

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
Program / Asset # : HHC0001.130 / 13727 **Yr Built/Renovated** : 2005 / 2013
Area Sq Ft : 207,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,p
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	42%			LIFE	**	5	\$98,800	
	Masonry: Granite	5%	0-2	\$72,700	LIFE	**	5	\$8,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Metal Panel	5%			2045	**	5-10	\$80,800	
	Pre-Cast Concrete	3%			LIFE	**	5	\$22,900	
	Stucco Cement	7%			2042	**	5	\$41,200	
	Window Wall	38%			2051	**	5	\$335,100	
Windows									
	Aluminum	95%			2047	**	5	\$3,200	
	Metal Louvers	5%			2038	**	10	\$1,100	
Parapets									
	Concrete Masonry Unit	35%			LIFE	**	5	\$3,400	
	Masonry: Brick	35%	Now	\$3,700	LIFE	**	5	\$3,000	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Base Flashing Loose On The South Wall								
	Metal Rail	5%			2042	**	5-10	\$7,800	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,700	
	Stucco Cement	20%			2042	**	5	\$4,500	
Roof									
	IRMA/Protected Membrane	65%	Now	\$12,500	2030	**			
	Paver Block Ballast, Extent : Moderate, Area Affected : 50%								
	Location : Lower Roof								
	Vegetation Growth, Extent : Light, Area Affected : 100%								
	Location : Lower Roof Adjacent To Generator								
	Sloped Glazing	35%			LIFE	**	5	\$536,800	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$33,600	
	Ceramic Tile	5%			2038	**	5	\$15,400	
	Granite Panels	25%			LIFE	**	5	\$57,600	
	Traffic Topping	5%			2030	**	5	\$19,200	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Explanation : Refers To Epoxy Paint With Sand								
	Vinyl Tile	60%			2033	**	3	\$69,100	

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

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

Interior

Interior Walls

Cast in Place Concrete	2%	LIFE	**						
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Penthouse</i>									
<i>Explanation : Wall Location</i>									

Ceramic Tile	5%	2038	**	5	\$13,300				
Concrete Masonry Unit	5%	LIFE	**	5	\$5,300				
Glass: Single Pane	2%	LIFE	**	5	\$4,000				
Gypsum Board	81%	LIFE	**	5	\$129,000				
Masonry: Brick	5%	LIFE	**						

Ceilings

AcousTileSusp.Lay-In	30%	2038	**	5	\$92,200				
Exposed Concrete	15%	LIFE	**	5	\$7,200				

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

Exposed Struc: Steel	5%	LIFE	**						
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement And Penthouse</i>									
<i>Explanation : Ceiling Location</i>									

Exposed Struc: Steel	30%	LIFE	**						
<i>Other Observation, Extent : Light, Area Affected : 30%</i>									
<i>Location : At Entrance Lobby</i>									
<i>Explanation : Space Frame</i>									

Gypsum Board	20%	LIFE	**	5	\$76,800				
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%	2055	**	5	\$1,100				
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 4-4000 Amperes For A, B, C, D / 1-4000 Amperes For Fire Pump, 2-4000 Amperes A B 2 And A B 3, 3-4000 Amperes Alternate And 1-4000 Spare</i>									

Transformers

Dry Type	100%	2042	**	5	\$800				
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Multiplelocations</i>									
<i>Explanation : 5- 150 Kva 480hv-028/120lv</i>									

Switchgear / Switchboard

Fused Disc Sw	30%	2051	**	5	\$300				
Molded Case Bkrs	70%	2055	**	5	\$3,800				

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

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

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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	84%			2033	* *	10	\$159,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2035	* *	10	\$19,000	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2035	* *	10	\$9,500	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	LED	1%			2035	* *			
Egress Lighting									
	Emergency, Service	5%			2035	* *	1		
	Emergency, Service	55%			2033	* *	1		
	Exit, LED	5%			2065	* *	1		
	Exit, Service	35%			2033	* *	1		
Exterior Lighting									
	HID	100%			2033	* *	10	\$600	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2025	\$327,400	1	\$38,700	
Fire/Smoke Detection									
	No Component	50%							
	Generic, Analog	50%			2025	\$1,120,700	1-3	\$65,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Main Building 9th Floor							
		Explanation : Alarm Control System Located At Main Building							

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

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BELLEVUE HOSPITAL AMBULATORY CARE BUILDING
Asset # : 13727

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	20%			2041	**	4	\$2,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Serves Perimeter Heat							
	Central Plant Steam Piping/Pmp	80%			2045	**	4	\$8,200	
Terminal Devices									
	Air Handler	80%			2030	**	1	\$102,400	
	Convactor/Radiator	20%			2038	**	1	\$13,400	
Air Conditioning									
Energy Source									
	Electricity	2%			2041	**	1		
	No Component	98%							
Conversion Equipment									
	Exterior Pkg Unit - Cooling	2%			2030	**	2	\$300	
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Roof							
		Explanation : Split Units							
	No Component	98%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2045	**	4	\$10,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building H							
		Explanation : Chilled Water From Adjacent Building							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2030	**	1	\$128,000	
Heat Rejection									
	Dry Cooler	2%			2030	**	2	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : R-22							
	No Component	98%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$115,400	
Exhaust Fans									
	Interior	90%			2030	**	2	\$5,700	
	Roof	10%			2030	**	2	\$600	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2051	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2051	**	4	\$30,700	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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 : Light, Area Affected : 100%							
		Location : (3) B-4, (3) G-4							
		Explanation : 6 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$104,400	
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$58,000	
	Fire Pump								
	Generic	100%			2038	* *	1	\$38,700	

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Print Date : 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
Program / Asset # : HHC0001.020 / 71 **Yr Built/Renovated** : 1940 / 2013
Area Sq Ft : 325,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,10,p
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%	Now	\$92,800	2045	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : North West Corner Of East Wing							
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : West Facade							
Masonry: Brick	40%	Now	\$587,500	LIFE	**	5	\$186,300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Courtyard							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : West Facade							
Masonry: Brick	30%			LIFE	**	5	\$139,700	
Masonry: Granite	5%	0-2	\$57,600	LIFE	**	5	\$17,500	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
Masonry: Limestone	3%			LIFE	**	5	\$10,500	
Metal Panel	15%			2045	**	5-10	\$480,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$75,700	
Windows								
Aluminum	100%			2041	**	5	\$76,300	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$3,200	
Masonry: Brick	80%	Now	\$39,500	LIFE	**	5	\$6,500	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout, East Facade, West Facade							
	Worn/Eroded, Extent : Light, Area Affected : 30%							
	Location : Throughout							
Metal Panel	5%			2045	**	5	\$1,600	
Metal Rail	10%			2038	**	5-10	\$14,800	
Roof								
Copper/Terne	5%			2040	**	10	\$15,600	
Modified Bitumen	25%			2030	**	10	\$31,200	
Paver: Asphalt	10%			2028	\$116,900	10	\$18,700	
Roll Roofing	5%			2024	\$26,900	5	\$10,400	
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Bulkheads Over Main Roof							
	Explanation : Refers To Green Painted Roofing Covering Roof Top Bulkheads							
Single Ply Membrane	55%			2030	**	10	\$68,600	

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2021	\$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%	0-2	\$183,300	LIFE	**	5	\$58,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Traffic Topping	5%			2025	\$244,500	5	\$23,600	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Explanation : (2) Part Epoxy Paint Finish With Sand Mix								
	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	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Granite Panels	5%			LIFE	**			
	Plaster	40%			LIFE	**	5	\$75,500	
	SGFT/Glazed Masonry	25%	Now	\$318,500	LIFE	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 75%								
	Location : Various Locations At The Basement Level								
Ceilings									
	AcousTile,Adhered	10%			2030	**	5	\$28,800	
	AcousTileSusp.Lay-In	15%			2038	**	5	\$43,300	
	AcousTileSusp.Lay-In	5%			2038	**	5	\$14,400	
	Exposed Concrete	15%			LIFE	**	5	\$6,800	
	Gypsum Board	5%			LIFE	**	5	\$18,000	
	Plaster	50%			LIFE	**	5	\$90,100	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 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 Main Disconnect Switch							
	Air Circuit Breaker	50%			2055	* *	5	\$800	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Electrical Room							
		Explanation : Two 2500 Amperes Main Disconnect Switch							

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2045	**	5	\$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room And Electrical Closet									
Explanation : Two 300 Kva And Eight 30 Kva 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, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	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 Drive	5%			2045	**			
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2045	**	1	\$100,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room And Electrical Closet									
Explanation : 6- Units With Differrent Ratings									
Lighting									
Interior Lighting									
	Fluorescent	89%			2030	**	10	\$205,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	10%			2035	**	10	\$23,100	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 10%									
Location : Throughout The Building									
	LED	1%			2035	**			

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

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

Lighting

Egress Lighting

Emergency, Service

60%

2030

* *

1

Exit, LED

20%

2060

* *

1

Exit, Service

20%

2030

* *

1

Exterior Lighting

HID

100%

2025

\$1,284,000

10

\$1,000

Alarm

Security System

No Component

70%

Generic

30%

2030

* *

1

\$36,400

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

Fire/Smoke Detection

Generic, Analog

100%

2025

\$3,521,200

1-3

\$206,500

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

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

Heating

Energy Source

Utility Steam

100%

2035

* *

1

Conversion Equipment

Heat Exchanger, Plate & Frame

20%

4+

\$1,400

2021

\$71,100

1

\$22,400

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

Heat Exchanger, Plate & Frame

30%

2038

* *

1

\$37,400

*Recent Installation, Extent : Light, Area Affected : 66%**Location : Basement Mechanical Room*

