20%	2027	\$8,800	5	\$100			
	Other Observation, Extent : Moderate	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room							
	Explanation: One 2000 Amperes Mo	ain Disconn	iect Switch					
Fused Disc Sw	20%	2027	\$8,800	5	\$100			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room							
	Explanation: One 1600 Amperes Mo	ain Disconn	iect Switch					
Fused Disc Sw	20%	2027	\$8,800	5	\$100			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: One 600 Amperes Mai	n Disconne	ect Switch For Em	ergency				
Transformers								
Dry Type	100%	2025	\$16,500	5	\$500			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: One 300 Kva 480hv-2	08/120lv						
Switchgear / Switchboard	1000/	• • • =		_	00.000			
Molded Case Bkrs	100%	2027	\$229,900	5	\$3,600			

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

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

Asset #: 991

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Raceway									
Conduit	90%			2027	\$232,800	1			
Conduit	10%			2037	* *	1			
Panelboards									
Fused Disc Sw	10%			2026	\$23,400	5	\$300		
Molded Case Bkrs	60%			2026	\$140,600	5	\$2,200		
Molded Case Bkrs	30%			2043	* *	5	\$1,100		
Wiring									
Braided Cloth	20%	2-4	\$72,600	2052	* *	1			
			tent : Moderate, Ai	ea Affec	ted : 100%				
	Location .	: Through	out						
Thermoplastic	50%			2037	* *	1			
Thermoplastic	30%			2047	* *	1			
Motor Controllers									
Locally Mounted	80%			2025	\$96,300	5	\$700		
Locally Mounted	20%			2032	* *	5	\$200		
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$2,000		
Stand-by Power									
Transfer Switches									
Automatic	40%			2025	\$9,200	1	\$16,900		
Automatic	60%			2025	\$13,800	1	\$25,300		
Generators									
Diesel	50%			2023	\$63,500	1	\$26,600		
		Other Observation, Extent : Moderate, Area Affected : 100%							
	Location .								
		on : One I	188 Kva Kohler						
Diesel	50%			2023	\$63,500	1	\$26,600		
	Other Obse	rvation, E	xtent : Moderate, A	Area Affe	cted : 100%				
	Location .	: Outside '	The Building						
	Explanati	on : One 3	313 Kva Kohler						
Batteries				<u> </u>					
Lead/Acid	50%			2019	\$800	5	\$2,500		
Lead/Acid	50%			2019	\$800	5	\$2,500		
Fuel Storage									
Day Tank	100%			2026	\$13,100	5	\$32,000		
	Other Obse	rvation, E	xtent : Moderate, A	Area Affe	cted : 100%				
	Location .								
	Explanati	on : Two 3	330 Gallon Tanks						

Lighting

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 991

Electrical	Current Repair	Repair Future Replacemen		Future Replacement Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	78%	2032	* *	10	\$123,200	
	Other Observation, Extent: Modera		rted : 100%			
	Location : Throughout The Buildin	ng .				
	Explanation: T-8 Lamps					
Fluorescent	20%	2035	* *	10	\$31,600	
	Other Observation, Extent : Modera	te, Area Affec	rted : 100%			
	Location: Throughout The Buildin	ıg				
	Explanation: T-8 Lamps					
Fluorescent	2%	2027	\$7,900	10	\$3,200	
	Compact Fluorescent Light, Extent:	Moderate, A		%	. ,	
	Location : Auditorium					
Egress Lighting						
Emergency, Service	55%	2032	* *	1		
Exit, Service	30%	2032	* *	1		
Exit, Service	15%	2022	\$7,300	1		
Exterior Lighting			•			
HID	100%	2022	\$541,700	10	\$400	
Lightning Protection						
Arresters/Cabling						
Generic	100%	2030	* *	5	\$700	
Alarm						
Security System						
No Component	90%					
Generic	10%	2027	\$43,400	1	\$5,100	
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2032	* *	1-3	\$8,500	

Mechanical	Current Repair	Future Replacement Maintenan		aintenance	ce	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Plant Campus Steam /	100%	2037	* *	1		
PRV						
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: Basement					
	Explanation : Steam Provided From A	djacent Building E				
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2030	* *	5	\$10,200	
Steam					•	
Distribution						
Central Plant Steam	100%	2037	* *	4	\$8,500	
Piping/Pmp						

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

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

Asset #: 991

Mechanical	chanical Current Repair Future Replaceme		e Replacement	nt Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Terminal Devices							
Air Handler	15%		2027	\$355,800	1	\$16,000	
Convector/Radiator	85%		2032	* *	1	\$47,300	
Air Conditioning							
Energy Source							
District C.W.	15%		2053	* *	1		
	Other Observation, Ex	tent : Light, Area A	ffected	: 15%			
	Location: Basement						
	Explanation: Chilled	d Water Provided F	rom Ad	jacent Building E			
Electricity	85%		2035	* *	1		
Conversion Equipment							
Reciprocating	5%		2027	\$71,600	1	\$4,000	
Compr/Chiller				4, -, -, -	_	4 1,000	
compr commer	R-134a Refrigerant, Ex	xtent : Light, Area	Affected	1:5%			
	Location : Roof		255 00000				
XX/' 1/XX/ 11 T.T. '4			2020	¢246,000	1		
Window/Wall Unit	70%		2020	\$246,000	1		
No Component	25%		CC . 1	00/			
	Other Observation, Ex	tent : Light, Area A	ffected	: 0%			
	Location:						
	Explanation : Chilled	d Water Provided F	rom Ad	jacent Building E			
Distribution							
CW & CHW Wtr	15%		2037	* *	4	\$1,300	
Pipe/Pump							
No Component	85%						
Terminal Devices							
Air Handler/Dir	5%		2032	* *	1		
Expansion							
Air Handler/Cool/Ht	15%		2027	\$212,800	1	\$16,000	
No Component	80%						
Heat Rejection							
Dry Cooler	5%		2032	* *	2	\$6,000	
No Component	95%		2032		-	ψο,σσσ	
Ventilation	) J / U						
Distribution							
Distribution  Ductwork/Diffusers	100%		LIFE	* *	2-5	\$96,100	
Exhaust Fans	100/0		LII.E		<u> </u>	φ30,100	
	1000/		2027	¢600 100	2	ØF 200	
Interior	100%		2027	\$600,100	2	\$5,300	
Plumbing							
H/C Water Piping	500/		202-				
Brass/Copper	50%		2037	* *	1		
Galvanized Steel	50%		2032	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2037	* *	4	\$17,000	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Cast iron	100%		LIFE	-yw-	1		

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

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

Mechanical	Current Repair Future Rep		acement	Maintenan	ice
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year Estim FY		Cycle Estima (Yrs)	ted Cost Priority
Plumbing					
Backflow Preventer					
Generic	100%	2032	* *	1	\$8,400
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		
	Other Observation, Extent : I	ight, Area Affected : 100%	•		
	Location: B-8				
	Explanation: 2 Units				
Fire Suppression					
Standpipe					
Generic	100%	2037	* *	1-5	\$90,100
Sprinkler					
Generic	100%	2037	* *	1-2	\$48,300
Fire Pump					
Generic	100%	2036	* *	1 5	\$32,200

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

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 : 25-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors G,1,2,3,4,5

Block : 6858 Lot : 1 BIN : 4859742

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$511,300
Interior Architecture	\$68,100	\$257,100
Electrical		\$122,000
Total	\$68,100	\$890,400
Importance Code A		\$511,300
Importance Code B	\$68,100	\$294,900
Importance Code C		\$84,100
Total	\$68,100	\$890,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$5,100	\$11,000		\$49,600
Interior Architecture		\$24,000		
Electrical	\$8,000	\$5,900	\$5,600	\$5,600
Mechanical	\$31,200	\$26,100	\$55,800	\$23,500
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$74,000	\$96,600	\$91,000	\$108,300
Importance Code A	\$5,100	\$11,000	\$4,200	\$49,600
Importance Code B	\$68,900	\$79,900	\$86,900	\$58,700
Immontance Code C		\$5,700		
Importance Code C		\$5,700		



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

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

### HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL PAVILION

Asset #: 14112

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Туре		()				()			
Exterior									
Exterior Walls	2.50/				ala ala	_	Φ <b>7</b> 0.400		
Metal/Glass Curt Wall	25%			LIFE	* *	5	\$78,400		
Metal Panel	5%			2047	* *	5-10	\$57,500		
Granite Panels	5%			LIFE	* *	5	\$6,300		
Pre-Cast Concrete	65%	1		LIFE	* *	5	\$353,200		
Windows	1000/			20.42	* *	-			
Aluminum	100%	1		2043		5			
Parapets	200/			2047	* *	_	¢11.700		
Metal Panel	30%			2047	* *	5	\$11,700		
Metal Rail	10%			2040	* *	5-10	\$18,200		
Pre-Cast Concrete	60%	1		LIFE	~ ^	5	\$38,000		
Roof IRMA/Protected Membrane	35%			2032	* *	10	\$24,600		
Memorane		ock Ballast, n : Main Roc	Extent : Moderate, of	Area Afj	fected : 100%				
Modified Bitumen	60%	Now	\$5,100	2032	* *				
	_	Extent : Lig 1 : Through	ht, Area Affected : out	15%					
	_	-	ctent : Light, Area A l Runnig Up Interio						
			xtent : Moderate, A uite P4 12 On Four						
Single Ply Membrane	5%	ı		2032	* *	10	\$3,500		
nterior									
Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$22,900		
Ceramic Tile	5%			2040	* *	5	\$10,500		
Terrazzo	40%			LIFE	* *	5	\$65,500		
Vinyl Tile	50%	ı		2035	* *	3	\$39,300		
Interior Walls									
Ceramic Tile	5%			2040	* *	5	\$11,300		
Concrete Masonry Unit	15%			LIFE	* *	5	\$13,600		
Glass: Single Pane	5%			LIFE	* *	5	\$8,500		
Gypsum Board	62%			LIFE	* *	5	\$84,100		
Metal Panel	5%			LIFE	* *				
Granite Panels	5%			LIFE	* *				
Wood	3%			LIFE	* *	5	\$27,100		
Ceilings									
AcousTileSusp.Lay-In	65%			2044	* *	5	\$136,200		
Exposed Struc: Steel	15%			LIFE	* *				
Gypsum Board	15%			LIFE	* *	5	\$39,300		
Metal Panel	5%			LIFE	* *	5	\$13,100		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

### HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL PAVILION

Asset #: 14112

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2053	* *	5	\$600	
	Other Observation, Extent . Location : Electrical Roo Explanation : One 4000 A	m				
Transformers	1	1				
Dry Type	100%	2044	* *	5	\$500	
J 71	Other Observation, Extent . Location : Electrical Roo				·	
-	Explanation : One 500kvo Different Ratings.	1,One 75kva 480hv-20d	8/120lv And Every	Electric	cal Closet Has	
Switchgear / Switchboard Fused Disc Sw	100%	2053	* *	5	\$600	
	10070	2033		3	\$000	
Raceway Conduit	1000/	2052	* *	1		
	100%	2053		1		
Panelboards	50/	2040	* *	-	<b>#200</b>	
Fused Disc Sw	5%	2049	* *	5	\$200	
Molded Case Bkrs	95%	2049	* *	5	\$3,500	
Wiring Thermoplastic	100%	2053	* *	1		
Motor Controllers	<b>5</b> 00/	2011	* *	-	<b>4500</b>	
Locally Mounted	70%	2044	* *	5	\$700	
Variable Frequency Drive	30%	2044	* *			
Ground						
Grounding Devices				_		
Generic	100%	LIFE	* *	5	\$2,100	
Stand-by Power						
Transfer Switches						
Automatic	100%	2044	* *	1	\$43,100	
Lighting						
Interior Lighting						
Fluorescent	85%	2035	* *	10	\$109,200	
	Other Observation, Extent . Location : Throughout Th		cted : 100%			
	Explanation: Using T-8 I	amps				
Fluorescent	5%	2035	* *	10	\$6,400	
	Other Observation, Extent . Location : Throughout Th		cted : 100%			
	Explanation: T-5 Lamps					
Fluorescent	5%	2035	* *	10	\$6,400	
	Compact Fluorescent Light Location : Throughout Th	, Extent : Moderate, A	rea Affected : 100	%		
LED	5%	2035	* *			
	570	2033				

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Maintenance

### HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL PAVILION

Asset #: 14112

**Future Replacement** 

**Current Repair** 

**Electrical** 

System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ighting									
Egress Lighting									
Emergency, Service	50%			2035	* *	1			
Emergency, Battery	5%			2035	* *	10	\$1,700		
Exit, LED	40%			2062	* *	1	Ψ1,700		
Exit, Service	5%			2035	* *	1			
Exterior Lighting	370			2033		1			
HID	100%			2035	* *	10	\$400		
· · · · · · · · · · · · · · · · · · ·	10070			2033		10	Ψ+00		
Alarm Security System									
No Component	90%								
Generic	10%			2035	* *	1	¢5 200		
	10%			2033		1	\$5,200		
Fire/Smoke Detection	000/								
No Component	90%			2025	* *	1.0	<b>#0.600</b>		
Generic, Digital	10%			2035	* *	1-3	\$8,600		
Mechanical		Current l	Renair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating									
Energy Source Plant Campus Steam / PRV	100%			2053	* *	1			
		ervation, E n : Basemer	Extent : Light, Area et	Affected	: 100%				
	Explana	tion : Stean	n Provided From A	djacent I	Building E				
Conversion Equipment				<u> </u>					
Pres. Reducing Valve/LP Steam	100%			2036	* *	5	\$8,300		
	Other Observation, Extent : Light, Area Affected : 60% Location : Basement								
	Explana	tion : 2 He	at Exchangers Con	verting T	To Hot Water For T	he Heati	ng Devices		
Distribution	-		J				_=		
Hot Wtr Piping/Pump	60%			2049	* *	4	\$4,100		
Central Plant Steam Piping/Pmp	40%			2053	* *	4	\$2,800		
Terminal Devices									
Air Handler	60%			2035	* *	1	\$52,000		
Convector/Radiator	40%			2044	* *	1	\$18,100		
ir Conditioning							*		
Energy Source									
District C.W.	100%			2053	* *	1			
	Other Obs		Extent : Light, Area		: 100%				
			a ed Water Provided .	From A	ljacent Building F				
Distribution	r ven ver				J 2 2				
CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	\$6,900		

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

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

### HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL PAVILION

Mechanical	Cu	rrent Repair	Future	Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	100%		2032	* *	1	\$86,600	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$78,100	
Exhaust Fans							
Interior	95%		2035	* *	2	\$4,100	
Roof	5%		2035	* *	2	\$200	
Plumbing							
H/C Water Piping	40		• •		_		
Brass/Copper	100%		2053	* *	1		
HW Heat Exchanger				_		<b>.</b>	
Steam Fired	100%		2053	* *	4	\$13,800	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2035	* *	4	\$4,400	
Sewage Ejector(s)							
Electric	100%		2035	* *	4	\$8,400	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators				ate at			
Geared Traction	100%		LIFE	**			
		tion, Extent : Light, Area	Affected :	100%			
		) B, G, 1-5, (2) B, G, 1-6					
p: -	Explanation .	: 5 Units					
Fire Suppression							
Standpipe	1000/		2052	* *	1.5	\$70.C00	
Generic	100%		2053	~ T	1-5	\$70,600	
Sprinkler	1000/		2052	* *	1.2	¢20.200	
Generic	100%		2053	<i>*</i> *	1-2	\$39,200	
Fire Pump	1000/		2020	* *	1	<b>#27.20</b> 2	
Generic	100%	dian Entant : Liste A	2030		1	\$26,200	
		tion, Extent : Light, Area	<i>н</i> ујестеа :	100%			
	Location : Bi		D:1 1:	E			
	Explanation .	: Fire Pump Is Located In	Building	E			

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

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : QUEENS HOSPITAL POWER PLANT - E

Address : 82-68 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 19,700 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 26-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$499,300	
Electrical	\$77,800	\$480,600
Mechanical		\$111,600
Total	\$577,000	\$592,200
Importance Code A	\$499,300	
Importance Code B	\$77,800	\$592,200
Total	\$577,000	\$592,200

Total	\$97,500	\$8,900	\$9,000	\$76,900
Importance Code C				
Importance Code B	\$35,000	\$4,700	\$7,300	\$33,000
Importance Code A	\$62,500	\$4,200	\$1,700	\$43,900
Total	\$97,500	\$8,900	\$9,000	\$76,900
Mechanical	\$8,100	\$3,500	\$5,300	\$11,500
Electrical	\$30,900	\$2,000	\$3,700	\$14,500
Interior Architecture	\$1,500	\$1,000		\$8,900
Exterior Architecture	\$56,900	\$2,500		\$42,100
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 995

chitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Exterior Walls								
Masonry: Brick	Cracking/o Location Diagonal Location Misaligne	a: Through Cracks, Ex a: Corners d/Bulging,	tent : Light, Area A Extent : Moderate,	ffected :	10%	5	\$27,900	
		: At Windo						
Masonry: Granite	Jnt Morta Location Misaligne	: Building	Extent : Moderate,			5	\$700	
Masonry: Limestone	Jnt Mortan Location Staining/D Location Vegetation	a : North Fo Discoloring, a : North Fo	, Extent : Severe, A acade Extent : Moderate, A	rea Affec	ted : 100%	5	\$1,200	
Slate Panels	Broken/Mi Location Cracking/	: Window	Extent : Severe, A			5	\$500	
Windows								
Aluminum Steel	Location Corrosion Location	issing Elem : Through /Rusting, E : Through	Extent : Severe, Area	a Affecte	d : 50%	5 5	\$900 \$22,900	1
	Location Thermally	: Through	out , Extent : Moderate					
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$1,900	
Masonry: Limestone	5%			LIFE	* *	5	\$100	
Metal Rail	10%			2040	* *	5-10	\$4,100	
Roof Metal Panel Modified Bitumen	25%			2032	* *	10	\$16,000	
N/Lo data od Dataren om	75%			2032	* *	10	\$26,200	

Interior

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 995

Architecture	Architecture Current Repair		Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Floors									
Carpet	5%			2023	\$17,500	3	\$2,000		
Cast in Place Concrete	40%			LIFE	* *	5	\$23,000		
Quarry Tile	45%			2032	* *	5	\$17,700		
Vinyl Tile	10%			2035	* *	3	\$1,000		
Interior Walls									
Gypsum Board	15%			LIFE	* *	5	\$1,300		
Masonry: Brick	75%			LIFE	* *				
Plaster	10%			LIFE	* *	5	\$400		
Ceilings									
AcousTileSusp.Lay-In	15%			2044	* *	5	\$3,100		
Exposed Concrete	65%			LIFE	* *	5	\$2,100		
Exposed Struc: Steel	10%			LIFE	* *				
Plaster	10%			LIFE	* *	5	\$1,300		

ectrical	Current Repair	Future R	eplacement	M	aintenance	enance				
stem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit				
der 600 Volts	•	•								
Service Equipment										
Fused Disc Sw	70%	2047	* *	5	\$100					
	Other Observation, Extent : Mod	lerate, Area Affected	l : 100%							
	Location: Mechanical Chiller	Room 1st Floor								
	Explanation: Two 2000 Amper	res Main Disconnect	t Switch							
Fused Disc Sw	30%	2037	* *	5						
	Other Observation, Extent : Mod	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Boiler Room Basem	ent								
	Explanation: One 4000 Ampe	res Main Disconnec	t Switch							
Transformers										
Dry Type	100%	2040	* *	5	\$100					
	Other Observation, Extent : Mod	lerate, Area Affected	d : 100%							
	Location: Electrical Room									
	Explanation: One 500 Kva 48	0hv-208/120lv								
Switchgear / Switchboard										
Fused Disc Sw	30%	2037	* *	5						
Fused Disc Sw	50%	2047	* *	5						
Molded Case Bkrs	20%	2037	* *	5	\$100					
Raceway										
Conduit	60%	2027	\$419,700	1						
Conduit	30%	2037	* *	1						
Conduit	10%	2047	* *	1						
Panelboards										
Fused Disc Sw	5%	2043	* *	5						
Fused Disc Sw	5%	2035	* *	5						
Molded Case Bkrs	70%	2026	\$60,900	5	\$400					
Molded Case Bkrs	20%	2043	* *	5	\$100					

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

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

Asset #: 995

Electrical		Current I	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Wiring Braided Cloth		2-4 Aged, Exte : Basemen	\$29,300 ent : Moderate, Area	2052 a Affecte	* * d : 100%	1		
Thomas logic	30%	. Busemen		2037	* *	1		
Thermoplastic Thermoplastic	10%			2037	* *	1 1		
Motor Controllers	1070			2047		1		
Locally Mounted	15%			2025	\$3,500	5		
Motor Control Center	50%			2032	* *	5	\$300	
Motor Control Center	30%			2040	* *	5	\$200	
Variable Frequency Drive	5%			2044	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
Stand-by Power								
Transfer Switches Automatic	100%			2040	* *	1	\$6,100	
Generators	10070			2040		1	\$0,100	
Diesel	100%			2036	* *	1	\$7,600	
2.0001		ervation, E	Extent : Moderate, A		cted : 100%	-	Ψ1,000	
	Location	: Basemen	t					
	Explanat	ion : Two :	375 Kw Generators	- One G	Generator Supplies	The Pavi	llion Building	
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$700	
Fuel Storage	1000/			20.42	* *	-	Ф2 200	
Day Tank	Location	: Basemen	Extent : Moderate, A st 335 Gallon Tanks	2043 Area Affe		5	\$3,300	
Lighting	T							
Interior Lighting								
Fluorescent	78%			2032	* *	10	\$12,500	
	Location		Extent : Moderate, A out The Building amps	Area Affe	cted : 100%			
Fluorescent	20%		-	2035	* *	10	\$3,200	
	T-8 Lamps		res, Extent : Moder out The Building		a Affected : 100%		<i>\$3,</i> 200	
HID	2%			2027		10		
Egress Lighting								
Emergency, Service	55%			2032	* *	1		
Emergency, Battery	5%			2027	\$1,200	10	\$200	
Exit, LED	30%			2055	**	1		
Exit, Service	10%			2027	\$200	1		
Exterior Lighting HID	100%			2022	\$77,800	10	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 995

Electrical	Curre	Current Repair		e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lightning Protection Arresters/Cabling							
Generic Generic	100%		2030	* *	5	\$400	
Alarm							
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2032	* *	1-3	\$2,400	

Mechanical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Co ars)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Energy Source Interruptible Gas/Dual Fuel	100%		2037	* *	1		
Conversion Equipment Steam Boiler	Location: Con Other Observati	e, Extent : Moderate,	, Area Affec		1	\$15,600	
	Explanation: .	3 Units Providing Ste	eam To Adja	cent Buildings			
Distribution Central Plant Steam Piping/Pmp	100%		2037	* *	4	\$900	
Terminal Devices							
Convector/Radiator	80%		2032	* *	1	\$4,500	
Fan Coil Unit/Heat	20%		2027	\$51,400	1	\$1,100	
ir Conditioning							
Energy Source	1000/		20.42				
Electricity	100%		2043	* *	1		
Conversion Equipment Centrifugal, Elec Chiller		ant, Extent : Light, A	2036	**	1	\$200	
		anı, Exieni . Ligni, A Floor AC Room	тей Ајјестес	1.1/0			
	Other Observati Location : 1st	on, Extent : Light, Ar Floor AC Room					
		Providing Chilled Wa					
Window/Wall Unit	10%		2022	\$3,600	1		
No Component	89%						
Heat Rejection Air Cooled Condenser Unit	1%		2035	* *	2	\$100	
	Other Observati Location : Rooj	on, Extent : Light, Ar	rea Affected	: 1%			
		Providing Chilled Wa	ter To The	Adjacent Buildings	Only		
No Component	99%		<u></u>				

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$2,000	
No Component	80%						
Exhaust Fans							
Roof	30%		2032	* *	2	\$200	
Wall Unit	30%		2022	\$1,800	2	\$200	
No Component	40%						
Plumbing							
H/C Water Piping							
Brass/Copper	20%		2037	* *	1		
Galvanized Steel	80%		2025	\$60,200	1		
HW Heat Exchanger							
Steam Fired	100%		2037	* *	4	\$1,700	
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: 2nd Flo	or Of Power Plant					
	Explanation: Prov	ides Hot Water To A	djacent	Buildings			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2027	\$2,900	4	\$600	
Backflow Preventer							
Generic	100%		2032	* *	1	\$1,100	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2037	* *	1-5	\$9,200	
Sprinkler							
Generic	100%		2037	* *	1-2	\$4,900	
Fire Pump							
Generic	100%		2030	* *	1	\$3,300	
	Other Observation, 1	Extent : Light, Area	Affected	: 100%			
	Location : 1st Floo		·=				
	Explanation : Also		ent Ruild	inos			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Page: 460

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

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 : 26-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,146,700	\$204,900
Interior Architecture	\$117,100	\$137,100
Electrical	\$194,700	\$529,100
Mechanical	\$101,800	\$36,900
Total	\$1,560,200	\$907,900
Importance Code A	\$1,146,700	\$204,900
Importance Code B	\$413,500	\$703,000
Total	\$1,560,200	\$907,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,100	\$3,000		
Interior Architecture	\$30,200	\$3,900		\$1,700
Electrical	\$24,100	\$1,300	\$1,600	\$34,000
Mechanical	\$5,000	\$4,700	\$6,000	\$25,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$67,400	\$16,800	\$11,500	\$65,200
Importance Code A	\$4,100	\$4,300		\$600
Importance Code B	\$44,500	\$12,400	\$11,500	\$64,600
Importance Code C	\$18,800			
Total	\$67,400	\$16,800	\$11,500	\$65,200



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

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

Asset #: 998

<del>-</del>	Current I	Repair	Future	Replacement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	<b>5</b> 0/ 3.1	<b>#25.200</b>	TIPE	ate ate	_	Φ1. <b>7</b> .000	
Cast in Place Concrete	5% Now	\$37,200	LIFE	**	5	\$15,800	1
	Cracking/Crumbling, Location: Canopy		тей Ајјесі	ea . 20%			
Masonry: Brick	90% Now Cracking/Crumbling, Location: Through		LIFE e, Area Aff	* * fected : 10%	5	\$56,800	
	Diagonal Cracks, Ex. Location: Corners	tent : Moderate, Ai	rea Affecte	ed : 10%			
	Misaligned/Bulging, Location: Through		a Affected	! : 15%			
Masonry: Limestone	2%		LIFE	* *	5	\$900	
Metal Coiling Doors	3%		2025	\$112,300	5	\$5,900	
Windows							
Steel	80% Now Corrosion/Rusting, E Location: Through		2052 Area Affec	* * ted : 20%	5	\$35,800	
	Deteriorated Finish, Location: Through Thermally Inefficient, Location: Through	out Extent : Moderate					
Steel	20%		2043	* *	5	\$17,900	
Parapets							
	95% Now	\$172,100	LIFE	* *	5	\$7,100	
Masonry: Brick	Diagonal Cracks, Ex Location : East Fac			15%		<b>.</b>	
Masonry: Brick	Diagonal Cracks, Ex	cade e, Extent : Modera	Affected :			.,,	
Masonry: Brick	Diagonal Cracks, Ex Location: East Fac Expansion Jnt Failur Location: East Fac Horizontal Cracks, E	ade e, Extent : Modera ade xxtent : Moderate, A	Affected : te, Area A	ffected : 10%		,	
Masonry: Brick	Diagonal Cracks, Ex Location: East Fac Expansion Jnt Failur Location: East Fac Horizontal Cracks, E Location: Through Jnt Mortar Miss/Eroc	ade e, Extent : Modera ade extent : Moderate, A out l, Extent : Moderat	Affected : te, Area A Area Affec	ffected : 10% ted : 10%			
Masonry: Brick	Diagonal Cracks, Ex Location: East Fac Expansion Int Failur Location: East Fac Horizontal Cracks, E Location: Through Int Mortar Miss/Eroc Location: Through Misaligned/Bulging,	rade e, Extent : Modera vade xtent : Moderate, A out l, Extent : Moderat out Extent : Moderate,	Affected : te, Area A Area Affec te, Area A	ffected : 10% ted : 10% ffected : 20%			
Masonry: Brick  Masonry: Limestone	Diagonal Cracks, Ex Location: East Fac Expansion Int Failur Location: East Fac Horizontal Cracks, E Location: Through Int Mortar Miss/Eroc Location: Through	rade e, Extent : Modera vade extent : Moderate, A out d, Extent : Moderat out Extent : Moderate, out \$4,100 d, Extent : Modera	Affected : te, Area A Area Affec te, Area A Area Affe	ffected : 10% ted : 10% ffected : 20% ected : 20%	5	\$500	
	Diagonal Cracks, Ex Location: East Fac Expansion Int Failur Location: East Fac Horizontal Cracks, E Location: Through Int Mortar Miss/Erod Location: Through Misaligned/Bulging, Location: Through 5% Now Caulking Deteriorate	rade e, Extent : Modera vade extent : Moderate, A out d, Extent : Moderat out Extent : Moderate, out \$4,100 d, Extent : Modera	Affected : te, Area A Area Affec te, Area A Area Affe	ffected : 10% ted : 10% ffected : 20% ected : 20%	5		
Masonry: Limestone	Diagonal Cracks, Ex Location: East Fac Expansion Jnt Failur Location: East Fac Horizontal Cracks, E Location: Through Jnt Mortar Miss/Eroc Location: Through Misaligned/Bulging, Location: Through 5% Now Caulking Deteriorate Location: Coping Tailon 100% Now Blisters, Extent: Moc Location: Through Worn/Eroded, Extent	rade e, Extent: Modera e, Extent: Moderate, A out d, Extent: Moderate, out Extent: Moderate, out \$4,100 d, Extent: Modera Throughout \$266,300 derate, Area Affecto out : Moderate, Area A	Affected: te, Area A Area Affecte, Area A Area Affecte, Area A LIFE tte, Area A 2037 ed: 35%	ffected : 10%  ted : 10%  ffected : 20%  ected : 20%  **  Affected : 60%	5		
Masonry: Limestone Roof	Diagonal Cracks, Ex. Location: East Face Expansion Jnt Failur Location: East Face Horizontal Cracks, Ex. Location: Through Jnt Mortar Miss/Eroca Location: Through Misaligned/Bulging, Location: Through 5% Now Caulking Deteriorate Location: Coping Tailon 100% Now Blisters, Extent: Mod Location: Through	rade e, Extent : Modera e, Extent : Moderate, A out d, Extent : Moderate, out  \$4,100 d, Extent : Moderate, out  \$266,300 derate, Area Affecto out : Moderate, Area A out Extent : Light, Area	Affected: te, Area A Area Affecte, Area A Area Affe LIFE tte, Area A 2037 ed: 35% Affected:	ffected: 10%  ted: 10%  ffected: 20%  ected: 20%  **  Affected: 60%	5		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 998

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	5%			2023	\$46,400	3	\$5,200	
Cast in Place Concrete	75%			LIFE	* *	5	\$114,200	
Cast in Place Concrete	15%		\$11,400	LIFE	* *	5	\$22,800	
	Cracking/	Crumbling,	Extent: Moderate	, Area Af	fected : 10%			
	Location	: First And	d Third Floors					
Vinyl Tile	5%			2032	* *	3	\$1,300	
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$11,100	
Gypsum Board	20%			LIFE	* *	5	\$11,100	
Plaster	10%			LIFE	* *	5	\$2,800	
SGFT/Glazed Masonry	35%			LIFE	* *			
SGFT/Glazed Masonry	5%	Now	\$18,800	LIFE	* *			
	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affect	ed : 10%			
	Location	: Atrium V	lestibule e					
Ceilings								
AcousTileSusp.Lay-In	5%			2032	* *	5	\$3,500	
AcousTileSusp.Lay-In	5%			2040	* *	5	\$3,500	
Exposed Concrete	5%	Now	\$117,100	LIFE	* *	5	\$500	
-	Cracking/	Crumbling,	Extent : Severe, A.	rea Affec	ted : 35%			
	Location	: Basemen	it Underneath Load	ling Doch	k			
	Exposed R	einforceme?	ent, Extent : Moder	ate, Area	Affected: 40%			
	Location	: Under L	oading Dock					
Exposed Concrete	80%			LIFE	* *	5	\$8,700	
Plaster	5%			LIFE	* *	5	\$2,200	

ectrical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2027	\$5,100	5	\$1,300	
	Other Observation, Extent:	Moderate, Area Affec	ted : 100%			
	Location : Electrical Roon	ı				
	Explanation: One 400 Am	peres Main Disconne	ct Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2027	\$33,800	5	\$1,300	
Raceway						
Conduit	100%	2027	\$32,800	1		
Panelboards						
Fused Disc Sw	10%	2026	\$3,100	5	\$100	
Molded Case Bkrs	90%	2026	\$28,100	5	\$1,200	

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

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

Asset #: 998

Electrical	Curre	nt Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost es)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts							
Wiring							
Braided Cloth	80% 2-4	\$23,200	2052	* *	1		
		Extent : Moderate, Are	a Affecte	ed : 100%			
	Location: Thro	ughout					
Thermoplastic	20%		2027	\$5,800	1		
Motor Controllers							
Locally Mounted	100%		2025	\$79,000	5	\$300	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$700	
Lighting							
Interior Lighting							
Fluorescent	85%		2027	\$413,800	10	\$36,300	
		n, Extent : Moderate, A	Area Affe	ected : 100%			
		ughout The Building					
	Explanation : T-	-8 Lamps					
HID	10%		2027	\$33,100	10	\$200	
Incandescent	5%		2022	\$24,300	2	\$100	
Egress Lighting							
Emergency, Service	45%		2027	\$10,800	1		
Emergency, Battery	5%		2022	\$3,300	10	\$600	
Exit, Service	50%		2022	\$3,500	1		
Exterior Lighting							
HID	100%		2022	\$194,700	10	\$200	
Alarm							
Security System	0.55						
No Component	80%						
Generic	20%		2032	* *	1	\$3,700	
Fire/Smoke Detection							
No Component	80%						
Generic, Analog	20%		2032	* *	1-3	\$6,100	

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Plant Campus Steam / PRV	100%	2037	* *	1		
	Other Observation, Extent : Light, A	Area Affected : 100%	6			
	Location : Basement					
	Explanation : Steam Provided Fro	m Adjacent Buildin	g E			
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2030	* *	5	\$2,800	
Steam						

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

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

Asset #: 998

Mechanical	С	urrent Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		il Date Estimated Co Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Distribution Central Plant Steam Piping/Pmp	100%		2037	* *	4	\$2,300	
Terminal Devices							
Convector/Radiator	30%		2032	* *	1	\$4,500	
Fan Coil Unit/Heat	70%		2032	* *	1	\$10,500	
Air Conditioning	7070		2032		1	Ψ10,200	
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%		2027	\$36,900	2	\$300	
Coomig	R-22 Refriger	ant, Extent : Light, Are	ea Affected :	10%			
	Location : R	_					
Window/Wall Unit	65%		2022	\$61,700	1		
No Component	25%		2022	Ψ01,700	1		
Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$5,200	
No Component	80%						
Exhaust Fans							
Roof	20%		2022	\$15,100	2	\$300	
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	20%		2037	* *	1		
Galvanized Steel	80%		2032	* *	1		
Water Heater							
Electric	100%		2022	\$40,100	4	\$300	
		ation, Extent : Light, A	rea Affected	: 100%			
	Location: R	•					
Considerate Division	Explanation	: This Is A Solar Syste	em .				
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIFE		1		
Cast Iron	100%		LIFE	* *	1		
Fixtures	10070		LIFE		1		
Generic	100%						
Vertical Transport	10070						
Elevators							
Geared Traction	100%		LIFE	* *			
		ation, Extent : Light, A 3-3		: 100%			
	Explanation	e: 1 Unit					
Fire Suppression	*						
Standpipe							
Generic	100%		2037	* *	1-5	\$24,300	

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

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

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### HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL STORES - S

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler Generic	100%	2037 **	1-2 \$13,000	

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

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : QUEENS HOSPITAL TRIBORO - T
Address : 82-68 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 244,400 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 26-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,3

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2019 - 2022	FY 2023 - 2028	
Exterior Architecture	\$5,554,800	\$737,500	
Interior Architecture	\$750,600	\$1,907,700	
Electrical	\$1,939,400	\$7,044,900	
Mechanical	\$1,270,200	\$6,027,800	
Total	\$9,515,000	\$15,717,900	
Importance Code A	\$5,554,800	\$819,700	
Importance Code B	\$3,641,700	\$14,794,400	
Importance Code C	\$318,500	\$103,800	
Total	\$9,515,000	\$15,717,900	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022	
Exterior Architecture	\$65,400	\$4,600		\$8,400	
Interior Architecture	\$26,400	\$18,800	\$20,300	\$18,000	
Electrical	\$35,800	\$24,300	\$22,400	\$60,500	
Mechanical	\$31,200	\$18,900	\$31,200	\$43,000	
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400	
Total	\$206,000	\$114,000	\$121,300	\$177,400	
Importance Code A	\$65,400	\$4,600		\$11,600	
Importance Code B	\$114,300	\$99,600	\$121,300	\$165,700	
Importance Code C	\$26,400	\$9,800			
Total	\$206,000	\$114,000	\$121,300	\$177,400	



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

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

rchitecture	Curre	nt Repair	Futur	e Replacement	M	laintenance		
ystem Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls								
Cast in Place Concrete	10% Now	. ,	LIFE	* *	5	\$86,100		
	_	ing, Extent : Moderate		ffected : 10%				
	Location: Canopy At North Entrance							
	Exposed Reinforcement, Extent: Moderate, Area Affected: 15%							
	Location : Exposed Rebar At Undersides Of All West Elevation Balconies From The Third Floor To The Ninth Floor.							
	Paint Peeling, Extent : Light, Area Affected : 5%							
	_	rneath East Elevation						
	Other Observation, Extent: Severe, Area Affected: 100%							
	Location : Build							
	Explanation: Building 90% Unoccupied. Slated For Transfer Of Onwership In 2017.							
	Report To Follo	v Is A Carryover Fron	n Jan 201	2				
Copper/Terne	3%		2047	* *	10	\$12,100		
Masonry: Brick	77%		LIFE	* *	5	\$132,600		
Masonry: Limestone	5% Now	4, 0,000	LIFE	* *	5	\$6,500		
	Staining/Discoloring, Extent: Severe, Area Affected: 75%							
	Location: West Elevation Base And All Window Sills Throughout.							
		xtent : Moderate, Are	a Affected	d : 10%				
	Location : Thro	ighout						
Metal Panel	5% Now		2037	* *	5	\$16,100		
		sh, Extent : Moderate	, Area Aff	fected : 40%				
	Location : At Bo							
		ent : Moderate, Area	Affected .	: 20%				
	Location : At Bo	lconies						
Windows								
Aluminum	10%		2035	* *	5	\$9,200		
Steel	90% Now	. , ,	2052	**	5	\$518,900		
		sh, Extent : Moderate	, Area Aff	ected : 50%				
	Location: Throi			00 1 5007				
		ent, Extent : Moderat	e, Area Aj	ffected : 50%				
	Location : Thro	ighout						

Asset #: 735

Architecture	Current Repair		Future	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior								
Parapets								
Masonry: Brick	80% Now Jnt Mortar Miss/Erod, Location: 10th Floo Misaligned/Bulging, E Location: 10th Floo	r West Wall Extent : Moderate,			5	\$16,000		
Masonry: Limestone	10% Now	\$21,800	LIFE	* *	5	\$2,500		
•	Jnt Mortar Miss/Erod, Location : Coping	Extent : Moderat	e, Area Ą	ffected : 50%		·		
Wood Rail	10% Now Broken/Missing Eleme Location: Missing S Split/Cracked, Extent Location: Througho Worn/Eroded, Extent: Location: Througho	ection 9th Floor ( : Moderate, Area I ut Moderate, Area A	On The So Affected :	outh Side 50%	5	\$14,100		
Roof								
Built-Up (BUR)	97% Now Blisters, Extent: Mode Location: Througho Water Penetration, Ex Location: Stair C, R Worn/Eroded, Extent: Location: Througho	ut tent : Moderate, A Coom 10 B-3, Kitcl Moderate, Area A	rea Affec hen					
Copper/Terne	3%		2042	* *	10	\$8,400		
terior								
Floors								
Cast in Place Concrete	10%		LIFE	* *	5	\$78,900		
Ceramic Tile	5%		2030	* *	5	\$18,000		
Quarry Tile	5%		2032	* *	5	\$27,000		
Terrazzo	25%		LIFE	* *	5	\$70,400		
Vinyl Tile	45%		2027	\$1,442,600	3	\$60,900		
Vinyl Tile	5% Now Broken/Missing Eleme Location: Sixth Floc Other Observation, Ex Location: Room B C Explanation: 9x9s E	or ctent : Moderate, 1 C-10 A			3	\$6,800		
Vinyl Tile	5% Now Cracking/Crumbling, Location: Lobby Worn/Eroded, Extent: Location: Lobby	\$160,300 Extent : Moderate			3	\$6,800		

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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior									
Interior Walls									
Ceramic Tile	5%			2030	* *	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	\$26,400	LIFE	* *	5	\$9,400		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location	i : 10th Flo	or						
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%				
	Location	a : 10th Flo	or						
Plaster	40%			LIFE	* *	5	\$47,200		
SGFT/Glazed Masonry	20%	Now	\$318,500	LIFE	* *				
•	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 50%				
	Location	: Abandon	ed Kitchen In The	Basemen	nt.				
Ceilings									
AcousTileSusp.Lay-In	30%			2032	* *	5	\$108,200		
Plaster	60%			LIFE	* *	5	\$135,200		
Plaster	10%	Now	\$49,500	LIFE	* *	5	\$22,500		
	Broken/Missing Elements, Extent: Light, Area Affected: 2%								
	Location: Room 6 B-18 A, Kitchen								
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%								
	Location: Stair C, Room 10 B-3, Kitchen								
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 20%				
	Location	: Stair C,	Room 10 B-c, Kitch	hen					

<b>lectrical</b>	Current Rep	air	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2027	\$82,100	5	\$6,400	
	Other Observation, Exte	nt : Moderate, A	rea Affe	cted : 100%			
	Location : Electrical R	oom					
	Explanation: Two 250	0 Amperes Main	Discon	nect Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2027	\$357,600	5	\$6,400	
Raceway							
Conduit	100%		2027	\$407,900	1		
Panelboards							
Fused Disc Sw	10%		2026	\$37,500	5	\$600	
Molded Case Bkrs	90%		2026	\$337,500	5	\$5,800	
Wiring							
Braided Cloth	80% 2-4	\$502,700	2052	* *	1		
	Insulation Aged, Extent:	Moderate, Ared	a Affecte	d: 100%			
	Location: Throughout						
Thermoplastic	20%		2027	\$125,700	1		

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

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

### HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL TRIBORO - T

Asset #: 735

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts						
Motor Controllers						
Locally Mounted	100%	2025	\$782,200	5	\$1,600	
Ground						
Grounding Devices						
Generic	100% 0-2 \$10,000	LIFE	* *	5	\$3,600	
	Other Observation, Extent: Moderate, A	Area Affe	cted : 100%			
	Location : Water Main					
	Explanation : Corroded					
Stand-by Power						
Transfer Switches						
Automatic	100%	2025	\$70,500	1	\$75,200	
Generators						
Diesel	100%	2023	\$548,000	1	\$94,700	
	Other Observation, Extent: Moderate, A	Area Affe	cted : 100%			
	Location: Sub-basement					
	Explanation: One 350 Kw					
Batteries	1000/	2010	Ф1 (ОО	-	ФО 100	
Lead/Acid	100%	2019	\$1,600	5	\$9,100	
Fuel Storage	1000/	2020	* *	-	Φ7 100	
Main Tank	100%	2030		5	\$7,100	
	Other Observation, Extent : Light, Area Location : Sub-basement	Ајјестеа	: 100%			
	Explanation: 500 Gallons					
Lighting	Explanation . 300 Gailons					
Interior Lighting						
Fluorescent	95%	2027	\$3,934,100	10	\$209,900	
Tuorescent	Other Observation, Extent : Moderate, A			10	Ψ200,000	
	Location: Throughout The Building	170011990	. 100/0			
	Explanation: T-8 Lamps					
Incandescent	5%	2022	\$207,100	2	\$300	
Egress Lighting	370	2022	φ207,100		φ300	
Emergency, Service	60%	2027	\$74,400	1		
Exit, Service	40%	2027	\$33,600	1		
Exterior Lighting	TO / 0	2022	Ψ22,000	1		
HID	100%	2022	\$965,000	10	\$700	
Lightning Protection	10070	2022	Ψ703,000	10	Ψ700	
Arresters/Cabling						
Generic	100%	2030	* *	5	\$1,200	
Alarm					¥1,200	
Security System						
No Component	90%					
Generic	10%	2027	\$77,300	1	\$9,100	
Fire/Smoke Detection	-		¥,= 30		+- ,- · ·	
No Component	90%					
Generic, Digital	10%	2022	\$264,600	1-3	\$15,500	
Generic, Digital	10/0	2022	Ψ207,000	1 3	Ψ12,200	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

#### HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL TRIBORO - T

Asset #: 735

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	•						
Energy Source Plant Campus Steam / PRV	100%		2037	* *	1		
TICV	Other Observation, I Location : Basemen	_	Affected	: 100%			
	Explanation : Steam		diacent F	Ruildino E			
Distribution	Expression : Steel	TT TO TUCKE I TOTAL I	ajaceni 1	,			
Central Plant Steam Piping/Pmp	100%		2027	\$3,993,300	4	\$17,800	
Terminal Devices							
Convector/Radiator	95%		2025	\$1,200,000	1	\$73,900	
Induction Unit	5%		2030	* *	1	\$3,900	
Air Conditioning							
Energy Source Electricity	100%		2035	* *	1		
Conversion Equipment	10070		2033				
Window/Wall Unit	75%		2020	\$368,800	1		
No Component	25%			4200,000			
Ventilation							
Distribution							
Ductwork/Diffusers	70%		LIFE	* *	2-5	\$94,100	
No Component	30%						
Exhaust Fans							
Interior	95%		2022	\$797,500	2	\$7,000	
Roof	5%		2022	\$19,600	2	\$400	
Plumbing							
H/C Water Piping							
Brass/Copper	30%		2037	* *	1		
Galvanized Steel	70% Now	\$72,500	2025	\$724,700	1		
	Corroded, Extent : So Location : Water M		d : 30%				
Sanitary Piping	1000/				_		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)					-		
Non-Submersible	100%		2027	\$36,500	4	\$7,700	
Fixtures							<u> </u>
Generic	100%						
Vertical Transport							
Elevators	1000/		LIPP	* *			
Geared Traction	100%	Entont . It-I. A	LIFE				
	Other Observation, I	_	Affected	: 100%			
	Location: (2) B-10						
Fire Suppression	Explanation: 4 Un	us					