Pres. Reducing Valve/LP Steam

40%

2028

\$65,300

5

\$6,000

Pres. Reducing Valve/LP Steam

10%

2038

* *

5

\$1,500

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%			2024	\$192,300	4	\$9,300	
		On Extended Life, Extent : Moderate, Area Affected : 80%							
		Location : Hydronic Hot Water Piping Beyond The Mechanical Room Is Beyond Useful Life Cycle Rating							
	Hot Wtr Piping/Pump	15%			2047	* *	4	\$2,800	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
	Central Plant Steam Piping/Pmp	25%	0-2	\$52,200	2025	\$1,043,800	4	\$3,100	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		On Extended Life, Extent : Moderate, Area Affected : 80%							
		Location : Steam And Condensate Piping Beyond The Mechanical Room Is Beyond Useful Life Cycle Rating							
	Central Plant Steam Piping/Pmp	10%			2051	* *	4	\$1,900	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
Terminal Devices									
	Air Handler	25%			2030	* *	1	\$39,000	
	Convactor/Radiator	70%	Now	\$92,400	2023	\$924,500	1	\$51,300	
		Leak Evident, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		On Extended Life, Extent : Moderate, Area Affected : 95%							
		Location : Hot Water Radiators Are Beyond Their Useful Life Cycle Rating							
	Convactor/Radiator	5%			2042	* *	1	\$4,100	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : 5th Floor							
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	15%			2034	* *	1	\$40,900	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof / Serves 8th And 9th Floors							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Package Air Cooled Chiller With Reciprocating Compressors							
	Split Unit	10%			2030	* *			
	Window/Wall Unit	75%			2020	\$385,600	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	15%			2045	* *	4	\$1,900	
	No Component	85%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	15%			2030	**	1	\$23,400	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$21,100	
No Component	85%							
Exhaust Fans								
Interior	10%			2025	\$87,800	2	\$800	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2025	\$1,838,900	1		
HW Heat Exchanger								
Steam Fired	100%			2051	**	4	\$37,400	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Steam Instantaneous Water Heaters							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Sanitary Piping Is Beyond Useful Life Cycle Rating							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Storm Piping Is Beyond Useful Life Cycle Rating							
Sump Pump(s)								
Non-Submersible	100%			2033	**	4	\$6,900	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
Sewage Ejector(s)								
Compressed Air	100%			2025	\$59,300	4	\$3,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B, G, 1-8							
	Explanation : 4 Units							
Fire Suppression								
Standpipe								
Generic	100%			2035	**	1-5	\$127,000	

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

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

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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
Program / Asset # : HHC0001.010 / 70 **Yr Built/Renovated** : 1938 / 2013
Area Sq Ft : 224,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,p
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$107,200	
Copper/Terne	5%	4+	\$64,100	2045	**			
	Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
	Location : Throughout, South Facade							
Masonry: Brick	75%	Now	\$1,014,200	LIFE	**	5	\$321,500	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Vegetation Growth, Extent : Light, Area Affected : 10%							
	Location : West Facade							
Masonry: Granite	5%	Now	\$132,500	LIFE	**	5	\$16,100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Loose/Delam Surface, Extent : Light, Area Affected : 3%							
	Location : South Facade Base And Various Other Locations							
	Staining/Discoloring, Extent : Moderate, Area Affected : 45%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$244,800	LIFE	**	5	\$16,100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Cornice							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Cornice							
Metal Panel	5%			2045	**	5-10	\$147,400	
Windows								
Aluminum	100%			2041	**	5	\$86,800	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$60,500	LIFE	**	5	\$14,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : At 6th And 7th Floor Roofs							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	85%	Now	\$95,000	LIFE	**	5	\$15,700	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : At Corners Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal Panel	5%	Now	\$3,700	2045	**	5	\$1,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : At Copings							
Roof								
Copper/Terne	10%			2040	**	10	\$22,600	
Modified Bitumen	90%			2030	**	10	\$81,300	

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	0-2	\$24,000	2021	\$480,400	3	\$54,000	
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Cast in Place Concrete	10%	Now	\$7,800	LIFE	* *	5	\$78,800	
	Water Penetration, Extent : Severe, Area Affected : 75%							
	Location : Water Main Supply Room							
Ceramic Tile	5%			2028	\$364,700	5	\$18,000	
Terrazzo	5%	Now	\$118,100	LIFE	* *	5	\$14,100	
	Horizontal Cracks, Extent : Light, Area Affected : 25%							
	Location : Various Locations Throughout Corridors							
Vinyl Tile	25%			2030	* *	3	\$33,800	
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : 6th Floor Admin Space							
	Explanation : High Impact Resistant Vinyl With Wood Grain Finish							
Vinyl Tile	45%			2025	\$1,440,100	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/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Mechanical Penthouse Wall							
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	2%			LIFE	* *	5	\$15,700	
Ceilings								
AcousTile,Adhered	50%	0-2	\$87,500	2038	* *	5	\$90,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
AcousTileSusp.Lay-In	15%	0-2	\$22,800	2030	* *	5	\$27,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
AcousTileSusp.Lay-In	5%			2042	* *	5	\$18,000	
Exposed Concrete	5%	Now	\$121,100	LIFE	* *	5	\$2,800	
	Diagonal Cracks, Extent : Light, Area Affected : 8%							
	Location : Various Areas On Basement Ceiling							
	Paint Peeling, Extent : Moderate, Area Affected : 60%							
	Location : Throughout Basement							
Gypsum Board	10%			LIFE	* *	5	\$45,000	
Plaster	15%			LIFE	* *	5	\$33,800	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2055	* *	5	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 3000 Amperes And Two 1600 Amperes Main Disconnect Switch									
Transformers									
	Dry Type	10%			2045	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1000 Kva 480hv-208/120lv									
	Dry Type	90%			2038	* *	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : 6- 30 Kva 480hv-208/120lv									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2055	* *	5	\$5,900	
Raceway									
	Busway	5%			2045	* *	1		
	Conduit	65%			2025	\$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	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location :									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : 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	60%	2-4	\$377,000	2050	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Some Areas									
	Thermoplastic	10%			2035	* *	1		
	Thermoplastic	10%			2025	\$62,800	1		
	Thermoplastic	20%			2055	* *	1		
Motor Controllers									
	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	* *			
Ground									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	50%			LIFE	**	5	\$1,600	
	Generic	50%			LIFE	**	5	\$1,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	**	1	\$68,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : 4- Units								
Lighting									
	Interior Lighting								
	Fluorescent	65%			2030	**	10	\$143,400	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	20%			2035	**	10	\$44,100	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2035	**	10	\$22,100	
	T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	LED	5%			2035	**			
Egress Lighting									
	Emergency, Service	40%			2030	**	1		
	Emergency, Service	20%			2035	**	1		
	Exit, LED	5%			2065	**	1		
	Exit, Service	30%			2030	**	1		
	Exit, Service	5%			2035	**	1		
Exterior Lighting									
	HID	100%			2030	**	10	\$700	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$212,600	1	\$25,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Fixed Cameras								
Fire/Smoke Detection									
	No Component	65%							
	Generic, Analog	35%			2025	\$848,900	1-3	\$49,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Main Building								
	Explanation : All Alarm Control System Monitor Located At Main Building								

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

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

Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	98%			2035	* *	1		
	Electricity	2%			2045	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Electric Heat In Air Handling Units Serving 7th And 8th Floors								
Conversion Equipment									
	Heat Exchanger, Plate & Frame	60%			2021	\$203,500	1	\$71,400	
	Pres. Reducing Valve/LP Steam	40%			2028	\$62,400	5	\$5,700	
Distribution									
	Hot Wtr Piping/Pump	60%			2024	\$220,300	4	\$10,700	
	On Extended Life, Extent : Moderate, Area Affected : 80%								
	Location : Hot Water Piping Is Beyond Useful Life Cycle Rating								
	Hot Wtr Piping/Pump	10%			2047	* *	4	\$1,800	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room, Newly Installed Pumps, Heat Exchanger And Piping								
	Central Plant Steam Piping/Pmp	20%			2025	\$797,300	4	\$2,400	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 100%								
	Location : Basement Mechanical Room								
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Steam And Condensate Return Piping Beyond The Mechanical Room Are Beyond Useful Life Cycle Rating								
	Central Plant Steam Piping/Pmp	10%			2051	* *	4	\$1,800	
	Recent Installation, Extent : Light, Area Affected : 20%								
	Location : Basement Mechanical Room, Newly Installed Steam And Condensate Piping And Condensate Pumping System.								
Terminal Devices									
	Air Handler	15%			2033	* *	1	\$22,300	
	Convactor/Radiator	85%			2023	\$1,071,800	1	\$66,000	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Hot Water Radiators Are Beyond Useful Life Cycle Rating								
Air Conditioning									
	Energy Source								
	Electricity	100%			2024	\$712,000	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	5%			2034	* *	1	\$13,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : East Side By Parking Lot								
	Explanation : Serves Telecommunications								
	Int Pkg Unit - Heating/Cooling	5%			2026	\$250,500	2	\$700	
	Window/Wall Unit	90%			2020	\$441,700	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr	15%			2051	**	4	\$2,700	
	Pipe/Pump								
	No Component	85%							
Terminal Devices									
	Air Handler/Cool/Ht	15%			2020	\$396,200	1	\$22,300	
	No Component	85%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2025	\$1,755,700	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Domestic Water Distribution Piping Beyond Useful Life Cycle Rating									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Sanitary Piping Beyond Useful Life Cycle Rating									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Storm Piping Is Beyond Useful Life Cycle Rating									
Sump Pump(s)									
	Non-Submersible	100%			2030	**	4	\$4,700	
Sewage Ejector(s)									
	Electric	100%			2030	**	4	\$8,900	
Backflow Preventer									
	Generic	100%			2030	**	1	\$13,700	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : B, G, 1-8									
Explanation : 4 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2035	**	1-5	\$121,300	
Sprinkler									
	No Component	60%							
	Generic	40%			2045	**	1-2	\$27,000	