Fire Suppression

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

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

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#### HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL TRIBORO - T

Asset #: 735

Mechanical	Current R	Repair F	uture	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)		ear FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Standpipe							
Generic	100%	20	037	* *	1-5	\$126,000	
Sprinkler							
No Component	85%						
Generic	15%	20	037	* *	1-2	\$10,100	
Fire Pump							
Generic	100%	20	036	* *	1	\$45,000	

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

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 163,840 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Dec-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,PEN

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$395,200	\$997,000
Interior Architecture	\$904,600	\$1,831,200
Electrical		\$3,813,300
Mechanical	\$40,600	\$4,400,700
Total	\$1,340,400	\$11,042,200
Importance Code A	\$395,200	\$1,044,800
Importance Code B	\$714,600	\$9,894,600
Importance Code C	\$230,600	\$102,800
Total	\$1,340,400	\$11,042,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$41,200		\$23,500	
Interior Architecture	\$96,300		\$27,600	\$29,900
Electrical	\$32,100	\$26,700	\$39,700	\$30,300
Mechanical	\$81,300	\$58,800	\$80,500	\$56,400
Site Enclosure	\$1,000			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$276,600	\$110,100	\$196,000	\$141,200
Importance Code A	\$41,200		\$23,500	\$4,900
Importance Code B	\$195,100	\$110,100	\$172,500	\$128,000
Importance Code C	\$40,300			\$8,400
Total	\$276,600	\$110,100	\$196,000	\$141,200



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

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

Asset #: 1001

rchitecture		Current I	Repair	Future Replacement		Maintenance			
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
terior									
Exterior Walls									
Cast in Place Concrete	_	Crumbling,	\$42,400 Extent : Moderate est Corner Of Build		* * fected : 10%	5	\$66,000		
Masonry: Brick Cavity	85%		est corner of zuma	LIFE	* *	5	\$224,500		
Window Wall	5%			2048	* *	5	\$24,800		
Windows	370			2040			Ψ24,000		
Aluminum	100%			2044	* *	5	\$53,000		
Parapets	10070			2011			Ψ23,000		
Cast in Place Concrete	65%			LIFE	* *	5	\$192,100		
Masonry: Brick Cavity	15%			LIFE	* *	5-10	\$14,700		
Metal Panel	5%			2048	* *	5	\$2,800		
Metal Rail	15%			2041	* *	5-10	\$38,800		
Roof							420,000		
Built-Up (BUR)	5%	0-2	\$2,200	2033	* *				
1 ( )	-		Extent : Light, Area Locations Through	Affected	: 20%				
IRMA/Protected Membrane	95%	Now	\$144,500	2028	\$722,600				
	Location Water Pen	: Various	ht, Area Affected: Locations Through xtent: Moderate, A East Wing	out	cted : 10%				
erior									
Floors									
Carpet	10%			2027	\$356,200	3	\$36,800		
Cast in Place Concrete	10%	0-2	\$58,000	LIFE	* *	5	\$53,600		
	_		Extent: Moderate	, Area A <u>f</u>	fected : 25%				
			ıt Corridor						
			: Moderate, Area A	Affected :	30%				
	Location	: Basemer	ıt Corridors						
Ceramic Tile	5%			2037	* *	5	\$12,300		
Panel/Paver: Cer/Brk	5%			2044	* *	5	\$27,600		
Quarry Tile	5%	Now	\$80,200	2041	* *	5	\$9,200		
	_	-	Extent : Moderate And Receiving Area		fected : 5%				
Sheet Vinyl/Rubber	Misaligne	Now d/Bulging, : Kitchen	\$82,800 Extent : Moderate,	2033 Area Aff	* * Pected : 25%	5	\$9,200		
Vinyl Tile	10%			2033	* *	3	\$9,200		
· j <del>-</del>	50%			2028	\$1,536,800	3	\$61,300		

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

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

Asset #: 1001

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$16,800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$26,900	
Masonry: Brick	10%			LIFE	* *	10	\$10,100	
Plaster	62%		\$190,200	LIFE	* *	5	\$62,500	
		_	: Moderate, Area A		: 50%			
	Location	ı : Various I	Locations Through	out				
SGFT/Glazed Masonry	10%			LIFE	* *	10	\$16,800	
Wood	3%			LIFE	* *	5	\$80,700	
Ceilings								
AcousTileConcealSpLn	10%	Now	\$225,700	2048	* *	5	\$15,300	
-	Worn/Eroc	ded, Extent	: Moderate, Area A	Affected :	40%			
	Location	: Ground	Floor Gathering Sp	paces				
AcousTileSusp.Lay-In	10%			2041	* *	5	\$24,500	
Exposed Concrete	10%			LIFE	* *	5-10	\$30,700	
Metal Panel	20%	4+	\$93,200	LIFE	* *	5	\$61,300	
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location	ı : 5th Floo	r Corridors					
Plaster	50%			LIFE	* *	5-10	\$210,700	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%		\$1,000	2063	* *			
			Extent: Light, Are	ea Affecte	ed : 20%			
	Location	ı : Loading	Dock Areas					
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2028	\$47,800	5	\$4,300	
	Other Observation, Extent : Mode					
	Location: Electrical Room					
	Explanation : Main Service Disc	onnect Switch	Rated @ 2000 Am	peres.		
Transformers						
Liquid Filled	100%	2026	\$18,000	5	\$1,000	
•	Other Observation, Extent : Mode					
	Location : Outside					
	Explanation : No Available Nam	eplate Ratings				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2028	\$194,600	5	\$4,300	

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

Asset #: 1001

Electrical	Current Repair	Current Repair Future Replacement		M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts								
Raceway								
Conduit	90%	2028	\$199,800	1				
Conduit	10%	2038	* *	1				
Panelboards								
Fused Disc Sw	5%	2036	* *	5	\$200			
Molded Case Bkrs	90%	2027	\$153,100	5	\$3,900			
Molded Case Bkrs	5%	2036	* *	5	\$200			
Wiring								
Thermoplastic	90%	2028	\$307,800	1				
Thermoplastic	10%	2038	* *	1				
Motor Controllers								
Locally Mounted	15%	2033	* *	5	\$200			
Locally Mounted	85%	2026	\$307,500	5	\$900			
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$4,800			
	Other Observation, Extent : Moderate,	Area Affeo	cted : 100%					
	Location: Basement							
	Explanation: Connected To Metal Wa	ter Pipe						
Stand-by Power								
Transfer Switches								
Automatic	100%	2026	\$51,200	1	\$50,400			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Generator Room							
	Explanation : No Available Nameplat	e Ratings						
Generators								
Diesel	100%	2024	\$397,700	1	\$63,500			
	Other Observation, Extent : Moderate,	Area Affeo	cted : 100%					
	Location : Generator Room							
	Explanation : Emergency Generator I	Rated @ 2	50kw					
Batteries	4000/		<b>44 -</b> 00	_	<b></b>			
Lead/Acid	100%	2022	\$1,700	5	\$6,100			
Fuel Storage	-00/	• • • •		_	di			
Day Tank	50%	2036	* *	5	\$15,200			
	Other Observation, Extent : Moderate,	Area Affeo	cted : 100%					
	Location: Generator Room							
	Explanation: 30 Gallons Rated Capa	•						
Main Tank	50%	2031	* *	5	\$2,400			
IVIAIII IAIIK	Other Observation, Extent : Moderate, Area Affected : 100%							
iviani tank	Other Observation, Extent: Moderate,	Area Affeo	eted : 100%					
IVIAIII TAIIK	Other Observation, Extent : Moderate, Location : Underground	Area Affeo	cted : 100%					

Lighting

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

Asset #: 1001

Electrical	Current Rep	air	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting								
Interior Lighting								
Fluorescent	3%		2033	**	10	\$4,500		
	Compact Fluorescent Li Location : Lobby	ght, Extent : Ligh	t, Area	Affected : 100%				
Fluorescent	50%		2033	* *	10	\$75,100		
	T-8 Lamps And Fixtures, Location : Throughout		rea Affe	ected : 100%				
Fluorescent	40%		2028	\$1,225,900	10	\$60,100		
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building							
Fluorescent	3%		2033	* *	10	\$4,500		
	T-5 Lamps And Fixtures, Location: Lobby	Extent: Light, A	rea Affe	ected : 100%		•		
Incandescent	2%		2023	\$61,300	2	\$100		
LED	2%		2036	**	2	Ψ100		
EEE	Other Observation, Exte	nt : Light, Area A		: 100%				
	Location : Mechanical		33					
	Explanation : LED Lig	hts						
Egress Lighting								
Emergency, Service	20%		2028	\$18,300	1			
Emergency, Service	30%		2033	* *	1			
Exit, LED	20%		2056	* *	1			
Exit, Service	30%		2028	\$18,600	1			
Exterior Lighting								
HID	100%		2028	\$704,100	10	\$500		
	Other Observation, Exte	nt : Moderate, Ai	rea Affe	cted : 100%				
	Location : Outside							
	Explanation : 6 Hid Li	ght Fixtures Con	trolled I	By Photo Cells				
Alarm								
Security System	1000/		2022	ala ala		0.61.200		
Generic	100%		2033	* *	1	\$61,200		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Hallways And Outside							
Eine/Consoles Data d'ann	Explanation: CCTV S	urveillance Came	eras					
Fire/Smoke Detection	1000/		2022	* *	1.2	¢101 000		
Generic, Digital	100% Other Observation Exte	nt · Light Area A	2033		1-3	\$101,000		
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Explanation : Smoke I		Ralle U	orns Manual Dull	Stations	Strobe Lights		
	<u> Ехриананон</u> : <b>S</b> токе L	retectors, Atarm I	seus, H	orns, manuai Pull	sianons,	Strove Lights		

Mechanical	Current Repair		Futu	re Replacement	M		
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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Asset #: 1001

echanical	Current Repair Future Replacement Maintenance							
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ating								
Energy Source Plant Campus Steam / PRV	100%		2048	* *	1			
TRV	Other Observation, E Location: Building	15	Affected	: 100%				
	Explanation: From	New Power Plant						
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2037	* *	5	\$9,700		
Distribution								
Hot Wtr Piping/Pump	50% Other Observation, E Location: Through	out			4	\$6,100		
	Explanation: Hot V	Vater Pumps Serve						
Central Plant Steam Piping/Pmp	50%		2038	* *	4	\$4,000		
Terminal Devices								
Air Handler	50%		2028	\$1,227,700	1	\$50,700		
Fan Coil Unit/Heat	50%		2028	\$1,307,500	1	\$26,500		
	Other Observation, E Location: Through		Ајјестеа	: 100%				
	Explanation : Dual		tion Uni	ts Ohserved				
Conditioning	Explanation: Dual	1emperature matte	tion Citi	is observed				
Energy Source								
Plant Campus Steam / PRV	90%		2048	* *	1			
Electricity	10%		2044	* *	1			
Conversion Equipment Absorption Chiller/Steam/HW	90%		2037	* *	1	\$159,600		
Chiller/Steam/n w	Other Observation, E Location : Basemen	=	Affected	: 100%				
	Explanation : 2 Stee		ion Chill	ers With Lithium B	romide F	Refrigerant		
Interior Pkg Unit - Cooling	10%	1	2029	* *	2	\$1,000		
Distribution								
CW & CHW Wtr Pipe/Pump	100%		2038	* *	4	\$8,100		
Terminal Devices								
Induction Unit	100%		2028	\$1,037,700	1	\$52,900		
Heat Rejection	100/		2020	<b>#05.000</b>	2	<b>#11 400</b>		
Dry Cooler	10%		2028	\$95,000 * *	2	\$11,400		
Water Cooling Tower	90% Other Observation, E	rtant . Light Area	2029		2	\$148,400		
	Location: Roof	xieni . Ligni, Area	Ајјестеа	: 100%				

#### Ventilation

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Asset #: 1001

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$144,700	
Exhaust Fans						
Interior	75%	2028	\$465,900	2	\$3,800	
Roof	25%	2028	\$72,500	2	\$1,300	
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2033	* *	1		
Water Heater						
Electric	100%	2027	\$153,800	4	\$1,400	
	Other Observation, Extent: Light,	AreaAffected:	100%			
	Location: Basement					
	Explanation: 3 Units					
HW Heat Exchanger						
Steam Fired	100%	2048	* *	4	\$24,300	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2028	\$26,600	4	\$5,200	
Sewage Ejector(s)						
Compressed Air	100%	2038	* *	4	\$1,700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light,	Area Affected :	100%			
	Location: B-5 Room					
	Explanation: 4 Units					
Fire Suppression						
Standpipe						
No Component	15%					
Generic	85%	2038	* *	1-5	\$70,200	
Sprinkler					<b>.</b>	
Generic	100%	2038	* *	1-2	\$45,900	
	No Backflow Preventer, Extent: L	ight, Area Affect	ed : 100%			
	Location: Basement					
Fire Pump						
Generic	100%	2031	* *	1	\$30,600	
Chemical System Generic	100%	2023	\$2,200	1-3	\$4,000	

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : HHC0015.010 / 977 Yr Built/Renovated : 1912 /

Area Sq Ft : 36,400 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Dec-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,545,200	\$71,700
Interior Architecture	\$850,500	\$289,600
Electrical		\$1,010,800
Mechanical		\$1,364,600
Total	\$2,395,700	\$2,736,600
Importance Code A	\$1,545,200	\$71,700
Importance Code B	\$313,400	\$2,574,300
Importance Code C	\$537,100	\$90,600
Total	\$2,395,700	\$2,736,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$54,300			
Interior Architecture	\$127,400			\$11,100
Electrical	\$72,700	\$2,000	\$2,100	\$3,100
Mechanical	\$15,400	\$8,000	\$6,400	\$7,100
Total	\$269,700	\$10,100	\$8,500	\$21,400
Importance Code A	\$54,300		\$1,100	
Importance Code B	\$212,900	\$10,100	\$7,400	\$21,400
Importance Code C	\$2,500			
Total	\$269,700	\$10,100	\$8,500	\$21,400



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

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

Asset #: 977

rchitecture	Current Repair	Future Replacement	Maintenance					
stem Component Type	% of Fail Date Estimated ( Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
terior								
Exterior Walls								
Cast Stone/Terra Cotta	5% Now \$125,1 Broken/Missing Elements, Extent: Location: Over Main Entrance Cracking/Crumbling, Extent: Mod	Severe, Area Affected : 15%	5	\$26,400				
	Location: Over Main Entrance	eraie, Area Affectea : 30/0						
	Int Mortar Miss/Erod, Extent: Sev	ana Arag Affactad . 250/						
	Location: At 1st And 2nd Floor	••						
			1.0	44.000				
Ceramic Tile	3%	2038 **	10	\$1,900				
Copper/Terne	7% Now \$153,8							
	Deformed/Dented, Extent: Moderate, Area Affected: 15%							
	Location: Courtyard							
	Deteriorated Finish, Extent : Mode	rate, Area Affected : 50%						
	Location: Courtyard	4.00 4.5007						
	Staining/Discoloring, Extent: Moa Location: Courtyard	erate, Area Affected : 50%						
Stucco Cement	85% Now \$378,4		5	\$71,700				
	Broken/Missing Elements, Extent:	Severe, Area Affected : 20%						
	Location: Courtyard							
	Cracking/Crumbling, Extent : Seve Location : Various Locations Thr	==						
	Staining/Discoloring, Extent: Moa Location: Courtyard	erate, Area Affected : 50%						
	Water Penetration, Extent: Light, A Location: Various Locations Thr							
	Other Observation, Extent: Light,	-						
	Location : Perimeter Walls	33						
	Explanation : Steel Framed Build	ing With Terra Cotta Infill						
Windows	*							
Aluminum	10% Now \$6,7	00 2036 **	5	\$400				
	Air Infiltration, Extent : Moderate,							
	Location: Connector Tunnel At South Administration Offices And Shops							
Wood	90% Now \$203,1		5	\$31,800				
Wood	Broken/Missing Elements, Extent: Location: Throughout		3	ψ51,000				
	Ctrwt/Balnc Not Funct, Extent : Mo	derate Area Affected : 20%						
	Location: Throughout	derdie, Area Affected : 2070						
	Dry Rot/Decay, Extent: Moderate,	Area Affected . 500%						
	Location: Throughout	лген Аујестен . 3070						
	Thermally Inefficient, Extent : Moa	orate Area Affected . 1000/						
	Location: Throughout	стине, лией Лујесней . 100/0						
	Split/Cracked, Extent: Moderate, A	rea Affected · 500/						
	Location: Throughout	леи Ајјестеи . 5070						
-	Locuiton . Imougnou							

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

Asset #: 977

Architecture		Current Repair Future Replacement			M			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior				•				•
Parapets Cast Stone/Terra Cotta	100/	Now	¢61.400	LIFE	* *	5	¢0 200	1
Cast Stone/Terra Cotta	Cracking/		\$61,400 Extent : Severe, A. Courtyard			5	\$8,200	1
Copper/Terne	45%	Now	\$93,600	2048	* *	5	\$11,600	
11	-		xtent : Light, Area A Locations Through	Affected .	: 10%		. ,	
	_	_	Extent : Moderate Locations Through	-	ffected : 50%			
Metal Panel	30%			2038	* *	5	\$12,300	
Stucco Cement	Location	issing Elem ı : Courtyai				5	\$2,100	
	Location	ı : Courtyai						
			xtent : Severe, Area Locations In Court		d : 15%			
Roof								
Built-Up (BUR)	Drains Inc Location	ı : Over Sto	\$33,500 , Extent : Moderate orage Area And Off	ices				
		_	ings, Extent : Mod		rea Affected : 25%			
			rage Area And Off		2.50 (			
			: Moderate, Area A rage Area And Off		25%			
Clay Tile	Broken/M	Now issing Elem i : Through	\$164,700 eents, Extent : Mode out	2038 erate, Ar	* * ea Affected : 10%			
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 20%			
Modified Bitumen	Alligatori	Now ng, Extent : 1 : Over Sta	\$149,100 Moderate, Area Aj erage Area	2038 ffected :	* *			
	Location	ı : Over Sto	derate, Area Affecte rage Area : Moderate, Area A					
		ı : Over Sto		ујестей.	2370			
Skylight, Metal/Glass	Corrosion	Now Rusting, E i : Over Sto	\$216,200 Extent : Moderate, A	2038 Area Affe	* * cted : 25%			
	Glazing B		ked, Extent : Mode	rate, Are	ea Affected : 20%			
		netration, E 1 : Courtyai	xtent : Moderate, A rd	rea Affe	cted : 15%			

Interior

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

Asset #: 977

Architecture	Current Rep	air	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors Carpet	25% 4+ Worn/Eroded, Extent : M Location : Various Loca	oderate, Area Aff		\$248,900 5%	3	\$25,700	
	Wrinkling, Extent : Light, Location : First Floor	Area Affected : 2	25%				
Ceramic Tile	5% Now Cracking/Crumbling, Ext Location: Restrooms O Misaligned/Bulging, Exte Location: Restrooms O	ent : Moderate, A In Ground And 2r Int : Severe, Area	d Floors Affected	: 10%	5	\$1,700	
Quarry Tile	10% 0-2 Cracking/Crumbling, Ext Location: South Corrid Worn/Eroded, Extent: M Location: South Corrid	ent : Moderate, A lor oderate, Area Aff			5	\$5,100	
Terrazzo	30% 0-2 Cracking/Crumbling, Ext Location: Ground Floo	ent : Moderate, A	LIFE Area Affe	* * * cted : 15%	5	\$16,100	
Vinyl Tile	30%		2028	\$199,000	3	\$10,300	
Interior Walls Cast in Place Concrete	10% Now	\$163,000	LIFE	* *			
Cast III Frace Concrete	Spalling, Extent : Modera Location : First Floor T	ate, Area Affected	: 20%	South Service Ti	ınnel		
Ceramic Tile	10% Now Broken/Missing Elements Location: Ground Floo	, Extent : Severe,		* * fected : 30%	5	\$5,700	
Glass: Single Pane	3%		LIFE	* *	5	\$5,100	
Plaster	57% Now Cracking/Crumbling, Ext Location: South Corrid Water Penetration, Exten Location: South Corrid	ent : Severe, Ared lor And Tunnel U t : Severe, Area A	nder Adr ffected :	ninistration Offi 25%		\$19,400	
Wood				**		¢191 200	
Wood	20%	-	LIFE	* *	5	\$181,200	

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

Asset #: 977

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	10%	0-2	\$6,300	2033	* *	5	\$3,400		
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 15%				
	Location	ı : South Sid	le Offices And Cor	ridor					
Exposed Concrete	10%	0-2	\$25,100	LIFE	* *	5	\$1,100		
1	Spalling, I	Extent : Mo	derate, Area Affect	ed : 20%	, )				
	Location	a : First Flo	or Tunnel Area @	Shops Ar	nd South Service T	unnel			
Glass: Susp Panels	2%			LIFE	* *	10	\$1,000		
Plaster	78%	0-2	\$159,700	LIFE	* *	5	\$33,400		
	Cracking/	Crumbling,	Extent : Moderate	, Area A <u>f</u>	fected : 15%				
	Location	: Second I	Tloor, Various Loca	tions Th	roughout				
	Paint Peeling, Extent : Moderate, Area Affected : 25%								
	Location	a : 2nd Floo	r Offices						
	Worn/Eroe	ded, Extent	: Severe, Area Affe	cted : 20	%				
			Floor Corridors An						
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2041	* *				
Parking/Driveway									
Asphalt	100%			2031	* *				

ectrical	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2038	* *	5	\$1,000	
	Other Observation, Extent: Mod	lerate, Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation : Main Service Di	sconnect Switch	Rated @ 3000 Am	peres.		
Transformers						
Liquid Filled	100%	2033	* *	5	\$200	
	Other Observation, Extent: Mod	lerate, Area Affe	cted : 100%			
	Location : Outside					
	Explanation : No Available Na	meplate Ratings				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2038	* *	5	\$1,000	
Raceway						
Conduit	20%	2038	* *	1		
Conduit	80%	2028	\$54,000	1		
Panelboards						
Fused Disc Sw	10%	2027	\$6,800	5	\$100	
Molded Case Bkrs	80%	2027	\$54,400	5	\$800	
Molded Case Bkrs	10%	2036	* *	5	\$100	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 977