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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
Program / Asset # : HHC0001.040 / 73 **Yr Built/Renovated** : 1973 / 2013
Area Sq Ft : 1,520,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3,5,7,9,11,13,15,17,23
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	3%			LIFE	**	5	\$12,200	
Metal Panel	2%			2045	**	5-10	\$55,800	
Pre-Cast Concrete	93%	0-2	\$1,304,600	LIFE	**	5	\$1,226,800	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Caulking Deteriorated, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 60%								
Location : Throughout								
Window Wall	2%	Now	\$8,200	2045	**	5	\$15,200	
Glazing Broken/Cracked, Extent : Light, Area Affected : 75%								
Location : (2) Glass Panes On The East Facade								
Windows								
Aluminum	100%	0-2	\$27,209,400	2050	**	5	\$310,500	
Air Infiltration, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Parapets								
Pre-Cast Concrete	100%			LIFE	**	5	\$96,700	
Roof								
IRMA/Protected Membrane	75%			2030	**	10	\$135,500	
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Various Areas Throughout Between Concrete Block Ballast								
Modified Bitumen	5%			2030	**	10	\$9,000	
Skylight, Metal/Glass	5%			2045	**	10	\$30,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 4 Units								
Traffic Topping	15%			2030	**	10	\$45,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%	0-2	\$52,100	LIFE	* *	5	\$523,900		
	Horizontal Cracks, Extent : Light, Area Affected : 5%								
	Location : Various Locations Throughout Basement								
Ceramic Tile	5%	0-2	\$48,500	2034	* *	5	\$59,900		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Sheet Vinyl/Rubber	60%	0-2	\$2,228,900	2025	\$44,578,500	5	\$1,077,700		
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Slate	3%			LIFE	* *	5	\$76,300		
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : Located On Ground Floor Lobby/ Vestibule Area								
Vinyl Tile	20%			2030	* *	3	\$179,600		
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : 16th Floor And Elevator Core Areas Throughout								
	Explanation : This Tile Is A Quartz/ Natural Stone Composite Material								
Wood	2%			2053	* *	5	\$89,800		
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Indoor Inmate/ Psychiatric Basketball Court Area								
	Explanation : Refers To Oak Flooring								
Interior Walls									
Ceramic Tile	5%			2034	* *	5	\$152,700		
Concrete Masonry Unit	7%			LIFE	* *	5	\$85,500		
Concrete Masonry Unit	3%	Now	\$42,500	LIFE	* *	5	\$36,600		
	Diagonal Cracks, Extent : Light, Area Affected : 75%								
	Location : Fire Pump Room In Basement								
Glass: Single Pane	5%			LIFE	* *	5	\$114,500		
Gypsum Board	15%			LIFE	* *	5	\$274,800		
Plaster	63%			LIFE	* *	5	\$577,100		
Wood	2%			LIFE	* *	5	\$244,300		

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	20%			2030	* *	5	\$479,000	
AcousTile,Adhered	5%	0-2	\$1,164,000	2045	* *	5	\$59,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2038	* *	5	\$119,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Elevator Lobby And Corridors								
Exposed Concrete	5%	Now	\$80,600	LIFE	* *	5	\$18,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Bulkhead								
Gypsum Board	20%	Now	\$506,500	LIFE	* *	5	\$598,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	20%	4+	\$836,100	LIFE	* *	5	\$598,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Basement Corridor								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%			LIFE	* *	5	\$149,700	
Plaster	20%	Now	\$328,600	LIFE	* *	5	\$299,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Air Circuit Breaker	75%			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		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Upper Floors									
	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 Drive	10%			2045	**			
Ground									
Grounding Devices									
	Generic	50%			LIFE	**	5	\$11,200	
	Generic	50%			LIFE	**	5	\$11,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2045	**	1	\$467,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 13th Floor Electrical Room And Electrical Closets									
Explanation : 55- Units With Different Ratings									
Generators									
	Diesel	20%			2034	**	1	\$117,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room - 13th Floor									
Explanation : One 600 Kw									
	Diesel	80%			2040	**	1	\$471,000	
Other Observation, Extent : Moderate, Area Affected : 80%									
Location : 13th Floor Generator Room									
Explanation : Four 750 Kw									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2020	\$1,600	5	\$56,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room - 13th Floor							
		Explanation : 5- Units							
Fuel Storage									
	Day Tank	50%			2041	* *	5	\$148,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room - 13th Floor							
		Explanation : One 250 Gallons Per Generator							
	Main Tank	50%			2040	* *	5	\$23,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : 15,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	63%			2030	* *	10	\$924,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2035	* *	10	\$73,400	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 5%							
		Location : Lobby And Some Hallways							
	Fluorescent	30%			2035	* *	10	\$440,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 30%							
		Location : Throughout The Building							
	HID	2%			2030	* *	10	\$1,000	
Egress Lighting									
	Emergency, Service	20%			2035	* *	1		
	Emergency, Service	40%			2030	* *	1		
	Exit, LED	15%			2065	* *	1		
	Exit, Service	20%			2030	* *	1		
	Exit, Service	5%			2035	* *	1		
Exterior Lighting									
	HID	100%			2025	\$6,003,000	10	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Around The Perimeter							
		Explanation : Recessed And Wall Mounted							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	* *	1	\$170,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixed Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2025	\$16,462,800	1-3	\$965,300	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	98%			2035	* *	1		
Electricity	2%			2035	* *	1		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Unreliable Operation								
Conversion Equipment								
Hot Water Boiler	2%	Now	\$4,800	2030	* *	1	\$14,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 13th Floor, 3 Of 4 Boilers Have Defective Heating Elements.								
Explanation : 4 Hot Water Boilers For Emergency Use								
Pres. Reducing Valve/LP Steam	98%			2028	\$1,016,900	5	\$93,100	
Distribution								
Hot Wtr Piping/Pump	50%	Now	\$122,100	2024	\$1,221,000	4	\$39,400	
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Hot Water Piping And Pumping Systems Are Approaching End Of Their Useful Life Cycle								
Central Plant Steam Piping/Pmp	50%	Now	\$1,325,900	2025	\$13,258,900	4	\$39,400	
Insul. Deteriorating, Extent : Moderate, Area Affected : 60%								
Location : Steam And Condensate Piping System Approaching End Of Useful Life Cycle								
Terminal Devices								
Air Handler	70%	0-2	\$771,100	2020	\$15,422,200	1	\$623,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 13th Floor - Air Handlers Are Beyond Their Useful Life Cycle Rating								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 13th Floor Mechanical Equipment Room								
Explanation : Deteriorating Pipe Insulation, Deteriorating Cooling And Heating Coil								
Air Handler	10%			2030	* *	1	\$99,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 13th Floor								
Explanation : Several Newer Units In Place								
Convactor/Radiator	10%			2030	* *	1	\$51,700	
Fan Coil Unit/Heat	10%			2025	\$2,346,500	1	\$51,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Dual Temperature Induction Units Observed								
Air Conditioning								
Energy Source								
District C.W.	25%			2035	* *	1		
Electricity	75%			2033	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	70%			2034	* *	1	\$1,212,100	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 13th Floor							
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : 13th Floor							
		Explanation : 3 Electric Chillers							
	Centrifugal,Compressor Turbine	25%			2034	* *	1	\$432,900	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 13th Floor							
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : 13th Floor							
		Explanation : 1 Steam Driven Chiller							
	Interior Pkg Unit - Cooling	5%			2023	\$2,929,200	2	\$4,900	
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$95,600	2035	* *	4	\$78,900	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Roof Mechanical Room							
Terminal Devices									
	Air Handler/Cool/Ht Induction Unit	30%			2020	\$5,271,700	1	\$296,800	
		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							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Roof							
		Explanation : Severe Pan Leaks							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$892,200	
Exhaust Fans									
	Interior	60%			2020	\$3,344,600	2	\$29,400	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 22nd Floor - Exhaust Fans Are Beyond Their Useful Life Cycle Rating							
	Interior	40%			2030	* *	2	\$19,600	
Plumbing									
H/C Water Piping									
	Brass/Copper	75%			2035	* *	1		
	Galvanized Steel	25%			2023	\$1,718,700	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof - Domestic Water Storage Tanks Are Approaching End Of Their Useful Life Cycle							

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater Electric	4%			2020	\$55,200	4	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 13th Floor							
		Explanation : For Emergency Use							
	No Component	96%							
	HW Heat Exchanger Steam Fired	100%			2035	* *	4	\$237,300	
	Sanitary Piping 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, Area Affected : 100%							
		Location : Near Receiving Bay, Sump Pumps Were Recently Rebuilt							
	Sewage Ejector(s) Compressed Air	100%			2035	* *	4	\$23,000	
		Recent Repair Evident, Extent : Light, Area Affected : 25%							
		Location : Sewer Ejector Pumping System Was Recently Repaired							
	Backflow Preventer Generic	100%			2030	* *	1	\$98,000	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (2) G-3 (2) B-6 (4) B-21 (1) B-22 (2)-18-23 (1) B-23 (5) 10-21 (5) B-21							
		Explanation : All 22 Elevators Are Nearing End Of Their Useful Life Cycle							
Fire Suppression									
	Standpipe Generic	100%			2045	* *	1-5	\$806,800	
	Sprinkler No Component	35%							
	Generic	65%			2045	* *	1-2	\$291,300	
	Fire Pump Generic	100%			2034	* *	1	\$298,800	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Basement Fire Pump Room - The Pump, Pump Motor And Fire Pump Controller Were Recently Repaired							
	Chemical System Generic	100%			2020	\$2,000	1-3	\$3,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Kitchen							
		Explanation : There Is No Onsite Cooking							

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 22-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
Program / Asset # : HHC0001.050 / 74 **Yr Built/Renovated** : 1916 / 2013
Area Sq Ft : 25,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 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



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	\$400	
No Component	95%							
Parapets								
Metal Panel	5%	Now	\$1,200	2045	* *	5	\$1,500	
Broken/Missing Elements, Extent : Light, Area Affected : 40%								
Location : Dented Along Street Side								
Metal: Cage/Fence	95%			2038	* *	5-10	\$113,000	
Roof								
Modified Bitumen	100%			2030	* *	10	\$76,300	
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$43,700	LIFE	* *	5	\$88,000	
Horizontal Cracks, Extent : Moderate, Area Affected : 75%								
Location : Various Locations Throughout								
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/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%								
Location : Various Locations Throughout								
Ceilings								
Exposed Concrete	100%	Now	\$569,900	LIFE	* *	5	\$6,600	
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Various Locations Throughout								
Explanation : Concrete Is Delaminated Or Missing From Water Infiltration Exposing And Rusting The Roof Structural Steel								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	100%			2035	* *	10	\$26,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Emergency, Service	50%			2035	* *	1		
	Exit, Service	50%			2035	* *	1		
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2035	* *	1	\$4,700	
	Fire/Smoke Detection								
	Generic, Analog	100%			2025	\$270,700	1-3	\$15,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Alarm Control System Located At Main Building Is Old But Strobe Lights, Pullbox, Horn And Smoke Detectors Are New							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2025	\$9,700	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/Vibrating, Extent : Moderate, Area Affected : 20%							
		Location : Large Storage Area							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2045	* *	1-2	\$800	