Electrical	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts							
Wiring							
Braided Cloth	30% 0-2	\$27,700	2053	* *	1		
	Insulation Aged, Exten Location : Througho	-	ffected : .	100%			
Thermoplastic	30%		2038	* *	1		
Thermoplastic	40%		2028	\$37,000	1		
round							
Grounding Devices							
Not Accessible	100%						
ighting							
Interior Lighting						A	
Fluorescent	5%		2028	\$11,800	10	\$1,700	
	Compact Fluorescent Location : Hallways	=	derate, A	rea Affected : 100	%		
Fluorescent	95%		2023	\$224,100	10	\$31,700	
	T-12 Lamps And Fixtu Location : Througho		erate, Are	a Affected : 100%			
Egress Lighting							
Emergency, Battery	100%		2023	\$55,900	10	\$8,800	
Exterior Lighting							
Fluorescent	50%		2023	\$66,400	10	\$1,700	
	Other Observation, Ex	ctent : Moderate, A	Area Affed	cted : 100%			
	Location: Outside						
	Explanation: 2- CF	L ( Compact Fluor	rescent Li	ight ) Fixtures			
HID	50%		2023	\$78,200	10	\$100	
	Other Observation, Ex	ctent : Moderate, A	Area Affe	cted : 100%			
	Location: Outside						
	Explanation : 2- HII	D Light Fixtures					
larm							
Fire/Smoke Detection							
Generic, Analog	100%		2023	\$429,000	1-3	\$23,100	
	Other Observation, Ex	ctent : Moderate, A	Area Affed	cted : 100%			
	Location: Hallways						
	Explanation: Manua	al Pull Stations An	id Alarm	Bells			

Mechanical	Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Plant Campus Steam /	100%		2048	* *	1		
PRV							
	Other Observation, Ex	tent : Light, Area A	Affected	: 100%			
	Location: Building 1	'5					
	Explanation : From N	New Power Plant					

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

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

Asset #: 977

Mechanical	Current Re	pair	ir Future Replacement		Maintenance			
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
eating								
Conversion Equipment Pres. Reducing Valve/LF Steam	P 100%		2031	* *	5	\$2,200		
Distribution Central Plant Steam Piping/Pmp	100%	:	2028	\$656,600	4	\$2,700		
	On Extended Life, Exten Location: Steam And				ir Useful	Life Cycle Limit		
Terminal Devices								
Convector/Radiator	100% On Extended Life, Exten Location : The Steam	nt : Moderate, Ared			1 ele Limit	\$11,800		
ir Conditioning								
Energy Source Electricity	100%		2044	* *	1			
Conversion Equipment								
Split Unit	40%		2028	\$331,200				
Window/Wall Unit	35%		2023	\$28,300	1			
No Component	25%							
Heat Rejection Air Cooled Condenser Unit	100%		2028	\$58,700	2	\$25,400		
entilation								
Distribution								
Ductwork/Diffusers	100%	-	LIFE	* *	2-5	\$32,100		
Exhaust Fans	000/		2020	<b>#110.400</b>		#200		
Interior	80%		2028	\$110,400	2	\$900		
Roof	20%		2028	\$12,900	2	\$200		
lumbing H/C Water Piping Brass/Copper	100%		2038	* *	1			
Sanitary Piping	10070	<u> </u>	2036		1			
Cast Iron	100%	-	LIFE	* *	1			
	On Extended Life, Exter			ted : 100%				
	Location : Sanitary Pi	iping Is Beyond Us	eful Lij	fe Cycle Limit				
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
	On Extended Life, Exten							
	Location: Storm Pipin							
	Other Observation, Ext. Location : Perimeter (		уестеа	. 100%				
	Explanation: Leaders		n To C	ast Iron Pipping R	elow Gra	ıde		
Sump Pump(s)		2			0.4			
Submersible	100%		2019	\$1,300	4	\$1,200		
Fixtures				•		•		
Generic	100%							

Fire Suppression

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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#### HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES

Asset #: 977

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Standpipe				
Generic	100%	2048 **	1-5 \$18,400	
	Recent Replace Evident, Extent: Light,	Area Affected : 100%		
	Location: Next To Stairwells			

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 4,561 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Dec-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$46,300
Electrical		\$53,800
Total		\$100,100
Importance Code A		\$46,300
Importance Code B		\$53,800
Total		\$100,100

100,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$52,400		\$300	
Interior Architecture	\$31,100		\$1,000	
Electrical	\$23,900	\$300	\$300	\$400
Mechanical	\$2,100	\$600	\$900	\$700
Site Pavements	\$700			
Total	\$110,200	\$800	\$2,600	\$1,100
Importance Code A	\$52,800	\$400	\$800	\$400
Importance Code B	\$46,200	\$400	\$1,800	\$700
Importance Code C	\$11,200			
Total	\$110,200	\$800	\$2,600	\$1,100



 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior							
Exterior Walls	<b>-</b> 0 /				_	<b>\$ 7.</b> 400	
Cast in Place Concrete	5%	06100	LIFE	* *	5	\$5,400	
Copper/Terne	7% 4+	\$6,100	2048	**			
	Staining/Discoloring Location: Raised F		, Area A <u>f</u>	fectea : 35%			
	Other Observation, I	=	Affected	. 100%			
	Location : Second		пусстей	. 10070			
	Explanation: Raise						
Glazed Ceramic Panel	1%		LIFE	* *	5	\$1,000	
	Cracking/Crumbling	, Extent : Light, Are	a Affecte	d : 5%		, ,	
	Location : South W	est Corner					
Masonry: Brick	75% 2-4	\$21,100	LIFE	* *	5	\$8,100	
-	Patching Evident, Ex	xtent : Moderate, Ar	ea Affect	red : 15%			
	Location : South W	est Corner					
	Vegetation Growth, I	_	Affected	: 25%			
	Location: West An						
	Vertical Cracks, Exte			)%			
		tory Addition - East					
Masonry: Limestone	7% 2-4	\$2,100	LIFE	**	5	\$600	
	Recent Repair Evide Location : All Face		rea Affec	ted : 100%			
	Vegetation Growth, 1		Affected	. 15%			
	Location : West Fa		пурестей .	. 1370			
Stucco Cement	5%		2033	* *	5	\$1,300	
Windows	270		2000			Ψ1,200	
Aluminum	10%		2044	* *	5	\$200	
Bronze/Brass	5%		2036	* *	5	\$600	
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
		Story Transom Wind					
	Explanation : Deco	orative Window Gri	lles				
Glass Block	5% Now	\$1,000	LIFE	* *	5	\$100	
	Glazing Broken/Crac Location : East Fa		rate, Are	a Affected : 10%			
Wood	80% 0-2	\$4,600	2027	\$46,300	5	\$7,300	
	Dry Rot/Decay, Exte	nt : Moderate, Area	Affected			-	
	Location : Attic Wi	ndows And 2nd Stor	y Windo	ws - South East Co	orner		
	Paint Peeling, Exten		Affected :	25%			
	Location : Exterior	· Side Of Windows					

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Architecture	Current	Current Repair Future Replac		e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Parapets	4.50 /				- 10	<b></b>	
Masonry: Brick	45%	*	LIFE	* *	5-10	\$5,600	
Masonry: Limestone	40% 0-2	\$6,500	LIFE	**	5	\$900	
	Jnt Mortar Miss/Ero	_	rea Affect	ed: 15%			
	Location: East An			v . 1 250/			
	Staining/Discoloring			fected: 35%			
		ide Of Cornice Thro					
Pre-Cast Concrete	10%		LIFE	* *	5	\$2,300	
	Cracking/Crumbling			fected : 20%			
	_	Story Building - Cop	_				
	Jnt Mortar Miss/Ero			ffected : 20%			
	Location : Single S	Story Building - Cop	ing				
No Component	5%						
	Other Observation,		Affected	: 0%			
	Location: South S	ide					
	Explanation: Sing	le Story Lean To					
Roof							
Asphalt Shingle	10%		2031	* *	10	\$100	
Copper/Terne	40%		2043	* *	10	\$3,900	
Modified Bitumen	45%		2023	\$11,500	10	\$1,700	
Skylight, Metal/Glass	5%		2038	* *	10	\$600	
nterior							
Floors	100/		2025	<b>#0.000</b>	2	<b>#1</b> 000	
Carpet	10%		2027	\$9,900	3	\$1,000	
Cast in Place Concrete	15%		LIFE	* *	5	\$4,500	
Quarry Tile	20%		2033	* *	5	\$2,000	
Raised Access Floor	5%	F	2031	**	5	\$1,300	
	Other Observation,		Affected	: 100%			
	Location : Baseme			E1			
_		ponent Actually A F				<b></b>	
Terrazzo	50% 4+	\$9,000	LIFE	**	5	\$2,700	
	Cracking/Crumbling			tected: 10%			
	Location : Door 11	hresholds In Baseme	ent				
Interior Walls	000/ 37	ФО ООО	LIEE	* *	-	Ф1 (ОО	
Plaster	80% Now	\$9,800	LIFE		5	\$1,600	
	Cracking/Crumbling			ted: 15%			
		nt, Second Floor O	•	150/			
	Paint Peeling, Exten		Affected :	15%			
	Location : Staircas						
	Water Penetration, I		ı Affected	: 10%			
	Location : Second	Floor Offices					
SGFT/Glazed Masonry	20%		LIFE	* *	10	\$700	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2033	* *	5	\$300	
Exposed Concrete	10%			LIFE	* *	5-10	\$900	
Plaster	85%	Now	\$8,700	LIFE	* *	5	\$3,600	
	Location Water Pen	: Second I etration, E.	Extent : Severe, Ai Floor Offices xtent : Severe, Area Floor Offices					
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2048	* *			
Site Pavements On-Site Walkways								
Cast in Place Concrete	100%	Now	\$700	2033	* *			
	U	0.	Extent : Moderate eads At North Entra		fected : 5%			
Parking/Driveway								
Asphalt	100%			2037	* *	:		

ectrical	Current Repair	Futu	re Replacement	M	aintenance	
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2038	* *	5	\$100	
	Other Observation, Extent:	Moderate, Area Affe	ected : 100%			
	Location: Basement					
	Explanation : Main Service	e Disconnect Switch	Rated @ 400 Amp	eres		
Transformers						
Liquid Filled	100%	2026	\$18,000	5		
	Other Observation, Extent:	Moderate, Area Affe	ected : 100%			
	Location : Outside					
	Explanation : No Namepla	ite Ratings Available				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2038	* *	5	\$100	
Raceway						
Conduit	80%	2028	\$12,600	1		
Conduit	20%	2038	* *	1		
Panelboards						
Fused Disc Sw	20%	2027	\$3,400	5		
Molded Case Bkrs	20%	2036	* *	5		
Molded Case Bkrs	60%	2027	\$10,200	5	\$100	

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

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

Asset #: 979

Electrical	Cur	ent Repair	Future	Replacement	М	aintenance		
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Wiring								
Braided Cloth	40% 0-2	+ - )	2053	**	1			
		Extent: Severe, Area	Affected: 1	100%				
		oughout The Building						
Thermoplastic	40%		2028	\$8,300	1			
Thermoplastic	20%		2038	* *	1			
Ground								
Grounding Devices	1000/ 0	\$ \$10.000	LIEE	* *	5	¢100		
Generic	100% 0-1	2 \$10,800 on, Extent : Severe, Are	LIFE		5	\$100		
	Location : Boi		си Ајјестеа	. 10070				
	Explanation :							
Lighting	Explanation .	2011oueu						
Interior Lighting								
Fluorescent	5%		2028	\$1,500	10	\$200		
	Compact Fluore	scent Light, Extent : M	oderate, A	rea Affected : 100	%			
	Location : Hai	lways						
Fluorescent	95%		2023	\$28,100	10	\$4,000		
	Other Observati	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Thr	oughout The Building						
	Explanation:	T-12 Lamps						
Exterior Lighting								
Fluorescent	100%		2023	\$16,600	10	\$400		
		on, Extent : Moderate,	Area Affec	eted : 100%				
	Location : Our							
	Explanation:	8- CFL (Compact Fluo	rescent Lig	ght Fixtures)				
Alarm								
Fire/Smoke Detection	100%		2023	¢52 000	1.2	¢2 000		
Generic, Analog		on, Extent : Moderate,		\$53,800	1-3	\$2,900		
	Location : Ha		лтеи Ајјес	лен . 10070				
		iways Manual Pull Stations A	nd Alarm	Rølls				
	Елрининон .	nanaa i uu saatons A	па Лин П	Dens				

Mechanical	Current Repair	Futur	e Replacement	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source Natural Gas	100%	2038	* *	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.

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

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

Mechanical **Current Repair Future Replacement** Maintenance System % of Fail Date Estimated Cost **Estimated Cost Estimated Cost Priority** Cvcle Year Component Total (Years) FY (Yrs) Type Heating Conversion Equipment 10% Hot Water Boiler 2041 \$200 Recent Installation, Extent: Light, Area Affected: 100% Location: Basement Level Other Observation, Extent: Light, Area Affected: 100% Location: Basement Level Explanation: Serves Ballet Studio 90% Steam Boiler 2033 1 \$4,100 Other Observation, Extent: Light, Area Affected: 100% Location: Boiler Room Explanation: 1 Gas Fired Steam Boiler Distribution Hot Wtr Piping/Pump 10% 2050 Central Plant Steam 90% 2038 4 \$200 Piping/Pmp Terminal Devices Convector/Radiator 90% 2033 \$1,300 1 Fan Coil Unit/Heat 10% 2028 \$7,300 1 \$200 Air Conditioning **Energy Source** 100% 2036 Electricity Conversion Equipment Window/Wall Unit 20% 2023 \$2,000 1 80% No Component Ventilation Distribution Ductwork/Diffusers 100% LIFE 2-5 \$4,000 **Exhaust Fans** 10% 2028 \$800 2 Roof No Component 90% Plumbing H/C Water Piping Brass/Copper 100% 2038 1 Water Heater 100% 2023 \$3,000 2 \$100 Gas Fired Sanitary Piping 100% Cast Iron **LIFE** 1 Storm Drain Piping Cast Iron 100% **LIFE Fixtures** 100% Generic

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

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 13,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Dec-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$750,800	
Interior Architecture	\$84,200	
Electrical		\$410,800
Mechanical		\$229,900
Total	\$835,000	\$640,700
Importance Code A	\$750,800	
Importance Code B	\$44,500	\$640,700
Importance Code C	\$39,700	
Total	\$835,000	\$640,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$21,300			
Interior Architecture	\$31,000		\$1,400	\$500
Electrical	\$1,000	\$800	\$1,000	\$1,100
Mechanical	\$7,800	\$4,200	\$4,300	\$3,200
Site Pavements	\$2,200			
Total	\$63,400	\$5,000	\$6,700	\$4,800
Importance Code A	\$22,000	\$700	\$700	\$700
Importance Code B	\$38,900	\$4,300	\$6,000	\$3,700
Importance Code C	\$2,400			\$400
Total	\$63,400	\$5,000	\$6,700	\$4,800



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

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

Asset #: 980

rchitecture	Current Repair Future Replacement			М		
vstem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior	•	•				
Exterior Walls						
Cast in Place Concrete	Cracking/Crumbling, Extent: Location: Base Of Stair Col Vertical Cracks, Extent: Mode Location: West And East Fa Worn/Eroded, Extent: Light, A	lumns - West Facad erate, Area Affected cades At Foundation Area Affected : 25%	le l : 10% on 6	5	\$15,200	
	Location: Stucco Finish Wo		**		Φ7.000	
Cast Stone/Terra Cotta	4% Now Cracking/Crumbling, Extent: Location: Decorative Bandi			5	\$7,900	
Glazed Ceramic Panel	1%	LIFE	* *	5	\$2,400	
Masonry: Brick	Cracking/Crumbling, Extent : Location : South Facade At A	Door Openings		5	\$20,300	
	Diagonal Cracks, Extent: Sev Location: South And East C Jnt Mortar Miss/Erod, Extent	orner : Moderate, Area A				
	Location : Various Location: Patching Evident, Extent : Lig Location : West And South F	ht, Area Affected :	20%			
	Staining/Discoloring, Extent: Location: At Downspouts - Wertical Cracks, Extent: Seven Location: East Facade	South And North F	acades			
Pre-Cast Concrete		\$5,700 LIFE Moderate, Area Af	* * fected : 15%	5	\$2,500	
	Jnt Mortar Miss/Erod, Extent Location : Window Sills	: Moderate, Area A	ffected : 15%			
Windows Wood	100% Now \$1 Air Infiltration, Extent: Mode	44,500 2053 rate, Area Affected	**	5	\$16,900	
	Location: All Windows  Dry Rot/Decay, Extent: Mode		1:35%			
	Location: South Facing And Thermally Inefficient, Extent: Location: All Windows	_	fected : 100%			
	Split/Cracked, Extent: Modern Location: South Facing And		50%			
	On Extended Life, Extent : Mo Location : All Windows	oderate, Area Affect	ted : 100%			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 980

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior	•							
Parapets								
Cast Stone/Terra Cotta	Diagonal Location Jnt Morta	ı : Cornice r Miss/Erod	\$156,400 tent : Moderate, Ar - All Facades l, Extent : Moderat			5	\$22,700	
	Staining/L	Discoloring	- All Facades Extent : Moderate - All Facades	, Area Aj	ffected : 50%			
	Vertical C	racks, Exte	nt : Moderate, Area - All Facades	ı Affecte	d : 20%			
Metal Panel No Component	5% 5% Other Obs		Extent : Light, Area	2038 Affected	* *	5	\$600	
		i : West Fac tion : No C	cade ornice At Entry Po	rtico				
Roof Asphalt Shingle	200/	Now	\$5,100	2037	* *			
Tapawa sangt	Gut/DS No Location Loose Uni Location	on Func/Ma a: North, E its, Extent: a: Entry Po	ss, Extent : Severe, ast And South Fact Moderate, Area Aj ortico - West Side	Area Afj ng Gutte fected : .	ers 15%			
			xtent : Moderate, A strooms - West Win		cted: 10%			
Modified Bitumen Skylight, Metal/Glass	Thermally Location	Now Inefficient a : Main Di	\$93,700 Extent : Moderate ning Hall And Kitc	hen Area		10	\$1,600	
	_	erable, Exte 1 : Main Di	ent : Moderate, Are ning Hall	a Affecte	ed : 65%			
terior								
Floors Carpet	Worn/Eroc		\$4,900 : Moderate, Area A e Off Of Kitchen	2030 Effected :	**	3	\$500	
Cast in Place Concrete	5%		-35 - 5 - 11 - 11	LIFE	* *	5	\$3,700	
Ceramic Tile	5%			2031	* *	5	\$800	
Panel/Paver: Cer/Brk	3%			2036	* *	5	\$1,100	
Quarry Tile	15%			2033	* *	5	\$3,800	
Wood	70%		\$44,500	2043	* *	5	\$11,100	
	Location	: Various	xtent : Moderate, A Locations Through	out Perin	neter Of Reception	/Dining	Hall	
			Extent : Light, Ared out Dining/Recept		d : 100%			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 980

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$700	
Masonry: Brick	5%			LIFE	* *	10	\$200	
Plaster	90%	Now	\$39,700	LIFE	* *	5	\$3,900	
	Cracking/	Crumbling,	, Extent : Moderate	, Area Af	ffected : 20%			
	Location	ı : Main Ho	all - Northeast Wall,	, Backsta	ige Area, Offices A	And Loft A	l <i>rea</i>	
	Water Pen	etration, E	xtent : Severe, Area	ı Affected	d: 20%			
	Location	ı : Main Ho	all - Northeast Wall,	, Backsta	ige Area, Offices A	And Loft A	\rea	
Ceilings								
AcousTileSusp.Lay-In	5%			2041	* *	5	\$800	
Plaster	95%	0-2	\$24,100	LIFE	* *	5	\$10,100	
	Cracking/	Crumbling,	, Extent : Moderate	, Area Af	ffected : 15%			
	Location	ı : Vestibule	e Off Of Kitchen, O	ffices An	d Loft Area			
	Paint Pee	ling, Exteni	t : Moderate, Area A	Affected .	: 10%			
	Location	ı : Vestibule	e Off Of Kitchen, O	ffices An	d Loft Area			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	ı : Vestibule	e Off Of Kitchen, O	ffices An	d Loft Area			
Site Pavements								
On-Site Walkways								
Asphalt	10%	Now	\$2,200	2037	* *			
	_	Crumbling, 1 : West Ent	, Extent : Moderate try	, Area A <u>j</u>	ffected : 25%			
Cast in Place Concrete	90%			2041	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			

Electrical	Current Repair	Future Repl	acement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2038	* *	5	\$400	
	Other Observation, Extent : Mod	derate, Area Affected : I	100%			
	Location: Electrical Room					
	Explanation : Main Service Di	isconnect Switch Rated	@ 1000 Am	peres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2038	* *	5	\$400	
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Fused Disc Sw	10%	2036	* *	5		
Molded Case Bkrs	90%	2036	* *	5	\$300	
Wiring						
Thermoplastic	100%	2038	* *	1		

Ground

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

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

Asset #: 980

Electrical	Current Repair	Future I	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground						
Grounding Devices						
Not Accessible	100%					
	Other Observation, Extent : L	ight, Area Affected : (	0%			
	Location:					
	Explanation : In The Crawls	space				
ighting						
Interior Lighting	1.50/	2020	#20 000	1.0	Ф1 000	
Fluorescent	15%	2028	\$39,000	10	\$1,900	
	Other Observation, Extent: M.		ea: 100%			
	Location: Kitchen And Offic Explanation: T-12 Lamps	ce				
Fl		2022	* *	10	£(00	
Fluorescent	5%	2033		10	\$600	
	T-8 Lamps And Fixtures, Extended Location: Corridor And Total		ea : 100%			
			****		***	
Incandescent	80%	2028	\$208,000	2	\$200	
Egress Lighting	4007	2022	* *	1.0	<b>#1.200</b>	
Emergency, Battery	40%	2033	* *	10	\$1,300	
Exit, Service	60%	2033	* *	1		
Exterior Lighting	650/	2020	<b>#22</b> 000	1.0	4000	
Fluorescent	65%	2028	\$33,000	10	\$800	
	Other Observation, Extent : M. Location : Outside	юаетаге, Атеа Ајјесте	ea : 100%			
		and Elmononout Link	t) Eintena			
IIID	Explanation: 7- CFL (Comp			1.0		
HID	35%	2028	\$20,900	10		
	Other Observation, Extent: N	Ioaerate, Area Affecte	ea : 100%			
	Location: Outside	E' .				
1	Explanation: 4- HID Light	Fixtures				
larm Fire/Smoke Detection						
Generic, Analog	100%	2023	\$163,800	1-3	\$8,800	
Generic, Analog	Other Observation, Extent : M			1-3	\$0,000	
	Location : Hall	ioueraie, mea myeete				
	Explanation: Manual Pull S	Stations And Alarm R	ells			
	ълрининон . <b>Минии I</b> ин .	nanons ma Atain De	LIID			

<b>lechanical</b>	Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Natural Gas	100%	2048	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2041	* *	1	\$6,900	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Boiler Room - First Floor					
	Explanation: 1 Gas Fired Hot Water I	Boiler				

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 980

Mechanical	Cı	Current Repair		Future Replacement		Maintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	100%		2044	* *	4	\$1,000	
Terminal Devices	<b>7</b> 00/		2020	#10.4. <b>2</b> 00		<b># 4 200</b>	
Air Handler	50%		2028	\$104,200 * *	1	\$4,300	
Convector/Radiator	45%		2033		1	\$2,000	
Fan Coil Unit/Heat	5%		2028	\$11,100	1	\$200	
Air Conditioning Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment	10070		2044		1		
Reciprocating Compr/Chiller	100%		2028	\$125,700	1	\$6,500	
compil cimiler	Other Observe Location : G	ation, Extent : Light, Area Fround Level	Affected	: 100%			
	Explanation	: Unit Mounted On Exteri	or Slab				
Distribution							
CW & CHW Wtr Pipe/Pump	100%		2048	* *	4	\$1,000	
Terminal Devices							
Air Handler/Cool/Ht	100%		2033	* *	1	\$8,600	
Ventilation							
Distribution	1000/				2.5	<b>010.0</b> 00	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$12,300	
Exhaust Fans	1000/		2022	* *	2	<b>#</b> 400	
Interior	100%		2033	* *	2	\$400	
Plumbing							
H/C Water Piping Galvanized Steel	100%		2041	* *	1		
Garvanized Steer		re Evident, Extent : Light, A hroughout			1		
Water Heater		<u> </u>					
Electric	50%		2023	\$6,500	4	\$100	
2	Other Observe Location : S	ation, Extent : Light, Area econd Floor Mechanical F : Unit Serves Restrooms	Affected		•	<b>\$100</b>	
Gas Fired	50%	. Om Berves Resiroulls	2026	¢4.500	2	\$100	
Gas Fired	Other Observe Location : K			\$4,500 : 50%	2	\$100	
~	Explanation	: Unit Serves Kitchen					
Sanitary Piping	1000/		TIPP	مئد رائ	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		TIPE	<b>ታ</b> ታ	1		
Cast Iron	100%		LIFE	* *	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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## HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL

Asset #: 980

Mechanical	Current Repair	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Backflow Preventer						
No Component	80%					
Generic	20%	2033	* *	1	\$200	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Boiler Room					
	Explanation: Unit Serves	Boiler Only				
Fixtures		_				•
Generic	100%					
Fire Suppression		_				•
Chemical System						
Generic	100%	2026	\$2,200	1-3	\$3,700	

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : HHC0015.150 / 989 Yr Built/Renovated : 1935 /

Area Sq Ft : 3,500 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Dec-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Floors 1,2

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$79,900	
Electrical		\$41,200
Total	\$79,900	\$41,200
Importance Code A	\$79,900	
Importance Code B		\$41,200
Total	\$79,900	\$41,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$54,800			_
Interior Architecture	\$36,000		\$3,000	\$300
Electrical	\$400	\$300	\$400	\$400
Mechanical	\$1,400	\$300	\$600	\$300
Site Pavements	\$12,100			
Total	\$104,800	\$600	\$3,900	\$1,000
Importance Code A	\$55,000	\$200	\$200	\$200
Importance Code B	\$20,100	\$500	\$3,700	\$800
Importance Code C	\$29,700			
Total	\$104,800	\$600	\$3,900	\$1,000



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

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

#### HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG

Asset #: 989

rchitecture	Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Cast in Place Concrete	10%		LIFE	* *	5	\$18,600	
Concrete Masonry Unit	75%		LIFE	* *	5	\$17,400	
Stucco Cement	15% 4+	\$9,200	2033	**	5	\$3,500	
	Cracking/Crumbling, Location : East Wal	11					
	Staining/Discoloring Location : Facades			fected : 25%			
Windows							
Steel	50% Now Corrosion/Rusting, E Location: Lead From				5	\$6,800	
	Thermally Inefficient Location : Stained	Glass Windows In 1	Vave				
	Unit Inoperable, Exte Location: Stained			d : 50%			
Steel	50% Now Broken/Missing Elem Location: 2nd Floo				5	\$6,800	1
	Corrosion/Rusting, E Location : 2nd Floo						
	Thermally Inefficient Location : 2nd Floo	or Office And Rear	Addition	Windows			
	Unit Inoperable, Exte Location : 2nd Floo						
Parapets							
Cast Stone/Terra Cotta	3% Now Broken/Missing Elem Location: Coping			* * ea Affected : 15%	5	\$1,900	
	Other Observation, E Location : Coping	Extent : Moderate, A	Area Affe	cted : 100%			
	Explanation: Comp	ponent Is Actually (	Clay Tile				
Concrete Masonry Unit	7%		LIFE	* *	5-10	\$3,100	
Metal Panel	7%		2048	* *	5	\$2,200	
Metal Rail	5% Now	\$12,200	2048	* *	5	\$2,800	
	Broken/Missing Elem Location: Balconie		erate, Are	ea Affected : 25%			
	Corrosion/Rusting, E Location : Balconie		a Affected	l : 25%			
	Deteriorated Finish, Location : Balconie		Area Aff	ected : 100%			
Stucco Cement	3% Now Cracking/Crumbling, Location: Through		2033 , Area Af	* * fected : 10%	5	\$300	
No Component	75%						

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

## HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG

Asset #: 989

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Roof Clay Tile	75%  Recent Repair Evident, Extent : Light, A  Location : Roof Entire	2048 ** Area Affected : 100%	10	\$10,400	
Copper/Terne	5% Now \$10,600 Miss/Damaged Flashings, Extent: Mod Location: Over Circular Stair Water Penetration, Extent: Severe, Are				
Modified Bitumen	Location: Over Circular Stair  20%  Recent Repair Evident, Extent: Light, Location: Rear Additions	2033 *** Area Affected : 100%	10	\$2,800	
nterior	Locuton . Real Additions				
Floors Ceramic Tile	5%	2037 **	5	\$500	
Sheet Vinyl/Rubber	5% Other Observation, Extent: Light, Area Location: Second Floor Offices Explanation: Recent Installation	2033 *** a Affected : 100%	5	\$800	
Terrazzo	60%	LIFE **	5	\$10,000	
Wood	30%	2056 **	5	\$6,000	
Interior Walls Gypsum Board Plaster	20% 5% Now \$7,400 Broken/Missing Elements, Extent: Seve Location: Spiral Staircase - North Ed	==	5-10 5	\$5,500 \$200	
	Water Penetration, Extent : Severe, Are Location : Spiral Staircase - North Ed	a Affected : 50%			
Plaster	75%	LIFE **	5-10	\$10,300	
Ceilings AcousTileSusp.Lay-In	25% Now \$2,400  Broken/Missing Elements, Extent: Seve Location: First Floor Offices - From	n Plenum Space Ductwork	5	\$1,300	
	Water Penetration, Extent: Moderate, Location: First Floor Offices - From				
Exposed Struc: Wood Plaster	65% 10%	LIFE **	10 5-10	\$10,000 \$1,800	
ite Pavements	1070	LII L	3-10	\$1,000	
On-Site Walkways  Cast in Place Concrete	100% 0-2 \$7,800 Cracking/Crumbling, Extent: Moderat Location: At Curbs, Flags And Stair				
Parking/Driveway Asphalt	100% 0-2 \$4,300 Cracking/Crumbling, Extent : Light, An Location : East Drive And Parking Lo	2037 * * rea Affected : 15%			

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

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

# HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG Asset #: 989

Current Repair	ruture	Future Replacement		Maintenance	
% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
		* *	5	\$100	
	te, Area Affect	ed : 100%			
_					
Explanation : Main Service Discon	nect Switch R	ated @ 800 Amp	eres.		
100%	2038	* *	5	\$100	
100%	2038	* *	1		
95%	2036	* *	5	\$100	
100%	2038	* *	1		
			,		
	rea Affected :	0%			
Explanation : Crawlspace					
750/.	2028	\$20,000	10	\$2,400	
			10	\$2,400	
	e, meangeei	ea . 10070			
	2028	\$2,000	10	\$200	
			10	\$200	
	deraie, Area r	1)јестей . 100/0			
	2020	<b>60 000</b>			
			2		
	ж, Алей Ајјест	еи . 10070			
Explanation . Chanaetters					
50%	2028	\$2.700	10	\$400	
				Ψτου	
3070	2020	Ψ300			
100%	2023	\$15,000	10		
-00,0	_0_0		- 0		
Other Observation, Extent: Moderat	te, Area Affect	ed : 100%			
Other Observation, Extent : Moderat Location : Outside	te, Area Affect	<sup>e</sup> ed : 100%			
	Total (Years)  100% Other Observation, Extent: Moderat Location: Garage Explanation: Main Service Disconding 100%  100%  100%  100%  100%  Other Observation, Extent: Light, And Location: Explanation: Crawlspace  75% Other Observation, Extent: Moderat Location: Offices Explanation: T-12 Lamps 5% T-8 Lamps And Fixtures, Extent: Moderat Location: Garage 20% Other Observation, Extent: Moderat Location: 1st Floor Explanation: Chandeliers  50% 50%	Total (Years)   FY	Total (Years)   FY	Total (Years)   FY   (Yrs)	Total (Years)   FY   (Yrs)

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

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

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

#### **HEALTH AND HOSPITALS CORP. - 819** SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG Asset #: 989

Electrical	Current Repair	Future Replace	ment M	laintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimate FY	d Cost   Cycle (Yrs)	Estimated Cost	Priority
Alarm					
Security System					
Generic	100%	2028 \$	12,000 1	\$1,300	
	Other Observation, Extent : Moderat	te, Area Affected : 1009	%		
	Location : Hallways And Outside				
	Explanation: CCTV Surveillance C	Cameras			
Fire/Smoke Detection					
Generic, Analog	100%	2023 \$4	41,200 1-3	\$2,200	
	Other Observation, Extent : Moderat	te, Area Affected : 1009	%		
	Location : Lobby				
	Explanation: Manual Pull Station.	And Alarm Bells			

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Furnace	100%	2036	* *	1	\$1,700	
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location: Celing, 1st And 2	nd Floor				
	Explanation: 4 Units					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$3,100	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment						
Split Unit	100%	2036	* *			
Terminal Devices						
Fan Coil - 4 Pipe	100%	2036	* *	1	\$1,100	
entilation						
Exhaust Fans						
Wall Unit	20%	2036	* *	2		
No Component	80%					
lumbing						
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Water Heater						
Gas Fired	100%	2026	\$2,300	2	\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location : Leaders And Gut	ters On Perimeter (	Of The Roof			
	Explanation : Leaders And	Gutters Run Into Co	ast Iron Piping Bel	ow Grad	'e	

Estimates are rounded to the nearest hundred dollars.

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

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

## HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG

Asset #: 989

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing Fixtures							
Generic	100%						

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 5,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Dec-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1,ATT

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$465,600	\$35,100
Interior Architecture	\$37,900	\$113,500
Electrical		\$123,300
Total	\$503,500	\$271,900
Importance Code A	\$465,600	\$35,100
Importance Code B	\$37,900	\$236,900
Total	\$503,500	\$271,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$6,300		\$600	
Interior Architecture	\$16,800			
Electrical	\$1,000	\$400	\$400	\$500
Mechanical	\$2,300	\$400	\$800	\$400
Total	\$26,400	\$700	\$1,800	\$900
Importance Code A	\$6,600	\$300	\$900	\$300
Importance Code B	\$13,100	\$400	\$1,000	\$600
Importance Code C	\$6,700			
Total	\$26,400	\$700	\$1,800	\$900



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

<sup>\*\*</sup> 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

chitecture	Current Repa	air	Futur	e Replacement	М	aintenance	
tem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priori
erior		•					
Exterior Walls							
Cast in Place Concrete	20%		LIFE	* *	5	\$70,100	
Stucco Cement	75% Now	\$216,700	2033	* *	5	\$32,900	
	Cracking/Crumbling, Ext	ent : Moderate,	Area Af	fected : 25%			
	Location: Throughout						
	Paint Peeling, Extent : M	oderate, Area A	ffected .	25%			
	Location: Throughout						
	Staining/Discoloring, Ext	ent : Moderate,	Area Aj	fected : 35%			
	Location: Throughout						
	Water Penetration, Exten	t : Light, Area A	ffected .	: 25%			
	Location: Throughout						
	Other Observation, Exten	t : Light, Area A	Affected	: 100%			
	Location : Perimeter W	alls					
	Explanation: Wood Fra	ımed Exterior W	Valls Wit	h Stucco Finish			
Wood	5% Now	\$133,000	2048	* *	5	\$4,400	1
	Dry Rot/Decay, Extent : I	Moderate, Area	Affected	! : 25%			
	Location: Protruding E	Beams					
	Paint Peeling, Extent : Se	vere, Area Affe	cted : 25	5%			
	Location : Perimeter Fo	ascia Boards					
	Split/Cracked, Extent : Se	evere, Area Affe	cted : 25	5%			
	Location: Protruding E	Beams					
Windows							
Steel	90% Now	\$80,900	2053	* *	5	\$7,500	1
	Broken/Missing Elements	, Extent : Severe	e, Area 1	Affected : 35%			
	Location: Throughout						
	Corrosion/Rusting, Exten Location: Throughout	t : Severe, Area	Affected	l : 25%			
	Glazing Broken/Cracked,	Extent : Severe	, Area A	ffected : 20%			
	Location: Throughout			,,,			
	Thermally Inefficient, Ext	ent : Moderate,	Area A	fected : 100%			
	Location : Throughout						
	Other Observation, Exten	t : Moderate, A	rea Affe	cted : 100%			
	Location: Throughout		-				
	Explanation : Stained C	ilass					
Wood	10% Now	\$4,200	2053	* *	5	\$700	1
	Broken/Missing Elements			ea Affected : 25%		*	
	Location : Rear Additio	n Windows					
	Dry Rot/Decay, Extent : S	Severe, Area Affe	ected : 5	50%			
	Location : Rear Additio	n Windows					
Parapets							
Cast in Place Concrete	20%		LIFE	* *	5	\$3,600	
Stucco Cement	5% Now	\$300	2033	* *	5	\$100	
	Cracking/Crumbling, Ext	ent : Moderate,	Area Af	fected : 25%			
	Location : Limestone C	oping - Rear Ad	ldition				
	Miss/Damaged Copings,	Extent : Modera	ate, Arec	a Affected : 25%			
	Location : Limestone C	oping - Rear Ad	ldition				
No Component	75%						
	nates are in current dollars and	l are not escalate	d for not	antial futura inflation			

All component repairs s estimates are in current acua Estimates are rounded to the nearest hundred dollars.

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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof	000/			20.41	de de	10	<b>#</b> < 0.0	
Asphalt Shingle	80%			2041	* *	10	\$600	
		lace Evide : Main Roc	nt, Extent : Light, . of	Area Affe	ected : 100%			
Built-Up (BUR)	15%			2036	* *	10	\$600	
	_	olace Evide : Rear Ada	nt, Extent : Light, . lition	Area Affe	ected : 100%			
Copper/Terne	5%			2043	* *	10	\$500	
Interior Floors								
Sheet Vinyl/Rubber	40%			2028	\$113,500	5	\$5,000	
Wood	60%	Now	\$37,900	2031	* *	5	\$4,700	
		ed Finish, I : Through	Extent : Moderate, out	Area Aff	fected : 75%			
		l/Bulging, I : Through	Extent : Moderate, out	Area Aff	ected : 25%			
Interior Walls								
Gypsum Board	75%			LIFE	* *	5-10	\$10,000	
Plywood/Hardboard	25%			LIFE	* *	10	\$200	
Ceilings								
AcousTileSusp.Lay-In	10%			2033	* *	5	\$800	
Exposed Struc: Wood	80%			LIFE	* *	10	\$10,100	
Plywood/Hardboard	10%			2038	* *	1		
Site Pavements								
On-Site Walkways	1000/			20.41	a. a.			
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway Asphalt	100%			2037	* *			

lectrical	Current Repair	Future Rep	lacement	Ma	aintenance	
stem Component Type	% of Fail Date Estimate Total (Years)	d Cost   Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2038	* *	5	\$200	
	Other Observation, Extent: Mod	derate, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Di	sconnect Switch Rated	! @ 400 Amp	eres.		
Transformers						
Liquid Filled	100%	2033	* *	5		
•	Other Observation, Extent : Mod	derate, Area Affected :	100%			
	Location : Outside					
	Explanation : No Available Na	meplate Rating				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2038	* *	5	\$200	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

## HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE

Asset #: 981

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts						
Raceway						
Conduit	100%	2038	* *	1		
Panelboards	1000/	•0•	* *	_	<b>**</b>	
Molded Case Bkrs	100%	2036	* *	5	\$200	
Wiring	1000/	2020	* *	1		
Thermoplastic	100%	2038	* *	1		
Ground Grounding Devices						
Not Accessible	100%					
Not Accession	Other Observation, Extent : Lig	ht. Area Affected	: 0%			
	Location:	, 111 ett 135 eesea	• 0,0			
	Explanation : Crawlspace					
Lighting	r					
Interior Lighting						
Fluorescent	10%	2023	\$6,700	10	\$500	
	Other Observation, Extent : Mo	derate, Area Affe	cted : 100%			
	Location : Office					
	Explanation: T-12 Lamps					
Fluorescent	10%	2028	\$6,700	10	\$500	
	T-8 Lamps And Fixtures, Extent	: Moderate, Area	a Affected : 100%			
	Location : Office					
Incandescent	80%	2028	\$53,800	2	\$100	
Egress Lighting						
Emergency, Battery	50%	2028	\$4,500	10	\$700	
Exit, Service	50%	2028	\$500	1		
Exterior Lighting						
Incandescent	100%	2028	\$21,500	2		
	Other Observation, Extent : Mo	derate, Area Affe	cted : 100%			
	Location : Outside					
	Explanation : 4- Floodlights					
Alarm						
Fire/Smoke Detection	100%	2023	\$69,500	1-3	\$3,800	
Generic, Analog	Other Observation, Extent : Mo			1-3	\$3,000	
	Location : Office	истине, Атеи Ајје	cieu . 100/0			
	Explanation : Manual Pull Sta	utions And Alarm	Rølls			
	ълрининон . тании Г ин М	шонь ана ашт	Dens			

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2058	* *	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

## HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE

Asset #: 981

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Conversion Equipment						
Furnace	100%	2028	\$14,800	1	\$2,900	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location : Furnace Room					
	Explanation: 1 Unit					
Terminal Devices						
Fan Coil Unit/Heat	50%	2033	* *	1	\$1,000	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location : Auditorium					
	Explanation: Electric Unit Heater					
No Component	50%					
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment						
Window/Wall Unit	20%	2023	\$2,600	1		
No Component	80%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$5,200	
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2026	\$27,600	1		
	On Extended Life, Extent : Moderate, A					
	Location: The Domestic Hot And Co	ld Water I	Piping Is Beyond U	seful Life	e Cycle Limit	
Water Heater						
Electric	100%	2023	\$5,500	4	\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Moderate, A Location : The Sanitary Piping Is Be					
Fixtures						
Generic	100%					

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 20,100 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Dec-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Floors G,1,2

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture	\$38,900	
Total	\$38,900	
Importance Code C	\$38,900	
Total	\$38,900	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$69,700	\$17,000		
Interior Architecture	\$39,000	\$5,700	\$7,200	
Electrical	\$2,700	\$2,200	\$2,300	\$1,900
Mechanical	\$3,400	\$3,900	\$3,800	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,700	\$32,700	\$17,100	\$10,700
Importance Code A	\$70,900	\$18,000	\$1,000	\$1,000
Importance Code B	\$47,800	\$14,700	\$15,200	\$9,700
Importance Code C			\$900	
Total	\$118,700	\$32,700	\$17,100	\$10,700



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

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

Asset #: 982

Architecture	Current Repair Future Replacement			М		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls						
Cast in Place Concrete	25%	LIFE	* *	5	\$66,100	
	Staining/Discoloring, Extent: Light, A	Area Affecte	ed : 15%			
	Location: Base Of Building					
	Other Observation, Extent: Light, Are	ea Affected	: 100%			
	Location: Base Of Building					
	Explanation: Stucco Finish					
Cast Stone/Terra Cotta	5%	LIFE	* *	5	\$20,700	
Ceramic Tile	1%	2038	* *	10	\$200	
Masonry: Brick	64%	LIFE	* *	5	\$33,800	
Masonry: Marble	5%	LIFE	* *	5	\$2,000	
Windows						
Metal Louvers	2%	2037	* *	10	\$400	
Wood	96%	2050	* *	5	\$33,900	
Wood	2%	2044	* *	5	\$700	
	Other Observation, Extent: Moderate	e, Area Affe	cted : 100%			
	Location : First Floor Office					
	Explanation: Stained Glass Window	vs				
Parapets						
Cast Stone/Terra Cotta	5%	LIFE	* *	5-10	\$1,100	
Copper/Terne	5%	2063	* *	5	\$200	
Masonry: Brick	15%	LIFE	* *	5-10	\$800	
Masonry: Limestone	75%	LIFE	* *	5-10	\$7,200	
Roof					****	
Clay Tile	93%	2048	* *	10	\$14,800	
Skylight, Metal/Glass	7%	2048	* *	10	\$3,700	
terior						
Floors	200/	2027	Φ <b>7</b> 0 <b>2</b> 00	2	Φ7.200	
Carpet	20%	2027	\$70,200 * *	3	\$7,200	
Cast in Place Concrete	40%	LIFE		5	\$42,300	
	Other Observation, Extent: Light, Are		: 100%			
	Location: Corridors And Various C					
	Explanation : Spray Applied Epoxy				***	
Cast in Place Concrete	10%	LIFE	* *	5	\$10,600	
Vinyl Tile	15%	2033	* *	3	\$1,400	
Wood	15%	2056	* *	5	\$6,800	
	Other Observation, Extent: Light, Are		: 100%			
	Location: Flanking Gathering Room					
T . 1 TWY 11	Explanation: Original Herringbone	Flooring				
Interior Walls	50/	2041	* *	-	<b>#1.000</b>	
Ceramic Tile	5%	2041		5	\$1,900	
Gypsum Board	95%	LIFE	* *	5-10	\$60,100	
Ceilings	5.50/	2015		_	<b>4</b>	
AcousTileSusp.Lay-In	55%	2045	* *	5	\$11,500	
Exposed Concrete	35%	LIFE	* *	5-10	\$9,100	
Gypsum Board	10%	LIFE	* *	5-10	\$7,200	

Site Enclosure

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

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

Asset #: 982

Architecture	Curre	nt Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	ite Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure							
Fence/Gates							
Chain link	100%		2048	* *			
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100%		2041	* *			
Parking/Driveway							
Asphalt	100%		2037	* *			
Activity Yard							
Asphalt	100%		2037	* *			

Electrical	Current Repai	r Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2054	* *	5	\$500	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Mechanical R	oom/ Ground Floor				
	Explanation : Main Serv	ice Disconnect Switch	Rated @ 600 Amp	eres.		
Transformers						
Liquid Filled	100%	2045	* *	5	\$100	
•	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Outside	-				
	Explanation : No Availal	ole Nameplate Ratings				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2054	* *	5	\$500	
Raceway						
Conduit	100%	2054	* *	1		
Panelboards						
Fused Disc Sw	5%	2050	* *	5		
Molded Case Bkrs	95%	2050	* *	5	\$500	
Wiring						
Thermoplastic	100%	2054	* *	1		
Motor Controllers						
Variable Frequency	100%	2045	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	
Lighting						