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

Print Date : 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



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

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

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

Exterior

Exterior Walls

Masonry: Brick

100% Now \$4,600 LIFE * * 5 \$7,300
Staining/Discoloring, Extent : Light, Area Affected : 75%
Location : East Wall

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 : Throughout
Water Penetration, Extent : Severe, Area Affected : 100%
Location : Throughout

Interior

Floors

Cast in Place Concrete

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

Interior Walls

Concrete Masonry Unit

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

Ceilings

Exposed Concrete

100% LIFE * * 5 \$300

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

100% 2035 * * 5
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : Two 2500 Amperes Main Disconnect Switch

Transformers

Dry Type

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

Switchgear / Switchboard

Molded Case Bkrs

100% 2025 \$25,500 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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2025	\$8,500	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 : Moderate, Area Affected : 100%								
	Location : Generator Room								
	Explanation : One 600 Kw And One 750 Kw								
	Batteries								
	Nickel Cadmium	100%			2019	\$1,600	5	\$400	
	Fuel Storage								
	Day Tank	50%			2024	\$100	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 275 Gallons								
	Main Tank	50%			2028	\$100	5		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Underground								
	Explanation : 15,000 Gallons								
Lighting									
	Interior Lighting								
	HID	100%			2020	\$16,200	10	\$100	
	Egress Lighting								
	Emergency, Service	50%			2020	\$500	1		
	Emergency, Battery	10%			2020	\$300	10		
	Exit, Service	40%			2020	\$200	1		
	Exterior Lighting								
	HID	100%			2020	\$7,500	10		
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2020	\$20,600	1-3	\$1,200	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Fan Coil Unit/Heat	100%			2025	\$27,900	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Electric Unit Heaters							
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2025	\$700	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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*** 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
Program / Asset # : HHC0001.030 / 72 **Yr Built/Renovated** : 1926 / 2013
Area Sq Ft : 65,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$129,700	
Masonry: Granite	5%			LIFE	**	5	\$5,400	
Window Wall	5%			2045	**	5	\$27,000	
Windows								
Aluminum	100%			2041	**	5	\$11,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5		
Masonry: Brick	90%			LIFE	**	5		
Roof								
Modified Bitumen	10%			2030	**	10	\$21,900	
Paver: Asphalt	10%			2034	**	10	\$32,900	
Single Ply Membrane	70%			2030	**	10	\$153,600	
Skylight, Metal/Glass	2%			2045	**	10	\$14,600	
Skylight, Plastic	3%			2038	**	1		
Sloped Glazing	5%			LIFE	**	5	\$146,300	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$11,100	LIFE	**	5	\$44,800	
Horizontal Cracks, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout								
Ceramic Tile	3%			2034	**	5	\$6,100	
Quarry Tile	5%			2038	**	5	\$15,400	
Traffic Topping	5%			2025	\$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%	Now	\$194,500	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 75%								
Location : Basement Foundation Walls								
Glass: Single Pane	3%			LIFE	**	5	\$3,300	
Gypsum Board	60%			LIFE	**	5	\$52,900	
Gypsum Board	5%			LIFE	**	5	\$4,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : M R I Room								
Masonry: Brick	7%			LIFE	**			
Plaster	10%			LIFE	**	5	\$4,400	
SGFT/Glazed Masonry	10%			LIFE	**			

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

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

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

Interior

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

Location : Basement

Plaster	2%	Now	\$2,800	LIFE	**	5	\$2,600	
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Paint Peeling, Extent : Severe, Area Affected : 100%

Location : Stair Shaft

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

Over 600 Volts

Service Equipment

Air Circuit Breaker	100%			2055	**	3	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- 1000 Amperes Main Disconnect Switch

Transformers

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

Location : Electrical Room

Explanation : 3- 4160pri-480/277sec

Feeders

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

Raceway

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : 4- 4000 Amperes Main Disconnect Switch

Transformers

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

Location : Throughout The Building

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

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

Location : Electrical Room

Explanation : 3- 300 Kva

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	20%			2055	**	5	\$100	
	Molded Case Bkrs	80%			2055	**	5	\$1,400	
	Raceway								
	Conduit	100%			2055	**	1		
	Panelboards								
	Fused Disc Sw	10%			2050	**	5	\$200	
	Molded Case Bkrs	90%			2050	**	5	\$1,600	
	Wiring								
	Thermoplastic	100%			2055	**	1		
	Motor Controllers								
	Locally Mounted	40%			2045	**	5	\$200	
	Variable Frequency Drive	60%			2045	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	**	1	\$20,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : 6 Units							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2035	**	10	\$112,900	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2035	**	10	\$12,500	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	60%			2035	**	1		
	Exit, Service	40%			2035	**	1		
	Exterior Lighting								
	HID	100%			2035	**	10	\$200	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2025	\$103,600	1	\$12,200	
	Fire/Smoke Detection								
	No Component	60%							
	Generic, Analog	40%			2025	\$283,700	1-3	\$16,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Alarm Control System Located At Main Building Is Old But Strobe Lights, Horn, Pullbox And Smoke Detectors Are New							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
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%			2041	**	4	\$3,400	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : First Floor						
		Explanation : Hot Water Serves Reheat Coils In The Ductwork And Radiators In Building F						
Central Plant Steam Piping/Pmp	50%			2035	**	4	\$5,100	
Terminal Devices								
Air Handler	80%			2030	**	1	\$67,700	
Convactor/Radiator	20%			2030	**	1	\$8,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$178,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$84,600	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Roof						
		Explanation : Packaged Equipment And Controls For Cooling Not Used - Chilled Water Coils Used For Cooling						
Heat Rejection								
Dry Cooler	20%			2030	**	2	\$19,100	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Roof						
		Explanation : Equipment No Longer In Use						
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,300	
Exhaust Fans								
Roof	100%			2030	**	2	\$4,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$9,800	4	\$1,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2030	* *	4	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$69,000	
Sprinkler									
	No Component	10%							
	Generic	90%			2045	* *	1-2	\$34,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Emergency Building							
		Explanation : Sprinklers In Emergency Building Only							

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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



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%	Now	\$1,104,000	LIFE	* *	5	\$350,000	
		Efflorescence, Extent : Moderate, Area Affected : 20%							
		Location : All Facades							
		Patching Evident, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Recent Repair Evident, Extent : Light, Area Affected : 20%							
		Location : At Window Lintels							
		Repointing Failure, Extent : Light, Area Affected : 15%							
		Location : At Window Lintels							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Perimeter Walls At Soffits, 3rd Floor Connecting Bridge							
Windows									
	Aluminum	100%	Now	\$334,900	2052	* *	5	\$3,800	
		Air Infiltration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Masonry: Brick	95%			LIFE	* *	5	\$14,000	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Parapets Repointed And Reflashed Throughout							
	Masonry: Limestone	5%			LIFE	* *	5	\$900	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Roof									
	IRMA/Protected Membrane	12%			2035	* *	10	\$13,800	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Metal Panel	3%			2040	* *	10	\$6,300	
	Modified Bitumen	85%			2035	* *	10	\$97,500	

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Plank Vinyl Floated Over Existing Floors</i>								
Vinyl Tile 9" X 9"	35%	Now	\$765,300	2037	**	3	\$24,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Tiles Adhered With Hot Black Mastic</i>								
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$26,800	
Plaster	55%	Now	\$206,200	LIFE	**	5	\$73,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Soffits Above Window Heads</i>								
SGFT/Glazed Masonry	35%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%	0-2	\$276,800	2047	**	5	\$14,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridor(s)</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor(s)</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor(s)</i>								
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 Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2057	**	5	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : Two 4000 Amperes Hpc Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$4,800	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	85%			2027	\$173,400	1		
	Conduit	15%			2057	**	1		
Panelboards									
	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									
	Braided Cloth	65%	2-4	\$204,200	2052	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout 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, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-8 Lamps							
	Fluorescent	65%			2027	\$1,417,100	10	\$75,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-12 Lamps							
	Fluorescent	5%			2037	**	10	\$5,800	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	10%			2037	**	10	\$11,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	45%			2032	**	1		
	Emergency, Battery	10%			2027	\$17,900	10	\$3,100	
	Exit, Service	45%			2027	\$19,900	1		
Exterior Lighting									
	HID	100%			2022	\$726,100	10	\$600	

Alarm

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

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

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Out Side Of The Building**Explanation : Provided From Outside Temporary Boiler.*

Conversion Equipment

Heat Exchanger, Plate &
Frame

80%

2030

* *

1

\$50,200

Pres. Reducing Valve/LP
Steam

20%

2030

* *

5

\$1,500

Distribution

Hot Wtr Piping/Pump

80%

2035

* *

4

\$7,500

Central Plant Steam

20%

2037

* *

4

\$1,300

Piping/Pmp

Terminal Devices

Air Handler

20%

2027

\$349,300

1

\$15,700

Convactor/Radiator

80%

2032

* *

1

\$32,800

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Reciprocating
Compr/Chiller

20%

2027

\$210,900

1

\$11,800

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 1 Unit Penthouse Mechanical Equipment Room*Reciprocating
Compr/Chiller

20%

2035

* *

1

\$11,800

*Recent Installation, Extent : Light, Area Affected : 100%**Location : 1 Unit Penthouse Mechanical Equipment Room**Other Observation, Extent : Light, Area Affected : 100%**Location : 1 Unit Penthouse Mechanical Equipment Room**Explanation : Using Refrigerant 410a*