Lighting

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 982

Electrical	Current Repair		e Replacement	Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting							
Fluorescent	8%	2036	* *	10	\$1,500		
	T-8 Lamps And Fixtures, E Location : Kitchen	Extent : Light, Area Affe	ected : 100%				
Fluorescent	90%	2036	* *	10	\$16,600		
	T-5 Lamps And Fixtures, E Location : Throughout T		ected : 100%		·		
Fluorescent	2%	2036	* *	10	\$400		
	Compact Fluorescent Ligh Location : Hallways	t, Extent : Light, Area	Affected : 100%				
Egress Lighting							
Emergency, Battery	50%	2036	* *	10	\$2,400		
Exit, LED	50%	2063	* *	1			
Exterior Lighting							
LED	100%	2036	* *				
	Other Observation, Extent Location : Outside	: Light, Area Affected	: 100%				
	Explanation : 3- LED Li	ght Fixtures					
Alarm Security System							
Generic	100%	2036	* *	1	\$7,500		
	Other Observation, Extent : Light, Area Affected : 100% Location : Hallways And Outside						
	Explanation : CCTV Sur	veillance Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2036	* *	1-3	\$12,400		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Throughout T	=					
	Explanation : Strobe Lig	hts, Alarm Bells, Smok	e Detectors, Manu	<u>ial Pull</u> S	tations, Horns		

Mechanical	<b>Current Repair</b>	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Energy Source						
Natural Gas	100%	2058	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2045	* *	1	\$9,900	
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location : Boiler Room					
	Explanation : 2 Gas Fired H	lot Water Boilers				
Distribution						
Hot Wtr Piping/Pump	100%	2050	* *	4	\$1,000	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 982

Mechanical		Current Repair Future Replacement			e Replacement	ent Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Ieating								
Terminal Devices								
Air Handler	20%			2036	* *	1	\$2,500	
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Basemer	nt Mechanical Room	m				
	Explana	tion : Heat	Recovery Ventilation	ng Unit C	Observed			
Fan Coil Unit/Heat	80%	ı		2036	* *	1	\$5,200	
	Other Obs Location	servation, E n : Ceiling I		Affected			<b>,</b> , , , , ,	
	Explana	tion : Fan I	Powered Boxes Wit	h Reheat	Coil Observed			
Air Conditioning  Conversion Equipment  Reciprocating  Compr/Chiller	100%			2036	* *	1	\$9,300	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Adjaceni	t To Building					
	Explana	tion : Air C	Cooled Chiller With	Plate Ar	nd Frame Heat Exc	hanger (	Observed	
Distribution								
CW & CHW Wtr	100%	1		2054	* *	4	\$1,000	
Pipe/Pump								
entilation entile								
Exhaust Fans								
Roof	100%	ı		2036	* *	2	\$600	
lumbing								
H/C Water Piping								
Brass/Copper	100%	1		2054	* *	1		
Water Heater								
Gas Fired	100%	ı		2027	\$13,100	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
No Component	80%							
Generic	20%			2038	* *	1	\$300	
Fixtures								
Generic	100%							
ertical Transport								
Elevators								
Geared Traction	100%	1		LIFE	* *			
	Location	n : Basemer	Extent : Light, Area nt, 1st , 2nd Floor	Affected	: 100%			
	Explana	tion : 1 Un	it					
ire Suppression								
Sprinkler								
Generic	100%	ı		2058	* *	1-2	\$5,600	
Chemical System Generic	100%	ı		2027	\$2,200	1-3	\$3,700	
					· · · · · · · · · · · · · · · · · · ·			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION

Address : 460 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

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 : 75 BIN : 5113197

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$148,700	\$51,500
Interior Architecture		\$291,400
Electrical		\$149,500
Total	\$148,700	\$492,400
Importance Code A	\$148,700	\$51,500
Importance Code B		\$237,400
Importance Code C		\$203,500
Total	\$148,700	\$492,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$59,300			\$1,000
Interior Architecture	\$29,100	\$59,900		\$4,000
Electrical	\$4,600	\$1,200	\$800	\$6,900
Mechanical	\$2,000	\$1,500	\$1,700	\$4,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$99,000	\$66,600	\$6,500	\$20,000
Importance Code A	\$59,800	\$700	\$500	\$1,500
Importance Code B	\$18,100	\$65,900	\$5,900	\$18,500
Importance Code C	\$21,100			
Total	\$99,000	\$66,600	\$6,500	\$20,000



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

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

Asset #: 13435

Architecture	Current R	Current Repair		Replacement	Maintenance				
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior									
Exterior Walls	100/ 37	#20.500	2044	* *					
Copper/Terne	10% Now	\$30,500	2044						
	Deformed/Dented, Ex Location : West Fac		rea Ајјес <i>іе</i>	a : 20%					
	Staining/Discoloring,		Area Affe	ected · 20%					
	Location: West Fac		, 11100111110	.c.cu . 2070					
Stucco Cement	90% 4+	\$83,300	2029	* *	5	\$15,800			
	Staining/Discoloring,			: 25%		* - /			
	Location: Througho	ut							
Windows									
Aluminum	50%		2032	* *	5	\$2,000			
Wood	50% Now	\$65,300	2049	* *	5	\$10,200			
	Dry Rot/Decay, Exten		Affected:	25%					
	Location : First Floo	Location : First Floor Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
			, Area Affe	ected: 50%					
	Location : First Floo Split/Cracked, Extent		Affactad . 5	500/					
	Location : First Flo		нујества	0070					
Parapets									
Copper/Terne	100%		2044	* *	5	\$12,700			
Roof									
Clay Tile	70% Now	\$20,500	2044	* *					
	Water Penetration, Ex		rea Affecte	ed : 10%					
	Location : Over Sou	theast Corridor				***			
Copper/Terne	5%		2039	* *	10	\$1,900			
Sloped Glazing	25%		LIFE	* *	5	\$51,500			
nterior									
Floors Carpet	25%		2025	\$57,900	3	\$8,000			
Carpet	Recent Replace Evide	nt. Extent : Light.			3	\$6,000			
	Location : Second F	_	11001119900						
Carpet	25%		2020	\$57,900	3	\$6,000			
Ceramic Tile	25%		2027	\$87,900	5	\$4,000			
Ceramic Tile	25%		2039	**	5	\$4,000			
	Recent Replace Evide	nt, Extent : Light,	Area Affect	ted : 100%		7 7			
	Location : Second F	loor, 2012							

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 13435

Architecture		Current Repair		Futur	<b>Future Replacement</b>		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	40%	0-2	\$20,300	2027	\$203,500	5	\$3,200	
		_	Extent : Moderate	, Area Aj	ffected : 15%			
	Location	: Boiler R	oom					
Concrete Masonry Unit	10%			LIFE	* *	5	\$600	
Gypsum Board	45%			LIFE	* *	5	\$4,400	
	Recent Rep	place Evid	ent, Extent : Light,	Area Affe	ected : 75%			
	Location	: Second I	Floor, 2012					
Plaster	5%	Now	\$700	LIFE	* *	5	\$200	
	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	ffected : 15%			
	Location	: Boiler R	oom					
Ceilings								
AcousTileSusp.Lay-In	50%			2044	* *	5	\$8,000	
	•		ent, Extent : Light, . Floor, 2012	Area Affe	ected : 100%			
			*	4 A CC	. 1 250/			
		ervanon, E : Second 1	Extent : Moderate, A	<i>Area А</i> IJе	стеа : 25%			
		non : Lumi	nous Panels		di di		<b>**</b> ***	
Ceramic Tile	10%			LIFE	* *	5	\$1,000	
Gypsum Board	10%			LIFE	* *	5	\$2,000	
	-		ent, Extent : Light, . Floor, 2012	Area Affe	ected : 50%			
Plaster	30%			LIFE	* *	5	\$3,000	

ectrical	<b>Current Repair</b>	Future I	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2050	* *	5	\$300	
	Other Observation, Extent : Moderat	e, Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation: One 400 Amperes Mo	ain Disconnect	t Switch			
Transformers						
Liquid Filled	100%	2029	* *	5	\$100	
•	Other Observation, Extent : Moderat	e, Area Affecte	ed : 100%			
	Location : Outside					
	Explanation: One 13.8 Kva 480hv-	208/120lv				
Switchgear / Switchboard	-					
Molded Case Bkrs	100%	2050	* *	5	\$300	
Raceway						
Conduit	50%	2034	* *	1		
Conduit	50%	2050	* *	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 13435

Electrical	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Panelboards							
Fused Disc Sw	10%		2032	* *	5		
Molded Case Bkrs	30%		2032	* *	5	\$100	
Molded Case Bkrs	60%		2046	* *	5	\$200	
Wiring							
Braided Cloth	20% 2-4	\$4,000	2049	* *	1		
	Insulation Aged, Exte	nt : Moderate, Ared	a Affecte	d: 100%			
	Location: Basemen	t					
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	\$99,600	10	\$4,900	
	Other Observation, E	xtent : Moderate, A	rea Affe	cted : 100%			
	Location: 1st floor						
	Explanation: T-12	Lamps					
Fluorescent	50%		2032	* *	10	\$4,900	
	T-8 Lamps And Fixture Location: 2nd Floo		ate, Ared	a Affected : 100%			
Egress Lighting							
Emergency, Battery	50%		2032	* *	10	\$1,300	
Exit, Service	50%		2032	* *	1		
Exterior Lighting							
HID	100%		2024	\$49,800	10		
Alarm							
Fire/Smoke Detection							
Generic	100%		2032	* *	1-3	\$7,200	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Natural Gas	100%		2034	* *	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 13435

Mechanical	Current Repair	Future Repla	cement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Conversion Equipment						
Furnace	50%	2032	* *	1	\$2,600	
	Recent Installation, Extent : Light, Area Location : Next To Building	Affected: 100%				
	Other Observation, Extent : Light, Area	Affected · 100%				
	Location: Ceiling	rijjecica : 10070				
	Explanation : Gas Furnace Units Serv	ve Second Floor (	Only			
Hot Water Boiler	50%	2041	**	1	\$2,600	
Hot water Boller	Other Observation, Extent : Light, Area			1	\$2,000	
	Location: Basement	rijjeerea : 10070				
	Explanation : Hydronic Loop Serves I	First Floor Only				
Distribution						
Ductwork/Diffusers	50%	LIFE	* *	2-5	\$3,000	
Hot Wtr Piping/Pump	50%	2032	* *	4	\$400	
Terminal Devices						
Convector/Radiator	100%	2029	* *	1	\$3,400	
Air Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		
Conversion Equipment						
Split Unit	50%	2032	* *			
	Recent Installation, Extent : Light, Area	Affected : 100%				
	Location : Ceiling					
Window/Wall Unit	10%	2022	\$2,400	1		
No Component	40%					
Terminal Devices						
Fan Coil - 4 Pipe	100%	2032	* *	1	\$3,400	
Plumbing						
H/C Water Piping	1000/	2024	* *	1		
Brass/Copper	100%	2034		1		
HW Heat Exchanger Steam Fired	100%	2050	* *	4	\$1,100	
Sanitary Piping	10070	2030		4	\$1,100	
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Cast Hon	Other Observation, Extent : Light, Area			1		
	Location: Perimeter Of The Building					
	Explanation : Leaders And Gutters					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: B-2					
	Explanation: 1 Unit					

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

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

### HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION

Asset #: 13435

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost   Year   Estimated Cost   FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Standpipe				
No Component	50%			
Generic	50%	2044 **	1-5 \$2,700	

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 14,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Dec-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical		\$10,700
Mechanical		\$66,900
Total		\$77,600
Importance Code B		\$77,600
Total		\$77,600

**EXPENSE** FY 2019 FY 2020 FY 2021 FY 2022 \$1,000 **Exterior Architecture** \$20,700 Interior Architecture \$10,500 \$400 Electrical \$16,400 \$1,500 \$1,600 \$1,400 Mechanical \$1,900 \$1,800 \$2,300 \$1,800 Site Enclosure \$14,800 Site Pavements \$43,000 **Total** \$107,400 \$4,700 \$3,900 \$3,300 Importance Code A \$2,100 \$1,100 \$21,800 \$1,100 Importance Code B \$33,800 \$2,600 \$2,900 \$2,200 Importance Code C \$51,800 Total \$107,400 \$4,700 \$3,900 \$3,300



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

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

Asset #: 983

rchitecture	Current Repair Future Rep		Replacement	eplacement Maintenance			
vstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior							
Exterior Walls							
Masonry: Brick	35% Now Cracking/Crumbling, Location: At Windo Jnt Mortar Miss/Eroa Location: At Windo Rusting Masonry Sup Location: At Windo Spalling, Extent: Mod Location: Police Su Water Penetration, Ex	w Openings - Poli l, Extent : Severe, A w Openings - Poli t, Extent : Modera w Openings - Poli derate, Area Affect urgeon (South) Sidd	ce Surgeo Area Affec ce Surgeo te, Area A ce Surgeo ed : 10%	n (South) Side ted : 15% n (South) Side ffected : 15% n (South) Side	5	\$1,100	
	Location : Basemen						
Masonry: Brick	65%  Recent Repair Eviden  Location: Grace Fo	t, Extent : Light, A	LIFE rea Affect	* *	5	\$4,000	
Windows							
Wood	100% Recent Replace Evide Location : Building		2050 Area Affed	* * cted : 100%	5	\$2,000	
Roof				* *			
Asphalt Shingle	95% 0-2 Gut/DS Non Func/Mi Location: Debris In Misaligned/Bulging, I Location: At Vent H Recent Replace Evide Location: Roof Ent	n Gutters Extent : Light, Ared Joods nt, Extent : Light, .	a Affected	: 15%			
Copper/Terne	5%		2056	* *	10	\$300	
erior							
Floors	400/		2020		-	<b>* -</b> 0 *	
Carpet	40% Recent Installation, E Location : Grace Fo			* *	3	\$500	
Cast in Place Concrete	12% 2-4 Cracking/Crumbling, Location: Unfinish Water Penetration, Ex Location: Perimete	ed Basement Area ctent : Severe, Area	Under Po ı Affected	lice Surgeon Offic	5 ce	\$200	
Ceramic Tile	2%	and Dascinetti		* *	- 5		
Ceramic Tile Ceramic Tile	2% 3%		2031 2031	* *	5 5		
Vinyl Tile	23%		2028	\$1,700	3	\$100	
Vinyl Tile	20% Recent Installation, E	xtent : Light, Area	2036	* *	3	\$100	
	Location : Grace Fo	=					

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> 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	Curre	nt Repair	Futur	e Replacement	nt Maintenance			
System Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior								
Interior Walls					_	***		
Glass: Single Pane	2%		LIFE	* *	5	\$100		
Gypsum Board	65%	T T . 1 . A	LIFE	**	5-10	\$1,900		
		n, Extent : Light, Area e Foundation (North)		: 100%				
M				* *				
Masonry: Brick	5% Now	\$400 n, Extent : Moderate, A	LIFE					
		n, Extent . Moderate, F ment Walls - West Fac		nea . 2076				
Dlastan				* *		\$100		
Plaster	28% Now	\$1,300 ing, Extent : Severe, A	LIFE		5	\$100		
	Location: Unfi	_	геи Ајјесі	ea . 50%				
	=		rea Affec	ted : 50%				
	Staining/Discoloring, Extent : Severe, Area Affected : 50% Location : Unfinished Basement							
	Water Penetration, Extent: Moderate, Area Affected: 25%							
	Location : Unfir							
Ceilings								
AcousTileSusp.Lay-In	55%		2045	* *	5	\$400		
Exposed Struc: Steel	3% Now	\$5,500	LIFE	* *				
		g, Extent : Severe, Are						
		ed Area Under Stair F	-					
		n, Extent : Light, Area						
		rside Of Stair Landin						
		his Component Is Actu						
Gypsum Board	10%	*	LIFE	* *	5-10	\$300		
Plaster	32% Now	. ,	LIFE	**	5	\$200		
	_	ing, Extent : Severe, A						
		Location: Basement, Police Surgeon Bathroom						
	_	Staining/Discoloring, Extent: Severe, Area Affected: 50%						
		Location : Basement Water Penetration, Extent : Moderate, Area Affected : 10%						
	Location: Basement, Police Surgeon Bathroom							
Site Enclosure								
Fence/Gates								
Aluminum Picket	65%		2048	* *				
Chain link	35% Now		2048	* *				
		Extent : Moderate, Are	ea Affecte	d : 15%				
	Location : East	Entrance						
Free Standing Walls	1000/ 3-	<b></b>	2010	<i>.</i>				
Cast in Place Concrete	100% Now	*	2048	* *				
	_	ing, Extent : Moderate	e, Area Af	fected: 15%				
Dataining Walls	Location : Base	Of Ramp - East Side						
Retaining Walls  Masonry: Brick	100% 0-2	\$9,000	2038	* *				
wasomy. Blick		\$9,000 Erod, Extent : Modera						
		Loa, Extent : Modera Landing - West Side	, тиси Л	yjeeiea . 2070				
		n, Extent : Moderate, A	Area Affec	eted : 15%				
	Location : Stair							
Note : All component repairs \$ estin			ed for pote	ential future inflation	n.			

Estimates are rounded to the nearest hundred dollars.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 983

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$26,200	2041	* *			
	Sinking/Su	bsiding, Ex	ctent : Moderate, A	rea Affe	cted : 25%			
	Location	: South An	nd West Sides					
Parking/Driveway								
Asphalt	100%	Now	\$16,800	2031	* *			
-	Cracking/0	Crumbling,	Extent: Moderate	, Area A	ffected : 35%			
	Location : Parking Area - West Side							
	Potholes, Extent: Moderate, Area Affected: 25%							
	Location	: West Side	e					

Electrical		Current I	Repair	Futur	re Replacement	M	aintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts											
Service Equipment											
Molded Case Bkrs	100%			2048	* *	5	\$400				
			Extent : Light, Area	Affected	: 100%						
	Location: Basement										
	Explanati	ion : Main	Service Disconnec	t Switch	Rated @ 400 Amp	eres.					
Switchgear / Switchboard											
Fused Disc Sw	20%			2048	* *	5					
Fused Knife Sw	40%	0-2	\$11,100	2058	* *	5					
	On Extended Life, Extent : Severe, Area Affected : 100%										
	Location	: Basemen	ıt								
Molded Case Bkrs	40%			2048	* *	5	\$200				
Raceway											
Conduit	50%			2028	\$2,100	1					
Conduit	50%			2054	* *	1					
Panelboards											
Fused Disc Sw	5%			2027	\$400	5					
Molded Case Bkrs	45%			2027	\$3,800	5	\$200				
Molded Case Bkrs	50%			2050	* *	5	\$200				
Wiring											
Thermoplastic	50%			2028	\$4,600	1					
Thermoplastic	50%			2054	* *	1					
Motor Controllers											
Locally Mounted	100%			2045	* *	5	\$100				
Ground											
Grounding Devices											
Not Accessible	100%										
Lighting											

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 983

Electrical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting									
Interior Lighting									
Fluorescent	30%	)		2023	\$10,700	10	\$3,900		
	T-12 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%								
	Location	n : Police P	recint Office						
Fluorescent	60%	)		2036	* *	10	\$7,900		
	T-8 Lamp	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location	n : Through	out The Grace Fou	ndation .	Area				
Fluorescent	10%	)		2036	* *	10	\$1,300		
Tuorescent			t Light, Extent : Lig		Affected : 100%	10	\$1,500		
	•	n : Lobby		,	33				
Egress Lighting									
Emergency, Battery	50%	)		2036	* *	10	\$1,700		
Exit, LED	40%	)		2063	* *	1			
Exit, Service	10%	)		2028	\$400	1			
Exterior Lighting									
LED	100%	)		2036	* *				
	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%				
	Location	n : Outside							
	Explana	tion: 8 LE	D Light Fixtures						
Alarm									
Security System									
Generic	100%	)		2036	* *	1	\$5,300		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
Generic, Digital	100%			2036	* *	1-3	\$8,800		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Throughout The Building								
	Explana	tion : Strob	e Lights, Manual P	Pull Statio	ons,Smoke Detecto	rs, Horn.	s And Alarm Bells		

Mechanical	Current Repair	Future Repla	acement	M	aintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estim	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Heating									
Energy Source									
Natural Gas	100%	2038	* *	1					
Conversion Equipment									
Hot Water Boiler	50%	2048	* *	1	\$3,500				
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Boiler Room								
	Explanation: 2 Units								
Steam Boiler	50%	2033	* *	1	\$7,100				
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location: Boiler Room								
	Explanation: 2 Units								

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

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

Asset #: 983

Mechanical	Current Repa	ir Future	Replacement	Maintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ieating							
Distribution							
Hot Wtr Piping/Pump	50%	2053	* *	4	\$400		
Steam Piping/Pump	50%	2028	\$33,700				
Terminal Devices							
Convector/Radiator	50%	2033	* *	1	\$2,300		
Convector/Radiator	50%	2048	* *	1	\$2,300		
Air Conditioning							
Energy Source							
Electricity	100%	2044	* *	1			
Conversion Equipment							
Split Unit	70%	2033	* *				
Window/Wall Unit	30%	2023	\$9,500	1			
Plumbing							
H/C Water Piping							
Galvanized Steel	100%	2026	\$66,900	1			
	On Extended Life, Extent						
	Location : Domestic Ho	t And Cold Water Piping	g Are Beyond Usef	ful Life C	Cycle Limit		
Water Heater							
Gas Fired	50%	2026	\$4,600	2	\$100		
Gas Fired	50%	2028	\$4,600	2	\$100		
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
	On Extended Life, Extent						
	Location : Sanitary Pipi	ng Is Beyond Useful Life	e Cycle Limit				
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
	Other Observation, Exten						
	Location : Around The P	-	=				
	Explanation : Leaders A	nd Gutters To Cast Iron	Piping Below Gra	ade			
Sump Pump(s)							
Submersible	100%	2023	\$500	4	\$500		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extens		100%				
	Location: 1st To 2nd Fl	oor					
	Explanation: 1 Unit						
Fire Suppression							
Chemical System	1000/	***	44.40		<b>** -</b> * *		
Generic	100%	2027	\$2,200	1-3	\$3,700		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 2,356 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Dec-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Floors 1

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Mechanical		\$37,600
Total		\$37,600
Importance Code B		\$37,600
Total		\$37.600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$22,400			
Interior Architecture	\$19,700			
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$2,400	\$400	\$300	\$300
Total	\$44,700	\$600	\$400	\$400
Importance Code A	\$22,700	\$200	\$200	\$200
Importance Code B	\$11,500	\$300	\$200	\$200
Importance Code C	\$10,600			
Total	\$44,700	\$600	\$400	\$400



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

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

## HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Asset #: 4079

Architecture		Current Repair Future Replacement			M			
System Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls  Cast in Place Concrete	5% Cracking/C Location	_	\$2,600 Extent : Moderate Base	LIFE , Area Aj	* * ffected : 15%	5	\$1,000	
	Location	: Building						
Masonry: Brick Cavity	_	_	\$13,600 Extent : Moderate Thresholds	LIFE , Area Aj	* * fected : 10%	5	\$3,200	
			ed, Extent : Modera nsion Joints	ite, Area	Affected : 15%			
Metal Panel		_	\$200 Extent : Moderate, A Boards At Roof Line		* * cted : 15%	5	\$400	
Pre-Cast Concrete	2%			LIFE	* *	5	\$500	
Window Wall	10% Air Infiltrat Location		\$2,200 nt : Moderate, Area out	2038 Affectea	* * ! : 25%	5	\$800	
Windows								
Metal Louvers	Location	: At Wall I	\$100 Extent : Moderate, A Penetrations king Deteriorated	2037 Area Affe	* * cted : 25%			
Roof	Елрианин	on . Caur	ang Deteriorateu					
Built-Up (BUR)	100%			2028	\$25,700	10	\$4,900	
Soffits Pre-Cast Concrete	100% Caulking D Location	eteriorate	\$3,400 ed, Extent : Modera vol Joints	LIFE ete, Area	* * Affected : 15%	5	\$2,900	
Interior								
Floors	1000/			LIDD	* *	-	<b>#17.000</b>	
Cast in Place Concrete	100%			LIFE	* *	5	\$15,000	
Interior Walls  Cast in Place Concrete	35%			LIFE	* *	10	\$3,700	
Concrete Masonry Unit	65%	0-2	\$6,900	LIFE	* *	5	\$1,100	
concrete masomy cmi		Trumbling,	Extent : Light, Are		ed : 15%	J	Ψ1,100	
			nt : Moderate, Ared ill Plates Of Windo			rner		
Ceilings	0.007				di di	- 40	<b>4.</b> 600	
Exposed Concrete Exposed Struc: Steel	90% 10%			LIFE LIFE	* *	5-10 10	\$1,600 \$300	
Site Enclosure								
Fence/Gates								
Chain link	100%			2048	* *			
Site Pavements								

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

## HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Asset #: 4079

Architecture	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estimat FY		Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements						
On-Site Walkways						
Cast in Place Concrete	100%	2041	* *			
Parking/Driveway						
Asphalt	100%	2037	* *			

Electrical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2054	* *	5	\$100		
			xtent : Light, Area	Affected	: 100%				
	Location:				D 10 200 1				
T. C	Explanatio	on : Main	Service Disconnec	t Switch	Rated @ 200 Amp	eres.			
Transformers	100%			2045	* *	5			
Liquid Filled		mundian E	xtent : Light, Area	2045		3			
	Location :		xieni : Ligni, Area .	Ајјестеа	: 100%				
			vailable Nameplate	Ratinas					
Raceway	Ехритине	m. NOA	чинаме татерине	Kuiings					
Conduit	100%			2054	* *	1			
Panelboards	10070			2031		1			
Molded Case Bkrs	100%			2050	* *	5	\$100		
Wiring	10070						<b>\$100</b>		
Thermoplastic	100%			2054	* *	1			
Motor Controllers									
Locally Mounted	50%			2033	* *	5			
Locally Mounted	50%			2045	* *	5			
Ground									
Grounding Devices									
Not Accessible	100%								
			xtent : Light, Area	Affected	: 0%				
	Location:								
	-	on : Conn	ected To Metal Wat	er Pipe.	Point Of Contact 1	Vot Visib	le Covered With		
Lighting	Insulation								
Interior Lighting									
Fluorescent	85%			2036	* *	10	\$1,800		
Tracrescent		and Fixtur	res, Extent : Light, I		ected : 100%	10	Ψ1,000		
	-		out The Building						
HID	15%			2036	* *	10			
Egress Lighting	1370			2030		10			
Emergency, Battery	80%			2036	* *	10	\$500		
Exit, Service	20%			2036	* *	1	Ψ300		
	2070			2020		•			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

## HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Asset #: 4079

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
HID	100%	2036	* *	10		
	Other Observation, Extent : Light, A	rea Affected : 1	00%			
	Location: Outside					
	Explanation : 4- HID Light Fixture	S				
Alarm						
Security System						
Generic	100%	2036	* *	1	\$900	
	Other Observation, Extent : Light, A	rea Affected : 1	00%			
	Location: Outside					
	Explanation: 1- CCTV Surveillanc	e Camera				

Mechanical		Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating										
Energy Source Interruptible Gas/Dual Fuel	100%			2048	* *	1				
	Other Obse	rvation, Exte	nt : Light, Area	Affected	: 100%					
	Location	Location: Underground Vault								
	Explanati	on : (2) 25,00	00 Gallon Tanks	•						
Conversion Equipment										
Steam Boiler	100%			2033	* *	1	\$2,300			
			nt : Light, Area	Affected	: 100%					
		: Power Plan	t							
	Explanati	on: 3 Units								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$2,100	2038	* *	4	\$100			
1 & 1	Insul. Dete	Insul. Deteriorating, Extent : Severe, Area Affected : 100%								
		: Throughout		33						
Terminal Devices Fan Coil Unit/Heat	100%	-		2028	\$37,600	1	\$800			
Ventilation										
Exhaust Fans										
Wall Unit	100%			2028	\$900	2	\$100			
Plumbing										
H/C Water Piping										
Brass/Copper	100%			2048	* *	1				
HW Heat Exchanger										
Steam Fired	100%			2048	* *	4	\$300			
Sanitary Piping										
Cast Iron	100%			LIFE	* *	1				
Storm Drain Piping Cast Iron	100%			LIFE	* *	1				

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

## HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Asset #: 4079

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing Fixtures							
Generic	100%						

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 21,700 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Dec-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1,2,3,4,ATT

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$601,100	\$81,600
Interior Architecture	\$472,700	\$129,900
Electrical		\$791,200
Mechanical		\$473,200
Total	\$1,073,900	\$1,475,900
Importance Code A	\$601,100	\$81,600
Importance Code B	\$361,500	\$1,394,200
Importance Code C	\$111,200	
Total	\$1,073,900	\$1,475,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$76,900			
Interior Architecture	\$23,800		\$4,500	\$4,700
Electrical	\$16,600	\$1,200	\$1,400	\$1,800
Mechanical	\$800	\$1,300	\$1,600	\$800
Total	\$118,100	\$2,500	\$7,500	\$7,300
Importance Code A	\$76,900		\$600	
Importance Code B	\$25,400	\$2,500	\$6,100	\$7,300
Importance Code C	\$15,800		\$800	
Total	\$118,100	\$2,500	\$7,500	\$7,300



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

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

Asset #: 978

rchitecture	Current Repair		Futur	Future Replacement		Maintenance		
rstem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls	<b>5</b> 0/		LIEE	* *	5	\$20,200		
Cast Stone/Terra Cotta Stucco Cement	5% 90% Now	\$221,500	LIFE 2033	* *	5 5	\$29,200 \$42,000		
Stucco Cement	Cracking/Crumbling, Ex			fected · 5%	3	\$42,000		
	Location : South Facad			jeelea . 570				
	Staining/Discoloring, Extent: Moderate, Area Affected: 20%  Location: Throughout							
	Other Observation, Extent Location : Perimeter W	_	Affected	: 100%				
	Explanation : Steel-fran	ned Building W	ith Holld	ow Terra Cotta Blo	ck Infill			
Wood	5% Now	\$22,300	2033	* *	5	\$4,700		
	Broken/Missing Elements Location : Dormers	s, Extent : Mode	erate, Ar	ea Affected : 10%				
	Deteriorated Finish, Exte Location : Dormers	ent : Moderate,	Area Aff	ected : 25%				
Windows								
Aluminum	8% Now	\$32,900	2053	* *	5	\$300		
	Air Infiltration, Extent : I Location : At Connectin		Affected	: 75%				
Wood	92% Now	\$253,100	2053	* *	5	\$39,600		
	Deteriorated Finish, Exte Location : Throughout	ent : Moderate,	Area Aff	ected : 50%				
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%  Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 50% Location : Throughout							
	Unit Inoperable, Extent : Severe, Area Affected : 15%							
	Location : Various Loca	ations Through	out					
Parapets								
Copper/Terne	90%		2048	* *	5	\$16,100		
Masonry: Brick	10% Now Worn/Eroded, Extent : Se				5	\$400		
	Location: Low Parape	t Walls At Conn	ecting Ti	unnel				

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

Asset #: 978

Architecture		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Roof									
Clay Tile	Broken/Mis Location Cracking/C Location Gut/DS Not	: Various I Trumbling, : Various I n Func/Mi	\$126,500 ents, Extent: Seve. Locations At Attic I Extent: Moderate Locations Through ss, Extent: Severe, or Gutters Verry Pr	Dormers , Area Afj out Area Aff	fected : 15% ected : 20%				
Common/Towns	5%	. I crimere	- Guillers verry 17		**	10	\$2.700		
Copper/Terne Modified Bitumen	8% Alligatoring Location Ponding, E	: Connecte	derate, Area Affect		\$11,500	10	\$2,700		
Skylight, Metal/Glass	5%			2038	* *	10	\$3,600		
Interior Floors									
Carpet	20%			2024	\$86,600	3	\$11,900		
Cast in Place Concrete	5%			LIFE	* *	5	\$6,500		
Ceramic Tile	10%			2031	* *	5	\$3,000		
Vinyl Tile	45%			2028	\$129,900	3	\$6,700		
Wood	·						\$5,600		
Interior Walls						_	*		
Ceramic Tile	5%			2031	* *	5	\$1,500		
Glass: Single Pane	5%			LIFE	* *	5	\$2,300		
Gypsum Board	15%	M	¢111 200	LIFE	* *	5-10	\$7,700		
Plaster	Broken/Mis Location Water Pene	: Fourth F etration, E.	\$111,200 ents, Extent : Seve loor And Stairs xtent : Severe, Area loor - Infiltration I	ı Affected	Affected : 35%	5	\$6,100		
Wood	8%			LIFE	* *	5	\$19,400		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 978

Architecture	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	15%		2041	* *	5	\$4,500	
Plaster	85% Now	\$227,200	LIFE	* *	5	\$15,800	
	Broken/Missing El	lements, Extent : Seve	re, Area A	Affected : 35%			
	Location: Fourt	h Floor And Stairs					
	Cracking/Crumbli	ng, Extent : Moderate	, Area Aj	ffected : 15%			
	Location: 1st Fl	oor Meeting Room					
	Water Penetration	, Extent : Moderate, A	rea Affe	cted : 25%			
	Location : Infiltr	ation From Storm Dr	ain Issue	S			
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100%		2033	* *			
Parking/Driveway							
Asphalt	100%		2037	* *			

Electrical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2028	\$40,100	1		
Panelboards								
Molded Case Bkrs	50%			2036	* *	5	\$300	
Molded Case Bkrs	50%			2027	\$17,000	5	\$300	
Wiring								
Thermoplastic	50%			2038	* *	1		
Thermoplastic	50%			2028	\$29,300	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	20%			2028	\$74,600	10	\$3,700	
	-		res, Extent : Moder	ate, Ared	a Affected : 100%			
	Location	: Hallway:	s And Offices					
Fluorescent	80%			2023	\$298,200	10	\$14,600	
	T-12 Lamp	s And Fixti	ures, Extent : Mode	rate, Are	ea Affected : 100%			
	Location	: Through	out The Building					
Egress Lighting								
Emergency, Battery	50%			2028	\$15,300	10	\$2,400	
Exit, Service	50%			2028	\$3,800	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 978

Electrical	Current Repair	Futui	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
HID	100%	2023	\$93,300	10	\$100	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location : Outside					
	Explanation: 2- HID Light Fixtures					
Alarm						
Fire/Smoke Detection						
Generic, Analog	100%	2023	\$255,700	1-3	\$13,800	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Hallways					
	Explanation: Manual Pull Stations A	and Alarm	Bells			

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2038	* *	1		
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
		ı : Building		55				
		_	New Power Plant					
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$1,200	
Distribution Central Plant Steam Piping/Pmp	100%			2028	\$359,500	4	\$1,500	
1 0 1	On Extend	led Life, Ex	tent : Moderate, Ar	ea Affec	ted : 100%			
	Location	ı : Steam P	iping Is Beyond Use	eful Life	Cycle Limit			
Terminal Devices								
Convector/Radiator	100%			2026	\$113,700	1	\$6,400	
			tent : Moderate, Ar m Radiators Are Be			cle Limit		
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	40%			2023	\$17,700	1		
No Component	60%							
Plumbing H/C Water Piping								
Galvanized Steel	100%			2033	* *	1		
			tent : Moderate, Ar					
	Location Life Cyc		nestic Hot And Cold	l Water I	Distribution Piping	Are Bey	ond Their Useful	

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

Estimates are rounded to the nearest hundred dollars.

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

#### HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Asset #: 978

Mechanical	Current Repair	Future Replace	ement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estimate FY	ed Cost   Cyc (Yr		Priority
Plumbing					
Sanitary Piping					
Cast Iron	100%	LIFE	** 1		
	On Extended Life, Extent : Moderate,	Area Affected: 100%	ó		
	Location: Sanitary Piping Is Beyon	d Useful Life Cycle L	imit		
Storm Drain Piping					
Cast Iron	100%	LIFE	** 1		
	On Extended Life, Extent : Moderate,	Area Affected: 100%	6		
	Location: Storm Piping Is Beyond &	Useful Life Cycle Lim	it		
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location : Perimeter Of The Buildin	ng Down To Cast Iron	Piping Below	Grade.	
	Explanation: Copper Leaders And	Gutters			
Fixtures					
Generic	100%				
Fire Suppression					
Standpipe					
No Component	50%				
Generic	50%	2048	* * 1-5	\$5,000	

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

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : HHC0015.31B / 4370 Yr Built/Renovated : 1996 /

Area Sq Ft : 500 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Dec-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Floors 1

Block : 955 Lot : 100 BIN : 5113197

#### **CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$2,500	
Interior Architecture	\$1,600			
Electrical				
Site Enclosure	\$1,500			
Total	\$3,100		\$2,500	
Importance Code A			\$2,500	
Importance Code B	\$1,600			
Importance Code C	\$1,500			
Total	\$3,100		\$2,500	



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

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

### HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION

Asset #: 4370

Architecture	Cu	urrent Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Roof							
Metal Panel	100%		2041	* *	10	\$2,500	
Interior							
Floors							
Cast in Place Concrete	100%		LIFE	* *	5	\$3,200	
Site Enclosure							
Fence/Gates							
Chain link	100%	4+ \$1,500	2048	* *			
	Corrosion/Rus	sting, Extent : Light, Area A	Affected .	: 20%			
	Location : Pe	Perimeter Fence					
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100%		2041	* *			

Electrical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	oate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2038	* *	3		
		on, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Out:	side					
	Explanation: 2	?- 1200 Amperes, 13.8k	v				
Transformers							
Liquid Filled	100%		2033	* *	3		
		on, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Out:						
	Explanation : 1	lo Available Nameplat	e Ratings				
Switchgear / Switchboard							
Fused Disc Sw	100%		2038	* *	3		
Feeders							
Not Accessible	100%						
Raceway							
Not Accessible	100%						
nder 600 Volts							
Raceway							
Conduit	100%		2038	* *	1		
Panelboards							
Molded Case Bkrs	100%		2036	* *	5		
Wiring							
Thermoplastic	100%		2038	* *	1		
igh <del>ting</del>							
Interior Lighting							
Fluorescent	100%		2028	\$5,800	10	\$500	
	Other Observation	on, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Thre	oughout The Shed					
	Explanation : T	-12 Lamps					

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

Estimates are rounded to the nearest hundred dollars.

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

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# HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION Asset #: 4370

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 7,573 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Dec-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$47,200	\$47,200
Electrical		\$36,000
Mechanical		\$102,100
Total	\$47,200	\$185,400
Importance Code A	\$47,200	\$47,200
Importance Code B		\$138,100
Total	\$47,200	\$185,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$24,400			
Interior Architecture	\$19,400		\$2,300	\$300
Electrical	\$700	\$700	\$900	\$700
Mechanical	\$3,600	\$1,200	\$1,700	\$1,200
Total	\$48,000	\$2,000	\$4,900	\$2,300
Importance Code A	\$24,400			
Importance Code B	\$20,200	\$2,000	\$4,900	\$2,300
Importance Code C	\$3,500			
Total	\$48,000	\$2,000	\$4,900	\$2,300



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

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

## HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE

Asset #: 64

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$25,300	
Metal Panel	10%			2048	* *	5-10	\$11,600	
Window Wall	15%			2048	* *	5	\$9,500	
Windows								
Aluminum	70%			2044	* *	5	\$4,600	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	: Through	out					
	Explana	tion : Stain	ed Glass					
Aluminum	30%	4+	\$9,400	2044	* *	5	\$1,000	
	Air Infiltre	ation, Exter	nt : Moderate, Area	Affected	l : 20%			
	Location	: Corrido	r Between Chapel A	nd Gree	nhouse			
Roof								
Clay Tile	40%			2048	* *	10	\$9,400	
Copper/Terne	5%			2056	* *	10	\$3,000	
Modified Bitumen	40%			2033	* *	10	\$9,400	
Sloped Glazing	15%	Now	\$47,200	LIFE	* *	5	\$47,200	
	Water Pen	etration, E.	xtent : Light, Area	Affected	: 15%			
	Location	ı : Corridoi	r Between Greenho	use And	Chapel			
Soffits								
Stucco Cement	100%			2041	* *	5		
Interior								
Floors								
Ceramic Tile	5%			2037	* *	5	\$600	
Panel/Paver: Cer/Brk	25%			2044	* *	5	\$6,400	
Vinyl Tile	70%			2033	* *	3	\$3,000	
Interior Walls								
Folding Partition	10%			2044	* *	5	\$2,200	
Masonry: Brick	90%			LIFE	* *	10	\$2,400	
Ceilings								
AcousTileSusp.Lay-In	20%			2041	* *	5	\$2,500	
Exposed Struc: Wood	60%			LIFE	* *	10	\$11,300	
Gypsum Board	5%			LIFE	* *	5-10	\$2,200	
No Component	15%							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			

Electrical	Currer	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Raceway Conduit	100%		2038	* *	1		

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

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

### HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE

Asset #: 64

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Panelboards						
Molded Case Bkrs	100%	2036	* *	5	\$200	
Wiring						
Thermoplastic	100%	2038	* *	1		
Motor Controllers						
Locally Mounted	100%	2033	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	10%	2028	\$1,900	10	\$700	
	T-8 Lamps And Fixtures, Ex	tent : Moderate, Area	Affected: 100%			
	Location: Greenhouse					
Fluorescent	10%	2028	\$1,900	10	\$700	
	Compact Fluorescent Light	, Extent : Moderate, A	rea Affected : 100	%		
	Location : Hallways					
Incandescent	80%	2028	\$36,000	2	\$100	
Egress Lighting						
Emergency, Service	50%	2028	\$2,100	1		
Exit, Service	50%	2028	\$1,200	1		
Alarm						
Security System						
Generic	100%	2033	* *	1	\$2,800	
	Other Observation, Extent : Location : Hallways	Light, Area Affected	: 100%			
	Explanation : CCTV Surv	eillance Cameras				
Fire/Smoke Detection	1	<del>"</del>				
Generic, Digital	100%	2033	* *	1-3	\$4,700	
, 5	Other Observation, Extent : Location : Hallways		: 100%	-	7 7. 22	
	Explanation : Manual Pul	ll Stations, Strobe Ligh	hts And Horns			

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
HTHW/HW	100%	2038	* *	1		
	Other Observation, Extent: Light, Are	a Affected :	100%			
	Location : Hallway					
	Explanation: Hot Water Piping From	n Robitzek E	Building			
Terminal Devices						
Air Handler	90%	2028	\$102,100	1	\$4,200	
Convector/Radiator	10%	2033	* *	1	\$200	

Air Conditioning

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> 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

Mechanical	Current Repa	pair Future Replacement		М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Energy Source	1000/	•••				
District C.W.	100%	2038	**	1		
	Other Observation, Extent		: 100%			
	Location: Robitzek Build	-				
Company's Francisco et	Explanation : Chilled Wo	ater From Main Chille	rs			
Conversion Equipment Heat Pump Air Sourced	35%	2032	* *	2	\$200	
Heat Fullip All Sourced	Other Observation, Extent		. 350/	2	\$200	
	Location : Adjacent To B		. 3370			
	Explanation: 7 Units. To	=	The Green House P	ortion O	f The Ruilding	
No Component	65%	te Hear I winps serve I	ne Green House I	ornon o	) The Bullating	
Terminal Devices	0370					
Air Handler/Cool/Ht	100%	2028	\$31,700	1	\$4,700	
Ventilation	10070	2020	ψ31,700	-	Ψ1,700	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,700	
Exhaust Fans						
Interior	100%	2033	* *	2	\$200	
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2041	* *	1		
Water Heater						
Electric	100%	2026	\$7,100	4		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler	1000/	2040	* *	1.2	<b>62</b> 100	
Generic	100%	2048	* *	1-2	\$2,100	

Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : WOODHULL MEDICAL CENTER AUDITORIUM

Address : 760 BROADWAY @ FLUSHING AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 24,600 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 23-Jun-2015 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 1723 Lot : 1 BIN : 3048341

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$218,400	
Interior Architecture		\$404,400
Electrical		\$272,600
Mechanical		\$608,400
Total	\$218,400	\$1,285,500
Importance Code A	\$218,400	
Importance Code B		\$881,000
Importance Code C		\$404,400
Total	\$218,400	\$1,285,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$50,800			\$3,300
Interior Architecture	\$11,900			\$8,000
Electrical	\$700	\$600	\$400	\$400
Mechanical	\$2,400	\$2,600	\$4,300	\$3,000
Total	\$65,900	\$3,200	\$4,800	\$14,700
Importance Code A	\$50,800			\$3,300
Importance Code B	\$15,100	\$3,200	\$4,800	\$10,500
Importance Code C				\$1,000
Total	\$65,900	\$3,200	\$4,800	\$14,700



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1002

Architecture		Current	Repair	Futur	e Replacement	Ma	aintenance	
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls	200/			TIPE		_	<b>45</b> 000	
Masonry: Brick	20%	3.7	<b>#210.400</b>	LIFE	* *	5	\$7,800	
Weathering Steel		Now	\$218,400	LIFE	• •	1		
			Extent : Moderate, A	Area Affe	ctea : 25%			
		: Through						
Windows	Ехріапа	tion : Gask	eted Joints Eroding	3				
Aluminum	100%			2042	* *	5	\$6,600	
Parapets	10070			2042			\$0,000	
Masonry: Brick	10%			LIFE	* *	5	\$100	
Weathering Steel		Now	\$6,700	LIFE	* *	1	Ψ100	
wounding seed			Extent : Moderate, 1		cted : 25%	•		
		: Through		33				
	Explana	tion : Soft J	oints Are Deterior	ated				
Roof								
Metal Panel	35%	•	\$11,300	2039	* *			
	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	cted : 25%			
	Location	: At Cante	d Returns, Lower R	Coof				
Single Ply Membrane	60%	Now	\$11,600	2031	* *			
	Drains Cl	ogged, Exte	ent : Moderate, Are	a Affecte	d : 5%			
	Location	: West Sid	e Above Conferenc	e Rooms				
	Miss/Dam	aged Flash	ings, Extent : Mod	erate, Ar	ea Affected : 10%			
		: At Pitch						
			xtent : Moderate, A					
	Location	: Over Au	ditorium At Pitch F	Pockets A.	nd Conference Roo	om		
Skylight, Metal/Glass		Now	\$21,200	2046	* *			
			xtent : Moderate, A	rea Affec	cted : 10%			
	Location	: At Stair	Towers					
nterior								
Floors	250/			2025	¢1.42.200	2	<b>#21 200</b>	
Carpet	35%			2025	\$142,300 * *	3	\$21,300	
Terrazzo	20%			LIFE	* *	5	\$4,800	
Vinyl Tile	45%			2031		3	\$6,900	
Interior Walls Cast in Place Concrete	2%			LIFE	* *			
Fabric on Framing	10%			2027	\$404,400	5	\$1,900	
Gypsum Board	60%			LIFE	\$404,400 * *	5	\$1,700	
• •	28%			LIFE	* *	5	\$3,200	
Plaster	2070			<b>L</b> 11 L			Ψ3,200	
Plaster Ceilings								
Ceilings	75%	Now	\$4,800	LIFE	* *	5	\$28,600	
	75% Water Pen		\$4,800 xtent : Light, Area	LIFE Affected .		5	\$28,600	
Ceilings	Water Pen		xtent : Light, Area			5	\$28,600	