Window/Wall Unit

60%

2022

\$155,300

1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2037	* *	4	\$2,500	
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%	Now	\$11,100	2022	\$557,300	1	\$28,200	
		Damaged, Extent : Moderate, Area Affected : 50%							
		Location : Penthouse Mechanical Equipment Room, Deteriorated Flexible Connection							
		Malfunctioning, Extent : Severe, Area Affected : 50%							
		Location : Penthouse Mechanical Equipment Room, Defective Return Fan Motor							
	No Component	60%							
Heat Rejection									
	Air Cooled Condenser Unit	60%			2032	* *	2	\$53,000	
	Dry Cooler	40%	Now	\$27,000	2027	\$270,200	2	\$28,300	
		Not in Service, Extent : Severe, Area Affected : 15%							
		Location : 7th Floor Roof							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$70,700	
Exhaust Fans									
	Interior	95%			2027	\$419,800	2	\$3,700	
	Roof	5%			2027	\$10,300	2	\$200	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2032	* *	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Galvanized Steel Throughout							
		Explanation : Piping Nearing End Of Useful Life							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Galvanized Steel Throughout							
		Explanation : Piping Nearing End Of Useful Life							
Sump Pump(s)									
	Non-Submersible	100%			2022	\$27,500	4	\$3,900	
Backflow Preventer									
	Generic	100%			2035	* *	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : East Side Of Building A							
		Explanation : Located Outside Of The Building							
Fixtures									
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Two C-6, Two I-6									
Explanation : Four Units. Motors Break Down Frequently Due To Age Of The Units									
Fire Suppression									
Standpipe									
	Generic	100%			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	

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

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

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

Print Date : 22-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
Program / Asset # : HHC0003.020 / 84 **Yr Built/Renovated** : 1950 / 2008
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
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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 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				
Total	\$117,900	\$158,300	\$177,400	\$114,400



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$50,800	
	Glass Block	3%			LIFE	**	5	\$3,800	
	Masonry: Brick	90%	Now	\$576,700	LIFE	**	5	\$182,800	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Above Window Lintels								
	Patching Evident, Extent : Moderate, Area Affected : 25%								
	Location : All Facades								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 3rd Floor Connecting Tunnel Between Buildings B And C								
	Window Wall	2%			2037	**	5	\$15,200	
Windows									
	Aluminum	97%	Now	\$2,656,600	2052	**	5	\$30,300	
	Air Infiltration, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%								
	Location : Throughout								
	Metal Louvers	3%			2030	**	10	\$11,700	
Parapets									
	Masonry: Brick	50%	Now	\$232,200	LIFE	**	5	\$19,200	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Parapet Wall Atop 3rd Floor Connecting Tunnel								
	Masonry: Limestone	5%			LIFE	**	5	\$2,400	
	Metal Rail	45%			2032	**	5-10	\$312,800	
Roof									
	Copper/Terne	10%	Now	\$9,500	2055	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Above Kitchen								
	Modified Bitumen	85%			2032	**	10	\$287,300	
	Sloped Glazing	5%			LIFE	**	5	\$225,300	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG
Asset # : 84

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%			2023	\$1,241,900	3	\$139,600	
Cast in Place Concrete	10%			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%			2035	**	3	\$26,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vinyl Plank Flooring Floated Atop Existing Floor</i>								
Vinyl Tile 9" X 9"	5%	Now	\$267,900	2037	**	3	\$8,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Interior Walls								
Glass: Single Pane	2%			LIFE	**	5	\$8,200	
Gypsum Board	15%			LIFE	**	5	\$49,200	
Marble Panels	3%			LIFE	**			
Plaster	45%			LIFE	**	5	\$73,800	
SGFT/Glazed Masonry	35%			LIFE	**			
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%			LIFE	**	5	\$72,700	
Plaster	5%	Now	\$31,900	LIFE	**	5	\$14,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Connecting Corridor To C Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Connecting Corridor To C Building</i>								
Plaster	5%	Now	\$319,200	LIFE	**	5	\$14,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Soffits - 3rd Floor Connecting Tunnel Between Buildings B And C</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Soffits - 3rd Floor Connecting Tunnel Between Buildings B And C</i>								

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

Under 600 Volts

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2057	* *	5	\$8,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room 1st Floor							
		Explanation : Two 4000 Amperes Hpc Main Disconnect 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		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	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								
	Main Tank	50%			2062	* *	5	\$4,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 12,000 Gallons Capacity							
	No Component	50%							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
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, Area Affected : 100%						
		Location : Throughout						
		Explanation : Using T-12 Lamps						
Fluorescent	5%			2032	* *	10	\$14,300	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Hallways						
		Explanation : Compact Fluorescent Light Fixtures						
Fluorescent	10%			2037	* *	10	\$28,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
		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 Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Outside Temporary Boiler						
		Explanation : Steam Supply From Outside Tempory Boiler.						
Conversion Equipment								
Heat Exchanger, Plate & Frame	80%			2030	* *	1	\$123,000	
Pres. Reducing Valve/LP Steam	20%			2030	* *	5	\$3,700	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution									
Hot Wtr Piping/Pump	80%			2035	**	4	\$18,400		
Central Plant Steam Piping/Pmp	20%			2037	**	4	\$3,100		
Terminal Devices									
Air Handler	20%	Now	\$85,600	2032	**	1	\$34,600		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Roof							
		Malfunctioning, Extent : Severe, Area Affected : 20%							
		Location : Roof							
Convactor/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, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Exterior Pkg Unit - Cooling	25%			2032	**	2	\$4,800		
Window/Wall Unit	40%			2022	\$253,700	1			
Distribution									
CW & CHW Wtr Pipe/Pump	35%			2037	**	4	\$5,400		
No Component	65%								
Terminal Devices									
Air Handler/Cool/Ht	100%			2027	\$3,414,100	1	\$192,200		
Heat Rejection									
Air Cooled Condenser Unit	35%			2027	\$214,800	2	\$75,800		
No Component	65%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$173,300		
Exhaust Fans									
Interior	100%			2027	\$1,083,000	2	\$9,500		
Plumbing									
H/C Water Piping									
Galvanized Steel	100%			2032	**	1			
HW Heat Exchanger									
Steam Fired	100%			2037	**	4	\$30,700		
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Basement Steam Room							
		Explanation : 3 Units							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Galvanized Steel Throughout					
				Explanation : Piping Nearing End Of Useful Life					
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Galvanized Steel Throughout					
				Explanation : Piping Nearing End Of Useful Life					
	Sump Pump(s)								
	Non-Submersible	100%			2022	\$48,900	4	\$6,900	
	Sewage Ejector(s)								
	Electric	100%			2032	* *	4	\$19,500	
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$19,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Building A Basement					
				Explanation : Water Main Located In Adjacent Building					
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (1) B-3 (1) I-3					
				Explanation : Two Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2037	* *	1-5	\$162,500	
	Sprinkler								
	No Component	50%							
	Generic	50%			2037	* *	1-2	\$43,500	
	Chemical System								
	Generic	100%			2026	\$2,000	1-3	\$3,700	

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*** 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
Program / Asset # : HHC0003.030 / 85 **Yr Built/Renovated** : 1950 / 2009
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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$10,800	
Masonry: Brick	95%			LIFE	**	5	\$328,600	
Windows								
Aluminum	100%			2049	**	5	\$7,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
Interior								
Floors								
Ceramic Tile	10%			2036	**	5	\$19,500	
Terrazzo	5%			LIFE	**	5	\$7,600	
Vinyl Tile	60%			2035	**	3	\$43,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Plank Vinyl Flooring Floated Above Existing</i>								
Vinyl Tile	25%			2032	**	3	\$18,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$41,200	
Plaster	60%			LIFE	**	5	\$82,500	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	50%			2032	**	5	\$97,400	
AcousTileSusp.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		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2057	**	5	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : One 2000 Amperes And 1200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$5,000	

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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, Extent : Moderate, Area Affected : 100%							
		Location : Throughout 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, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	50%			2027	\$1,118,000	10	\$59,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2032	**	10	\$11,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Cfl - Compact Fluorescent Light Fixtures							
	Fluorescent	10%			2037	**	10	\$11,900	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2032	**	1		
	Emergency, Battery	5%			2027	\$9,200	10	\$1,600	
	Exit, Service	45%			2027	\$20,400	1		
Exterior Lighting									
	HID	100%			2027	\$744,600	10	\$600	

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Temporary Boiler**Explanation : Provided Steam From Outside Temporary Boiler.*

Conversion Equipment

Heat Exchanger, Plate &
Frame

50%

2023

\$91,700

1

\$32,200

Pres. Reducing Valve/LP
Steam

50%

2030

* *

5

\$3,900

Distribution

Hot Wtr Piping/Pump

50%

2043

* *

4

\$4,800

Central Plant Steam

50%

2037

* *

4

\$3,200

Piping/Pmp

Terminal Devices

Convactor/Radiator

100%

2032

* *

1

\$42,000

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

100%

2022

\$265,500

1

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$72,500

Exhaust Fans

Interior

100%

2027

\$453,200

2

\$4,000

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

\$28,200

4

\$6,000

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$8,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Of Building A							
		Explanation : Located In Adjacent Building							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Floors 1, 2, 3, 4, 5							
		Explanation : Five Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2037	* *	1-5	\$68,000	
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$36,400	

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

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

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

Print Date : 22-Sep-2017

HEALTH AND HOSPITALS CORP. - FY 2018

Asset Name : COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING
Address : ROOSEVELT ISLAND (NORTH END)
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0003.050 / 87 **Yr Built/Renovated** : 1956 / 2009
Area Sq Ft : 42,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 01-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1373 **Lot** : 50 **BIN** : 1086491

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	\$1,185,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$7,600		
Interior Architecture		\$10,400	\$8,200	\$21,800
Electrical	\$2,100	\$2,300	\$2,400	\$3,400
Mechanical	\$8,300	\$9,600	\$15,000	\$16,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$14,300	\$33,800	\$29,500	\$46,000
Importance Code A	\$1,100	\$9,700	\$1,100	\$1,600
Importance Code B	\$13,200	\$24,100	\$26,500	\$44,300
Importance Code C			\$1,900	
Total	\$14,300	\$33,800	\$29,500	\$46,000



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$187,000	LIFE	**	5	\$118,600	
Repointing Failure, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Bulkhead								
Windows								
Aluminum	95%	Now	\$1,017,200	2052	**	5	\$11,600	
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	5%			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								
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%	Now	\$95,400	2037	**	3	\$3,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$3,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,600	
Gypsum Board	25%			LIFE	**	5	\$11,700	
Plaster	50%			LIFE	**	5	\$11,700	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%			2040	**	5	\$20,700	
AcousTileSusp.Lay-In	50%			2032	**	5	\$41,400	
Exposed Concrete	5%			LIFE	**	5	\$600	
Plaster	25%			LIFE	**	5	\$13,000	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2057	* *	5	\$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room 1st Floor								
Explanation : One 1200 Amperes Hpc Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	* *	5	\$1,100	
Raceway								
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		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2057	* *	1		
Thermoplastic	20%			2037	* *	1		
Motor Controllers								
Locally Mounted	70%			2025	\$68,400	5	\$200	
Locally Mounted	30%			2047	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	\$12,900	
Lighting								
Interior Lighting								
Fluorescent	30%			2032	* *	10	\$15,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Using T-8 Lamps								
Fluorescent	55%			2032	* *	10	\$27,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Using T-12 Lamps								
Fluorescent	5%			2032	* *	10	\$2,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Cfl (Compact Fluorescent Light Fixtures)								
Fluorescent	10%			2037	* *	10	\$5,100	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	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	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2037	* *	1		
	Other Observation, Extent : Light, Area Affected : 100% Location : Outside The Building Explanation : Provided From Outside Temporary Boiler.								
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	40%			2030	* *	1	\$11,000	
	Pres. Reducing Valve/LP Steam	60%			2030	* *	5	\$2,000	
	Distribution								
	Hot Wtr Piping/Pump	40%			2035	* *	4	\$1,600	
	Central Plant Steam Piping/Pmp	60%			2037	* *	4	\$1,600	
	Terminal Devices								
	Air Handler	10%	Now	\$76,200	2037	* *	1	\$3,100	
	Not in Service, Extent : Severe, Area Affected : 25% Location : Room 5409								
	Air Handler	25%	Now	\$19,100	2027	\$190,600	1	\$7,700	
	Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Mechanical Equipment Room								
	Convector/Radiator	65%			2032	* *	1	\$11,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	75%			2022	\$84,700	1		
	No Component	25%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Existing 2 Units Were Removed, Because The Units Destroyed By Sandy.							
Distribution									
	CW & CHW Wtr	25%			2047	* *	4	\$1,000	
	Pipe/Pump								
	No Component	75%							
Terminal Devices									
	No Component	25%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Existing Unit Removed, Because The Unit Destroyed By Sandy.							
	No Component	75%							
Heat Rejection									
	Water Cooling Tower	25%			2028	\$38,600	2	\$13,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Not Using Now							
	No Component	75%							
Ventilation									
	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 : Moderate, Area Affected : 100%							
		Location : Galvanized Steel Throughout							
		Explanation : Piping Nearing End Of Useful Life							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Galvanized Steel Throughout							
		Explanation : Piping Nearing End Of Useful Life							
Sump Pump(s)									
	Non-Submersible	100%			2035	* *	4	\$1,300	
Backflow Preventer									
	Generic	100%			2032	* *	1	\$2,600	

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

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

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

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

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

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

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

Print Date : 22-Sep-2017

HEALTH AND HOSPITALS CORP. - FY 2018

Asset Name : CONEY ISLAND HOSPITAL AMBULANCE
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.040 / 2671 **Yr Built/Renovated** : 1954 / 2013
Area Sq Ft : 8,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$72,300	LIFE	* *	5	\$11,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Exterior Corners							
	Efflorescence, Extent : Moderate, Area Affected : 15%							
	Location : East Facade							
	Horizontal Cracks, Extent : Severe, Area Affected : 10%							
	Location : Main Entrance							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
	Location : Over Main Entrance							
	Spalling, Extent : Severe, Area Affected : 10%							
	Location : East Facade							
	Vertical Cracks, Extent : Severe, Area Affected : 10%							
	Location : Exterior Corners Of Building							
Metal Sect. OHD	18%			2026	\$89,800	5	\$8,600	
Stucco Cement	5%			2033	* *	5	\$1,900	
Window Wall	2%	Now	\$15,400	2058	* *	5	\$600	
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Drafty And Misaligned							
	Explanation : Poorly Installed							
Windows								
Aluminum	40%	Now	\$31,300	2053	* *	5	\$400	
	Air Infiltration, Extent : Light, Area Affected : 50%							
	Location : West Facade, East Facade Transom							
Aluminum	60%	4+	\$900	2050	* *	5	\$500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : East Facade - Offices							
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	10%	Now	\$2,800	LIFE	* *	5	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Corners							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 35%							
	Location : Interior Parapet Walls							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	50%	Now	\$43,300	2038	**			
	Blisters, Extent : Moderate, Area Affected : 15%							
	Location : Flat Section							
	Debris Present, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : Flat Section							
	Worn/Eroded, Extent : Moderate, Area Affected : 35%							
	Location : Lower Roof							
Roll Roofing	50%	Now	\$39,000	2030	**	5	\$7,500	
	Fishmouths, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Vegetation Growth, Extent : Severe, Area Affected : 25%							
	Location : At Roof Drain							
Soffits								
Metal Panel	100%			2038	**	5-10		
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	**	5	\$20,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Ceramic Tile	5%			2037	**	5	\$500	
Vinyl Tile	45%			2036	**	3	\$1,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$700	
Concrete Masonry Unit	15%			LIFE	**	5	\$1,600	
Fiberglass Panel	15%			LIFE	**	10	\$500	
Gypsum Board	45%			LIFE	**	5-10	\$10,200	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout Offices							
Masonry: Brick	20%			LIFE	**	10	\$800	
Ceilings								
AcousTileSusp.Lay-In	60%			2045	**	5	\$5,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Exposed Concrete	40%			LIFE	**	5-10	\$4,700	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Parking/Driveway

Asphalt

100% 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 Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit

40%

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 : Moderate, Area Affected : 100%
Location : Offices

Fluorescent

80%

2036

* *

10

\$4,600

T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2038	**	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Power Plant Explanation : Steam Comes From Adjacent Power Plant Building. Pressure Reducing Valve Located In The Power Plant							
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2048	**	4	\$500	
	Terminal Devices								
	Air Handler	40%			2036	**	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 1 Unit							
	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								
	Exterior Pkg Unit - Cooling	25%			2038	**	2	\$100	
		Recent Installation, Extent : Light, Area Affected : 25% Location : Roof Other Observation, Extent : Light, Area Affected : 25% Location : Roof Explanation : 2 Units							
	Window/Wall Unit	25%			2023	\$3,200	1		
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$2,200	
	No Component	60%							
Plumbing									
	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									

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

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

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

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

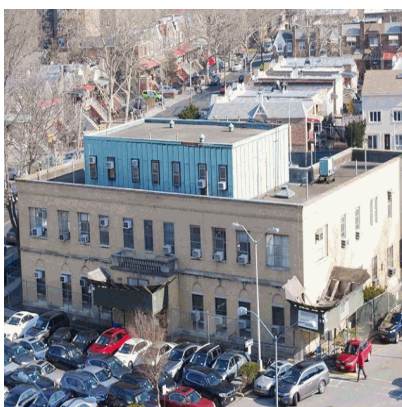
Print Date : 22-Sep-2017

HEALTH AND HOSPITALS CORP. - FY 2018

Asset Name : CONEY ISLAND HOSPITAL BLDG 6
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.060 / 67 **Yr Built/Renovated** : 1934 / 2013
Area Sq Ft : 13,100 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	15%	Now	\$105,400	2033		* *		
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : Told By Hospital Management That Building Is Scheduled To Be Demolished							
Masonry: Brick	80%	Now	\$266,900	LIFE		* *	5	\$28,200 1
	Diagonal Cracks, Extent : Severe, Area Affected : 20%							
	Location : Corners							
	Horizontal Cracks, Extent : Severe, Area Affected : 20%							
	Location : East Facade, West Facade							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
	Location : East Facade, West Facade							
	Loose Units, Extent : Severe, Area Affected : 25%							
	Location : All Facades							
	Rusting Masonry Supt, Extent : Severe, Area Affected : 25%							
	Location : Above Second Floor Windows							
	Sidewalk Shed in Use, Extent : Severe, Area Affected : 100%							
	Location : Required For Safety - Delaminating Bricks - All Facades							
Masonry: Limestone	5%	Now	\$40,300	LIFE		* *	5	\$1,300
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Windows								
Metal Clad	50%	Now	\$165,100	2053		* *	5	\$9,500
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
	Location : Stairs							
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Second Floor							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Steel	50%	Now	\$165,900	2053		* *	5	\$19,000
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Hardware Missing, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Copper/Terne	20%	Now	\$18,100	2033	* *	5	\$2,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
	Location : Throughout							
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Open Joints, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
Masonry: Brick	75%	Now	\$45,500	LIFE	* *	5	\$3,800	1
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Exterior Corners							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : West Facade							
	Vertical Cracks, Extent : Severe, Area Affected : 20%							
	Location : Exterior Corners							
Masonry: Limestone	5%	0-2	\$8,200	LIFE	* *	5	\$300	1
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 25%							
	Location : Coping Stones							
Roof								
Built-Up (BUR)	85%	Now	\$26,900	2038	* *			
	Alligatoring, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : Around Drains							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Engineering Office And Throughout 2nd Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Metal Panel	7%	Now	\$5,500	2048	* *			
	Deformed/Dented, Extent : Moderate, Area Affected : 50%							
	Location : Exterior Egress Stairs							
Modified Bitumen	5%	Now	\$2,000	2038	* *			
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Patched Areas At Rooftop Equipment							
Skylight, Metal/Glass	3%	0-2	\$6,100	2028	\$30,700			1
	Broken/Missing Elements, Extent : Severe, Area Affected : 40%							
	Location : Throughout							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%	0-2	\$2,200	2024	\$22,000	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Terrazzo	10%	2-4	\$21,100	LIFE	* *	5	\$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Vinyl Tile	85%	0-2	\$32,800	2023	\$163,800	3	\$6,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Interior Walls								
Gypsum Board	15%	0-2	\$4,400	LIFE	* *	5	\$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Plaster	85%	0-2	\$72,300	LIFE	* *	5	\$8,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$5,500	2026	\$55,000	5	\$3,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Engineering Office								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Engineering Office								
Plaster	70%	0-2	\$41,600	LIFE	* *	5	\$9,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$48,500	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : East Side Of Building								
Tripping Hazard, Extent : Severe, Area Affected : 15%								
Location : East Side Of Building								
Parking/Driveway								
Asphalt	100%			2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Parking Lot Entire								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$51,100	5	\$300	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2028	\$14,500	1		
Panelboards								
Fused Disc Sw	10%			2027	\$3,100	5		
Fused Knife Sw	5%	Now	\$1,600	2053	**	5		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairwell, 1st, 2nd And 3rd Floor</i>								
Fused Toggle Switch	10%	Now	\$3,100	2053	**	5		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairwell, 1st, 2nd And 3rd Floor</i>								
Molded Case Bkrs	30%			2027	\$9,400	5	\$100	
Molded Case Bkrs	45%			2044	**	5	\$200	
Wiring								
Braided Cloth	70%	Now	\$12,700	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st, 2nd And 3rd Floor</i>								
Thermoplastic	20%			2028	\$3,600	1		
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2033	**	10	\$12,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st, 2nd And 3rd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2036	**	10	\$1,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Workshop</i>								
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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2028	\$1,400	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Power Plant					
				Explanation : Steam Comes From Separate Power Plant Building					
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2028	\$240,000	4	\$1,100	
	Terminal Devices								
	Convactor/Radiator	100%	Now	\$3,800	2026	\$75,900	1	\$4,200	
				Corroded, Extent : Moderate, Area Affected : 10%					
				Location : 1st Floor, 2nd Floor					
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2023	\$23,600	1		
	No Component	20%							
	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	20%			2023	\$400	1-3	\$800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Fire Extinguishers					