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

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

Asset #: 1002

Electrical	Current R	tepair Futi	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2036	* *	1		
Panelboards						
Molded Case Bkrs	100%	2034	* *	5	\$600	
Wiring						
Thermoplastic	100%	2036	* *	1		
Lighting						
Interior Lighting						
Fluorescent	70%	2026	\$149,200	10	\$13,100	
HID	30%	2026	\$43,500	10	\$200	
Egress Lighting						
Exit, Service	100%	2031	* *	1		
Exterior Lighting						
HID	20%	2026	\$19,400	10		
No Component	80%					
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2026	\$79,900	1-3	\$4,500	

Mechanical	Current Repair	Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating								
Distribution								
Hot Wtr Piping/Pump	40%	2034	* *	4	\$400			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Adjacent To Audi	itorium						
	Explanation: From Main B	uilding						
Central Plant Steam Piping/Pmp	60%	2036	* *	4	\$900			
1 8 1	Other Observation, Extent : L	ight, Area Affected :	100%					
	Location : Adjacent To Audi	torium						
	Explanation : From Main B							
Terminal Devices	1							
Air Handler	60%	2026	\$168,200	1	\$7,600			
Fan Coil Unit/Heat	40%	2026	\$119,400	1	\$2,600			
Air Conditioning			•		·			
Distribution								
CW & CHW Wtr	100%	2046	* *	4	\$1,000			
Pipe/Pump								
	Other Observation, Extent : L	ight, Area Affected :	100%					
	Location : Adjacent To Audi	itorium						
	Explanation: From Main B	uilding						

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

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

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	60%			2026	\$134,100	1	\$7,600	
Fan Coil - 4 Pipe	40%			2026	\$186,700	1	\$2,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,400	
Exhaust Fans								
Interior	100%			2031	* *	2	\$600	
Plumbing								
H/C Water Piping								
Galvanized 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	\$2,000	1-3	\$3,700	

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Print Date: 22-Sep-2017 **HEALTH AND HOSPITALS CORP. - FY 2018** 

Asset Name : WOODHULL MEDICAL CENTER MAIN Address : 760 BROADWAY @ FLUSHING AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 1,058,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 23-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,4,5,9,10

Block : 1723 Lot : 1 BIN : 3048341

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$19,466,300	\$987,500
Interior Architecture	\$2,789,600	\$12,829,400
Electrical	\$1,001,400	\$15,093,000
Mechanical	\$18,800,500	\$26,092,900
Total	\$42,057,700	\$55,002,900
Importance Code A	\$19,466,300	\$1,119,300
Importance Code B	\$22,278,500	\$52,821,100
Importance Code C	\$313,000	\$1,062,500
Total	\$42,057,700	\$55,002,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$98,200		\$11,900	
Interior Architecture		\$135,400		
Electrical	\$181,400	\$173,900	\$162,300	\$150,400
Mechanical	\$649,800	\$472,300	\$694,300	\$459,000
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$1,067,600	\$919,800	\$1,006,600	\$747,600
Importance Code A	\$197,400	\$99,200	\$113,400	\$99,200
Importance Code B	\$870,200	\$820,500	\$893,200	\$648,400
Total	\$1,067,600	\$919,800	\$1,006,600	\$747,600



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

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

Architecture	Current R	lepair	Futur	e Replacement	М	aintenance			
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior									
Exterior Walls	•• /		•		4.0	444.000			
Copper/Terne	2%	0.40.100	2031	* *	10	\$11,900			
Masonry: Brick	25% 4+	\$40,100	LIFE	**	5	\$63,600			
	Efflorescence, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations Sidewalk Shed in Use, Extent : Severe, Area Affected : 10%								
	Location : At Main I				ratina				
M . 1D . 1				**		Ф1 4 200			
Metal Panel	3% 4+ Staining/Discoloring,	\$1,100	2036		5	\$14,300			
	Location : Interior (		, Area Aj	jeciea : 55%					
<b>D</b> G . G		Journyara Areas	TIPE	* *		<b>0.41.200</b>			
Pre-Cast Concrete	5%	<b>#1 607 700</b>	LIFE	* *	5	\$41,300			
Weathering Steel	45% Now	\$1,605,500	LIFE		1				
	Other Observation, Ex Location : Througho		<i>а А</i> јјесте	a: 25%					
	Explanation: Gasketed Joints Eroding, Panels Corroding; Staining From Corrosion Is								
	Clouding Adjacent (				ng r rom	Corrosion is			
Window Wall	20% Now	\$767,200	2036	**	5	\$95,400			
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		. ,		: 70%	Ü	Ψ, ε,			
	Glazing Clouded, Extent : Severe, Area Affected : 70%  Location : Throughout								
	Caulking Deteriorated		Area Affa	ected : 50%					
	Location : West Wal								
	Water Penetration, Ex	tent : Severe, Area	Affected	l : 5%					
	Location : East Stair	r Near Entrance							
Windows									
Aluminum	88% 0-2	\$15,805,900	2051	* *	5	\$180,400			
	Caulking Deteriorated		te, Area	Affected : 25%					
	Location: Througho								
	Unit Inoperable, Extent : Light, Area Affected : 100%								
	Location: Throughout								
	Water Penetration, Extent: Moderate, Area Affected: 10%								
	Location : South Fa	cade							
Glass Block	2%		LIFE	* *	5	\$5,100			
Metal Louvers	10%		2029	* *	10	\$256,200			

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

Asset #: 2726

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Parapets								
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,300	
Masonry: Brick	20%			LIFE	* *	5	\$4,700	
Metal Panel	15%		\$28,200	2036	* *	5	\$6,800	
		/Rusting, E 1 : Through	xtent : Moderate, A out	Area Affe	cted : 50%			
Metal Rail	20%	0-2	\$13,000	2031	* *	5	\$33,100	
		_	xtent : Moderate, A Pockets And Botto	Area Affe	cted : 25%			
Metal: Cage/Fence	10%	0-2	\$9,700	2031	* *	5	\$7,500	
Metal. Cago Tenec	Corrosion		xtent : Moderate, A		cted : 50%	3	Ψ7,300	
Weathering Steel	30%	Now	\$24,300	LIFE	* *	1		
2	Other Obs	servation, E	Extent : Severe, Are		d : 50%			
	Location	ı : Lower W	ing At West Side					
	Explana	tion : Soft J	oints Are Deterior	ated				
Roof		<del>-</del>						
Cast in Place Concrete	25%	Now	\$9,900	LIFE	* *			
	Water Per	etration, E.	xtent : Severe, Area	ı Affected	l : 5%			
	Location	ı : Expansio	on Joint At Entrand	e To Gar	age Platform			
IRMA/Protected Membrane	35%	Now	\$320,000	2031	* *			
		aver Blocks, a : Perimete	, Extent : Moderate er Blocks	e, Area A	ffected : 15%			
	Vegetation	ı Growth, E	Extent : Moderate, A	Area Affe	cted : 20%			
	_		Paver Blocks And					
			Extent : Light, Area	_				
		ı : 10th Flo		55				
			Drains Leaking.					
Modified Bitumen	5%			2034	* *	10	\$13,700	
Single Ply Membrane	25%		\$12,100	2026	\$241,200	10	\$15,700	
Single Try Wembrane			vere, Area Affected		\$241,200			
	_		t To Stair Core 6b A		rv Wina			
		-	xtent : Moderate, A		-			
		ı : Stair Co		irea rijjet	.ica . 570			
Glass 1 Glassian				LIEE	* *		\$2.65.700	1
Sloped Glazing	Glazing C	Now louded, Ext i : Through	\$671,200 tent : Severe, Area .	LIFE Affected		5	\$365,700	1
	Caulking .	_	d, Extent : Severe,	Area Aff	ected : 50%			
			oui xtent : Moderate, A	rea Affor	cted · 10%			
			ird Floor, Spiral St		u. 10/0			
nterior	ьсиног	i. Over Ill	ira i iooi, spirai sii	uicuse				

Interior

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 2726

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
nterior											
Floors											
Cast in Place Concrete	20%			LIFE	* *	5	\$729,100				
		Drains Inad/Misposn, Extent : Severe, Area Affected : 25%									
	Location: Fourth Floor Garage										
	•		Extent : Light, Ared								
	Location	: At Floor	Drains In Fourth	Floor Ga	rage						
Ceramic Tile	5%			2022	\$1,688,300	5	\$83,300				
Quarry Tile	5%			2031	* *	5	\$125,000				
Terrazzo	5%			LIFE	* *	5	\$65,100				
Vinyl Tile	65%			2026	\$9,629,100	3	\$406,200				
Interior Walls											
Ceramic Tile	5%			2029	* *	5	\$106,200				
Concrete Masonry Unit	10%			LIFE	* *	5	\$85,000				
Gypsum Board	65%		\$119,800	LIFE	* *	5	\$828,700				
			xtent : Moderate, A		cted : 2%						
	Location	e: Third Flo	oor Near Recovery	Room,							
Masonry: Brick		Now	\$86,600	LIFE	* *						
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 5%						
	Location	: East Stai	ir Near Main Entra	псе							
Plaster	15%	Now	\$53,500	LIFE	* *	5	\$95,600				
	Water Pen	etration, E.	xtent : Severe, Area	ı Affected	l : 2%						
	Location	: A Corrid	lor Block 1 And 3								
Ceilings											
AcousTile,Adhered	30%			2031	* *	5	\$500,000				
Exposed Struc: Steel	12%			LIFE	* *						
Exposed Struc: Steel	3%		\$220,200	LIFE	* *						
		_	xtent : Severe, Ared								
		_	ted Metal Decking	Rusted T	hrough Under Am	bulance I	Ramp, Visible				
		e Generato	or Room.								
Gypsum Board	30%		<b>44.7.7</b> 00	LIFE	* *	5	\$624,900				
Metal Panel	10%		\$145,500	LIFE	**	5	\$208,300				
	Misaligned/Bulging, Extent: Moderate, Area Affected: 25%										
			r Parking Garage	1.00	50/						
			xtent : Light, Area								
			st Corner Of 4th Fi								
Plaster		Now	\$68,600	LIFE	* *	5	\$156,200				
			xtent : Moderate, A	rea Affe	cted : 5%						
	Location	: A Corrid	lor Block 1 And 3								

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

Under 600 Volts

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 2726

Electrical	Current Repair	Future	Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	600/	2026	<b>#121</b> 000	_	ф <b>о Т</b> оо	
Fused Disc Sw	60%	2026	\$131,800	5	\$2,700	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affec	ted: 100%			
	Explanation: Four 2500 Amp.					
Fused Disc Sw	40%	2046	* *	5	\$1,800	
rused Disc Sw	Other Observation, Extent: Moderate,			3	\$1,800	
	Location: Electrical Room	Агей Аујес	tea . 10070			
	Explanation: Three 5000 Amp.					
Transformers	Explanation . Three 3000 Imp.					
Dry Type	80%	2031	* *	5	\$3,100	
J -JP-	Other Observation, Extent : Moderate,		eted : 100%	,	42,130	
	Location: Each Floor					
	Explanation : Three 300 Kva					
	<u>.</u>					
Dry Type	20%	2031	* *	5	\$800	
	Other Observation, Extent : Light, Area	ı Affected :	20%			
	Location : Electrical Room					
	Explanation: One 112.5 Kva.					
Ci4-1	One 45 Kva For Fire Alarm.					
Switchgear / Switchboard Fused Disc Sw	60%	2036	* *	5	\$2,700	
Fused Disc Sw	40%	2046	* *	5	\$1,800	
Raceway	1070	2010			Ψ1,000	
Conduit	90%	2036	* *	1		
Conduit	10%	2046	* *	1		
Panelboards						
Fused Disc Sw	15%	2042	* *	5	\$3,600	
Fused Disc Sw	5%	2042	* *	5	\$1,200	
Molded Case Bkrs	80%	2025	\$912,600	5	\$22,300	
Wiring						
Thermoplastic	90%	2036	* *	1		
Thermoplastic	10%	2046	* *	1		
Motor Controllers						
Locally Mounted	20%	2024		5	\$1,400	
Locally Mounted	10%	2039	**	5	\$700	
Motor Control Center	70%	2024	\$1,555,700	5	\$20,200	
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	¢15 500	
Generic	100% Other Observation, Extent : Light, Area			3	\$15,500	
	Location: Flushing Ave. Water Main	алуестей .	100/0			
	Explanation: Main Water Pipe					
Stand-by Power	емрининон . mun muer 1 гре					
Transfer Switches						
Automatic	90%	2024		1	\$293,000	
Automatic	10%	2039	* *	1	\$32,600	

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

Asset #: 2726

Electrical	Current Repair	Futur	e Replacement	M						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Stand-by Power										
Generators					* * * * * * * * * * * * * * * * * * * *					
Diesel	100%	2022		1	\$409,700					
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%							
	Location: Generator Room									
D. W. C.	Explanation: Two 1500 Kw.									
Batteries Lead/Acid	100%	2019	\$1,600	5	\$39,200					
Fuel Storage	10076	2019	\$1,000		\$39,200					
Day Tank	50%	2034	* *	5	\$103,300					
Day Tank			. 50%	3	\$105,500					
	Other Observation, Extent : Light, Area Affected : 50%  Location : Generator Room									
	Explanation: Two 275 Gallons									
Main Tank	50%	2041	* *	5	\$16,400					
Widin Tunk	Other Observation, Extent : Light, Area		: 50%	3	ψ10,π00					
	Location: Underground	-5,5 - 0.00								
	Explanation: 15000 Gallons									
Lighting	•									
Interior Lighting										
Fluorescent	93%	2031	* *	10	\$949,700					
	Other Observation, Extent: Moderate,	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Throughout The Building									
	Explanation: Mostly T-8 And T-5									
Incandescent	7%	2026	\$1,339,500	2	\$1,700					
Egress Lighting										
Exit, Service	100%	2031	* *	1						
Exterior Lighting										
HID	30%	2036	* *	10	\$1,000					
No Component	70%									
Lightning Protection										
Arresters/Cabling	1000/	2020	* *	F	<b>#2.000</b>					
Generic	100%	2029	~ *	5	\$2,900					
Alarm Sagurity System										
Security System No Component	25%									
Generic	75%	2026	\$2,509,800	1	\$296,400					
Generic	Other Observation, Extent : Light, Area			1	Ψ270,π00					
	Unter Observation, Extent : Lignt, Area Affectea : 100%  Location : Throughout									
	Explanation: Fixed Cameras.									
Fire/Smoke Detection										
No Component	25%									
Generic, Analog	75%	2026	\$8,592,000	1-3	\$489,000					
, 5	Other Observation, Extent : Light, Area				•					
	Location : Throughout									
	Explanation : Addressable.									

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

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

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source Interruptible Gas/Dual Fuel	100%	2-4	\$478,600	2046	* *	1			
	Other Observation, Extent: Moderate, Area Affected: 100%  Location: Boiler Room  Explanation: 150,000 Gallon Capacity Of #6 In Underground Tanks / Tanks Are On  Extended Life								
Conversion Equipment Heat Exchanger, Plate & Frame		J		2035	* *	1	\$110,100		
Steam Boiler	Location	ervation, E 1 : Boiler R tion : 3 Un		2031 Affected	* *	1	\$882,100		
Distribution	Ехрини	non . 5 Cm	113						
Hot Wtr Piping/Pump	Location Insul. Det	Extent: Manner: Manner: Extent: Mechanic eriorating,	\$17,000 Toderate, Area Affectical Room Extent : Moderate, ical Spaces			4	\$27,400		
Central Plant Steam Piping/Pmp	50%		\$184,500	2036	* *	4	\$27,400		
Tiping Timp	Corroded, Extent : Severe, Area Affected : 20% Location : Valves. Boiler Room								
	Insul. Deteriorating, Extent: Moderate, Area Affected: 20%  Location: Mechanical Spaces  Steam Traps Faulty, Extent: Light, Area Affected: 2%								
		ps Fauny, 1 1 : Various	Extent . Light, Area	Ајјестеи	. 2/0				
Terminal Devices									
Air Handler	50%			2021	\$7,665,600	1	\$344,300		
Convector/Radiator	20%			2031	* *	1	\$71,900		
Fan Coil Unit/Heat	30%			2026	\$4,898,600	1	\$107,900		
Air Conditioning									
Energy Source	000/			20.42	* *	1			
Electricity	80%			2042 2036	* *	1 1			
Steam/HW System	20%			2036		1			

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

Asset #: 2726

Current Repair		Futur	Future Replacement		Maintenance		
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
20%	)		2022	\$5,149,800	1	\$241,000	
Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : On Extended Life / 2 Units							
75% R-134a R	efrigerant, 1	Extent : Light, Arec	2035	**	1	\$903,700	
5%	)		2026	\$441,500	2	\$3,400	
Other Observation, Extent : Light, Area Affected : 100% Location : Various Explanation : Split Units							
100%	0-2	\$133,000	2036	* *	4	\$54,900	
Corroded, Extent : Light, Area Affected : 10% Location : Various							
500/			2026	¢ć 114 000	1	\$244.200	
			2026		1	•	
			2026	\$296,500 \$2,030,700	2	\$38,800	
9370	)		2027	\$3,930,700		\$1,004,300	
100%			LIFF	* *	2-5	\$620,900	
10070	<u>'</u>		DII D			ψ020,700	
Obsolete .	Equipment,		2021 rea Affect	\$3,879,000 ed: 20%	2	\$27,300	
Leak Evia	lent, Extent	\$162,500 : Light, Area Affec	2036 ted : 10%	**	1		
Other Ob.	servation, E n : Mechani	ical Room		\$9,600	4	\$100	
		Gallon / 1 50 Gallo	on				
			2036	* *	4	\$165,100	
	Total	20%  Other Observation, E Location: Boiler R Explanation: On E 75%  R-134a Refrigerant, Location: Chiller E 5%  Other Observation, E Location: Various Explanation: Split  100% 0-2  Corroded, Extent: L Location: Various 50% 50% 50%  100% Now Obsolete Equipment, Location: Vibration  100% Now Check Evident, Extent Location: Various  1% Other Observation, E Location: Mechan.	20%  Other Observation, Extent: Light, Area Location: Boiler Room Explanation: On Extended Life / 2 Union 75% R-134a Refrigerant, Extent: Light, Area Location: Chiller Plant 4 Units 5%  Other Observation, Extent: Light, Area Location: Various Explanation: Split Units  100% 0-2 \$133,000  Corroded, Extent: Light, Area Affected Location: Various 50% 50% 50% 50% 50% 100% Now \$387,900 Obsolete Equipment, Extent: Severe, An Location: Vibration Eliminators  100% Now \$162,500 Leak Evident, Extent: Light, Area Affected Location: Various  1% Other Observation, Extent: Light, Area Affected Location: Various  1% Other Observation, Extent: Light, Area Affected Location: Various  1% Other Observation, Extent: Light, Area Affected Location: Necessary	Not   Fail Date   Estimated Cost   Year   FY	Note   Fail Date   Estimated Cost   Fy   Estimated Cost   Total   Vear   Fy   Estimated Cost   Total   Coation   Soller Room   Explanation   On Extended Life / 2 Units   T5%   2035   **   R-134a Refrigerant, Extent   Light, Area Affected   100%   Location   Chiller Plant 4 Units   Total   Units   Total   Coation   Chiller Plant 4 Units   Units   Units   Units   Explanation   Split Units   Units	No of   Fail Date   Estimated Cost   FY   Estimated Cost   FY   Cycle   Total   (Years)   Cycle   FY   Cycle   Cyrs	Note   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)

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

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

Mechanical	Current Repa	ir F <u>u</u> tur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing							
Sanitary Piping							
Cast Iron	100% Now	\$159,600 LIFE	* *	1			
	Leak Evident, Extent : Lig Location : Various	ht, Area Affected : 10%	6				
Storm Drain Piping							
Cast Iron	100% 0-2	\$454,400 LIFE	* *	1			
Corroded, Extent : Moderate, Area Affected : 20%							
	Location: Parking Garage						
Sump Pump(s)							
Non-Submersible	100%	2031	* *	4	\$33,500		
Sewage Ejector(s)							
Electric	100%	2026	\$298,400	4	\$42,100		
Backflow Preventer							
Generic	100%	2026	\$277,100	1	\$68,200		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	90%	LIFE	* *				
	Other Observation, Extent : Light, Area Affected : 100% Location : (9) 1-10 (4) 1-14						
Explanation: 13 Units (4 Units Serve Auditorium)							
Hydraulic	10%	LIFE	* *				
•	Other Observation, Extent : Light, Area Affected : 10%						
	Location: 1-3						
	Explanation: 1 Unit						
Fire Suppression							
Standpipe							
Generic	100%	2046	* *	1-5	\$582,200		
Sprinkler							
Generic	100%	2046	* *	1-2	\$311,900		
Fire Pump							
Generic	100%	2029	* *	1	\$207,900		
Chemical System							
Generic	100%	2024	\$2,000	1-3	\$3,700		

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

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22,000

#### **HEALTH AND HOSPITALS CORP. - 819**

#### Project: HEALTH & HOSPITALS CORP.

QUEENS HOSPITAL MODULAR 1

14830

CAPITAL		F	FY 2019 - 2022			FY 2023 - 2028		
Miscellaneous Buildings			725,200			639,700		
EXPENSE		FY 2019	FY 2020		FY 2021	FY 2022		
Miscellar	neous Buildings	56,400	25,700		31,700	25,800		
ASSET#	NAME			SQFT	CAPITAL	EXPENSE		
44	SEA VIEW HOSPITAL, REHAB CTR. BLDG			6,300	335,100	27,700		
46	SEA VIEW HOSPITAL, REHAB CTR. NEW BOILER HOUSE			2,326	123,700	10,200		
47	CUMBERLAND NFCC B	LDG QH		4,200	223,400	18,500		
66	SEA VIEW HOSPITAL, REHAB CTR. BLDG 44			6,300	335,100	27,700		
988	SEA VIEW HOSPITAL, R	EHAB CTR. BLDG 13	3	1,000	40,800	16,800		
990	SEA VIEW HOSPITAL, R	EHAB CTR. BLDG 32	2	1,000	40,800	16,800		

5,000

266,000

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