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

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** 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 HAMMETT BUILDING
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.020 / 89 **Yr Built/Renovated** : 1910 / 2013
Area Sq Ft : 74,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Copper/Terne	5%			2048	**	10	\$16,600		
Masonry: Brick	80%	Now	\$1,073,400	LIFE	**	5	\$113,400		
Diagonal Cracks, Extent : Moderate, Area Affected : 20%									
Location : Penthouse									
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : East And West Facades									
Loose Units, Extent : Severe, Area Affected : 5%									
Location : North East Corner Between 4th And 5th Floors									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : East And West Facades									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%									
Location : East And West Facades Facade									
Masonry: Limestone	10%	Now	\$359,600	LIFE	**	5	\$10,600		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : All Facades									
Loose/Delam Surface, Extent : Severe, Area Affected : 5%									
Location : North East Corner Between 4th And 5th Floors									
Window Wall	5%	Now	\$17,800	2048	**	5	\$13,300		
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Windows									
Aluminum	100%			2036	**	5	\$3,100		
Parapets									
Masonry: Brick	90%	Now	\$64,700	LIFE	**	5	\$5,400		
Diagonal Cracks, Extent : Moderate, Area Affected : 20%									
Location : Corners Of Building									
Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%									
Location : All Parapet Walls									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : North East Corner									
Masonry: Limestone	10%	0-2	\$19,600	LIFE	**	5	\$700		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : At Cornice									
Loose Units, Extent : Severe, Area Affected : 15%									
Location : North East Corner And West Facade At Coping									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout Cornice									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : North East Corner									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Built-Up (BUR)	80%	Now	\$35,600	2023	\$178,100				
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
	Location : At Mechanical Penthouse								
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Main Roof								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Throughout Mechanical Penthouse								
	Worn/Eroded, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Main Roof								
Panel/Paver: Cer/Brk	5%	Now	\$27,500	2058	* *			1	
	Water Penetration, Extent : Severe, Area Affected : 100%								
	Location : Built Out Roof Adjacent To Stair T								
Plaza Roof: Stone Panels	10%	Now	\$106,600	2058	* *				
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Activity Yard Adjacent To Occupational / Physical Therapy Room								
	Explanation : Worn, Eroded, Cracking, Crumbling, Ponding, Unsafe								
Roll Roofing	5%	Now	\$10,000	2030	* *	5	\$1,900	1	
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : Engineer Office								
Interior									
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		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
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 Observation, Extent : Light, Area Affected : 30%								
	Location : 6th Floor And Bathrooms								
	Explanation : Mold And Mildew Present								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	50%	0-2	\$16,300	2033	* *	5	\$24,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	15%	0-2	\$4,900	2033	* *	5	\$5,800	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : 3rd Floor Activity Room							
	Exposed Concrete	10%	2-4	\$12,900	LIFE	* *	5	\$1,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Mechanical Penthouse							
	Plaster	25%			LIFE	* *	5-10	\$33,100	
Site Enclosure									
	Fence/Gates								
	Chain link	15%			2038	* *			
	Iron Picket	85%	2-4	\$4,100	2048	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Perimeter Fence							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2041	* *			
	Parking/Driveway								
	Asphalt	100%			2024				

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$21,700	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2000 Amps Main Disconnect 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, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2028	\$48,200	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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 : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Three Automatic Transfer Switch								
Lighting									
	Interior Lighting								
	Fluorescent	80%			2028	\$706,600	10	\$37,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	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								
	Generic	100%			2033	* *	1	\$27,800	
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	* *	1-3	\$45,900	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2028	\$2,000	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 4th Floor Mechanical Equipment Room								
	Explanation : Steam Comes From Separate Power Plant Building Pressure Reducing Valve Station Located In Power Plant Building								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	40%			2024	\$29,000	1	\$10,200	
			Other Observation, Extent : Light, Area Affected : 40%						
			Location : 4th Floor Mechanical Equipment Room						
			Explanation : 2 Units						
	No Component	60%							
Distribution									
	Hot Wtr Piping/Pump	40%			2036	* *	4	\$1,500	
	Central Plant Steam Piping/Pmp	60%			2054	* *	4	\$1,500	
			Other Observation, Extent : Light, Area Affected : 20%						
			Location : 1st Floor						
			Explanation : Entire 1st Floor Is Newly Installed.						
Terminal Devices									
	Air Handler	20%			2028	\$56,600	1	\$6,400	
	Convactor/Radiator	40%			2033	* *	1	\$6,600	
	Induction Unit	40%			2031	* *	1	\$6,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	40%			2023	\$170,800	1	\$9,500	
			Other Observation, Extent : Light, Area Affected : 40%						
			Location : 4th Floor Mechanical Room						
			Explanation : Using 410a Refrigerant.						
	Split Unit	5%			2033	* *			
			Other Observation, Extent : Moderate, Area Affected : 5%						
			Location : Ground Floor Back Yard						
			Explanation : Supply 1st Floor						
	Window/Wall Unit	40%			2023	\$41,900	1		
	No Component	15%							
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2038	* *	4	\$1,000	
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2028	\$191,900	1	\$12,700	
	No Component	60%							
Heat Rejection									
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$18,100	
	No Component	60%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	40%			2028	\$71,600	2	\$600	
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2028	\$80,100	4	\$7,600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor - Room 150					
				Explanation : 2 Units					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2022	\$2,500	4	\$2,400	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				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								
	Generic	100%			2038	* *	1-5	\$25,900	

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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
Program / Asset # : HHC0004.010 / 88 **Yr Built/Renovated** : 1954 / 2013
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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$154,400	LIFE	* *	5	\$130,900	
	Exposed Reinforcement, Extent : Light, Area Affected : 5%							
	Location : 3rd And 5th Floor Sun Shade Cantilevers							
	Staining/Discoloring, Extent : Severe, Area Affected : 75%							
	Location : Throughout Underside Of All Sun Shade Cantilevers							
Masonry: Brick	60%	Now	\$991,100	LIFE	* *	5	\$314,200	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
	Location : Bulkheads, Mechanical Penthouse							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : North East Facade							
	Spalling, Extent : Severe, Area Affected : 30%							
	Location : Bulkheads, Mechanical Penthouse							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : 8th Floor Mechanical Room At Wall Penetrations							
Window Wall	35%			2054	* *	5	\$687,300	
Windows								
Aluminum	98%	Now	\$592,200	2050	* *	5	\$135,200	
	Air Infiltration, Extent : Severe, Area Affected : 10%							
	Location : 5 North 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%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Metal Rail	20%			2041	* *	5-10	\$184,700	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	70%	Now	\$964,300	2038		* *		1
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over 9th Floor</i> <i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i> <i>Location : Adjacent To 11th Floor Mechanical Room</i> <i>Expansion Jnt Failure, Extent : Severe, Area Affected : 10%</i> <i>Location : North Side Extension</i> <i>Water Penetration, Extent : Severe, Area Affected : 25%</i> <i>Location : 9 North Oncology And 2nd Floor Kitchen, Labor/ Delivery And Emergency Room</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i> <i>Location : Over 9th And 11th Floors</i>							
Copper/Terne	5%	0-2	\$60,600	2043		* *		1
	<i>Deformed/Dented, Extent : Severe, Area Affected : 60%</i> <i>Location : Throughout</i>							
IRMA/Protected Membrane	15%	Now	\$449,600	2038		* *		
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i> <i>Location : Over 8th Floor</i> <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> <i>Location : 8 North Equipment Storage, Nursing Stations And Soiled Utility Room</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i> <i>Location : Over 8th Floor</i>							
Panel/Paver: Cer/Brk	2%	Now	\$68,000	2058		* *		
	<i>Vegetation Growth, Extent : Light, Area Affected : 75%</i> <i>Location : 3rd Floor Off Of Physical Training Room</i>							
Traffic Topping	8%	0-2	\$146,300	2038		* *		
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i> <i>Location : 3rd Floor Activity Roof Off On Physical Therapy</i> <i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i> <i>Location : 3rd Floor Activity Roof Off On Physical Therapy</i>							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	5%	Now	\$58,000	LIFE	* *	5	\$116,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Basement Loading Dock Area								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Mechanical Space / Basement Loading Dock Area								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Basement Mechanical Space								
Explanation : Staining								
Ceramic Tile	5%	0-2	\$108,100	2037	* *	5	\$26,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	5%	0-2	\$160,300	2033	* *	5	\$40,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Raised Access Floor	2%			2031	* *	5	\$80,000	
Terrazzo	3%	Now	\$155,500	LIFE	* *	5	\$25,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Lobby								
Vinyl Tile	60%	0-2	\$1,137,900	2033	* *	3	\$240,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	15%			2033	* *	3	\$60,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : M R I / Radiology Suite								
Explanation : High Density Vinyl With Wood Grain Look								
Wood	5%			2056	* *	5	\$100,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Physical Therapy Suite								
Explanation : Oak Flooring								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	6%			2037	* *	5	\$69,800	
	Concrete Masonry Unit	15%	Now	\$405,200	LIFE	* *	5	\$69,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Mechanical Room In Basement									
Misaligned/Bulging, Extent : Light, Area Affected : 5%									
Location : Mechanical Room Penthouse West Wall Shifted By Approximately 1.5 Inches At Base									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Various Locations In Basement Mechanical Room									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Mechanical Room 107 In Basement									
	Glass: Single Pane	2%			LIFE	* *	5	\$34,900	
	Gypsum Board	15%			LIFE	* *	5-10	\$296,600	
	Marble Panels	2%			LIFE	* *	10	\$9,300	
	Plaster	35%			LIFE	* *	5-10	\$346,100	
	SGFT/Glazed Masonry	25%	Now	\$1,177,400	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Extant Pool And Kitchen Storage Area									
Ceilings									
	AcousTileConcealSpLn	10%			2033	* *	5	\$133,300	
	AcousTileSusp.Lay-In	25%	Now	\$112,800	2041	* *	5	\$133,300	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Emergency Room And Kitchen Storage									
	Exposed Concrete	5%	Now	\$89,700	LIFE	* *	5	\$8,300	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Mechanical Penthouse									
	Metal Panel	30%			LIFE	* *	5	\$800,000	
	Plaster	30%	Now	\$878,200	LIFE	* *	5	\$200,000	
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : 9 North, 8th Floor Nurses Station, Mechanical Rooms									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2041	* *			
Parking/Driveway									
	Asphalt	100%			2031	* *			

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	70%			2054	* *	5	\$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room Fisrt Floor									
Explanation : Two 4000 Amperes Main Disconnect Switch For Sections C And D									
	Fused Disc Sw	30%			2054	* *	5	\$900	
Transformers									
	Dry Type	100%			2033	* *	5	\$2,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 500 Kva 480hv-208/120lv									
Switchgear / Switchboard									
	Air Circuit Breaker	40%			2038	* *	5	\$1,500	
	Fused Disc Sw	50%			2054	* *	5	\$1,600	
	Fused Disc Sw	10%			2028	\$66,400	5	\$300	
Raceway									
	Conduit	70%			2028	\$571,100	1		
	Conduit	30%			2054	* *	1		
Panelboards									
	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									
	Braided Cloth	60%	2-4	\$754,100	2053	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	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 Drive	5%			2041	* *			
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$10,600	
	Generic	50%			LIFE	* *	5	\$10,600	
Stand-by Power									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	65%			2045	* *	1	\$144,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Twenty Automatic Transfer Switch							
	Automatic	35%			2026		1	\$77,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Twelve Automatic Transfer Switch							
Lighting									
	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							
	Fluorescent	10%			2033	* *	10	\$65,400	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2033	* *	10	\$130,700	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	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		
	Exit, Service	25%			2038	* *	1		
Exterior Lighting									
	HID	80%			2023	\$2,283,400	10	\$1,800	
	HID	20%			2038	* *	10	\$400	
Alarm									
	Security System								
	Generic	100%			2033	* *	1	\$270,000	
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	* *	1-3	\$445,500	

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2038	* *	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Steam Comes From Separate Power Plant Building							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	70%			2031	* *	1	\$246,700	
		Other Observation, Extent : Light, Area Affected : 70% Location : 2 Units On Basement, 1 Unit On 2nd Floor, 1 Unit On 8th Floor,4 Units On 1st Floor; 2 Units On 13th Floor - Mechanical Equipment Room Explanation : 10 Units							
	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									
	Air Handler	30%			2023	\$2,944,000	1	\$132,200	
	Convactor/Radiator	70%	Now	\$52,300	2033	* *	1	\$145,000	
		Other Observation, Extent : Light, Area Affected : 10% Location : Throughout Explanation : Thermostatic Valves Need Repair Or Replacement							
Air Conditioning									
	Energy Source								
	District C.W.	5%			2048	* *	1		
		Other Observation, Extent : Light, Area Affected : 5% Location : 4th Floor Of New Wing Explanation : Chilled Water Supplied By Power Plant							
	Electricity	95%			2036	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	3%			2037	* *	1	\$23,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : Units Serve Labor And Delivery Rooms						
	Centrifugal, Elec Chiller	2%			2024	\$158,000	1	\$15,400	
			Other Observation, Extent : Severe, Area Affected : 100%						
			Location : Roof						
			Explanation : On Extended Life / Serves Emergency Room						
	Interior Pkg Unit - Cooling	10%			2022	\$2,609,400	2	\$4,400	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Various Locations						
			Explanation : Many Units On Extended Life						
	Exterior Pkg Unit - Cooling	20%			2028	\$1,130,300	2	\$8,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Various Locations						
			Explanation : Split Systems						
	Window/Wall Unit	60%			2021	\$872,600	1		
	No Component	5%							
Distribution									
	CW & CHW Wtr	5%			2038	* *	4	\$1,800	
	Pipe/Pump								
	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, Extent : Moderate, Area Affected : 100%						
			Location : Roof / Serves Nuclear Medicine room						
	No Component	70%							
Dehumidifier									
	Generic	100%			2032	* *			
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : 10th Floor Roof						
			Explanation : 1 Unit						
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$629,200	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	90%			2023	\$2,234,600	2	\$19,600	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Roof	10%			2028	\$115,900	2	\$2,200	
Plumbing									
	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 Floor To 11th Floor And 1 Unit From 1st Floor To 7th Floor							
		Explanation : 9 Units							
Fire 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%							

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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
Program / Asset # : HHC0004.030 / 90 **Yr Built/Renovated** : 1910 / 2013
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	\$1,875,900

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$359,400	LIFE	* *	5	\$28,500	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i> <i>Location : West Facade And East Facade @ Tank Room</i> <i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i> <i>Location : West Facade</i> <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i> <i>Location : Outside Corners, Expansion Joints And Wall Penetrations</i> <i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i> <i>Location : All Facades And Interior Courtyard</i> <i>Rusting Masonry Supt, Extent : Severe, Area Affected : 20%</i> <i>Location : Wall Penetrations Throughout</i> <i>Spalling, Extent : Severe, Area Affected : 25%</i> <i>Location : Various Locations Throughout</i>								
Metal Sect. OHD	10%	0-2	\$10,300	2033	* *	5	\$4,900	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Explanation : Cracks</i>								
Windows								
Aluminum	20%	0-2	\$2,700	2036	* *	5	\$300	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout Offices</i>								
Metal Louvers	15%			2031	* *	10	\$2,900	
Steel	65%	Now	\$110,200	2053	* *	5	\$12,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	65%	Now	\$70,100	LIFE	* *	5	\$3,900	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corners</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Interior Parapet Wall Throughout</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : West Facade</i>							
Metal Panel	5%			2038	* *	5	\$1,200	
Metal Rail	10%	0-2	\$1,700	2033	* *	5	\$4,200	
	<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Metal: Cage/Fence	10%			2033	* *	5-10	\$4,600	
Pre-Cast Concrete	10%	Now	\$4,500	LIFE	* *	5	\$3,700	1
	<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Interior Parapet Walls</i>							
	<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Interior Parapet Walls</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Interior Parapet Wall Finish</i>							
	<i>Explanation : Stucco Cement</i>							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	20%	Now	\$44,500	2038	**			1
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : Over Storage Area, Carpenter Shops And Lwer Roof - East Side							
Copper/Terne	5%			2043	**	10	\$5,800	
Modified Bitumen	40%			2036	**	10	\$18,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Upper Roof							
Single Ply Membrane	15%	Now	\$24,500	2038	**			1
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%							
	Location : Over Condensate Tank Room And Storage							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Over Condensate Tank Room And Storage							
Skylight, Metal/Glass	5%	Now	\$71,800	2038	**			
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Sloped Glazing	15%	Now	\$853,300	LIFE	**	5	\$93,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Transom Windows							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
	Location : Transom Windows							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$115,700	
Ceramic Tile	2%			2031	**	5	\$600	
Vinyl Tile	3%			2028	\$7,400	3	\$400	
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$7,300	LIFE	**	5	\$600	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Masonry: Brick	90%	0-2	\$29,000	LIFE	**			
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Offices - Plumber Shop							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Exposed Concrete	90%	Now	\$84,300	LIFE	* *	5	\$3,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
		Location : Plumber Shop And Mezzanine Storage							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Plumber Shop And Mezzanine Storage							
	Exposed Struc: Steel	10%			LIFE	* *	10	\$5,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Component Actually Concrete Metal Decking							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$5,200	2033	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Perimeter Sidewalks							
	Parking/Driveway								
	Asphalt	100%	Now	\$15,400	2031	* *			
		Sinking/Subsiding, Extent : Severe, Area Affected : 25%							
		Location : Parking Areas And Loading Docks							
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	80%			2028	\$4,000	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Four 5000 Amperes Main Disconnect Switch For Generator And Mechanical Equipment							
	Air Circuit Breaker	20%			2028	\$1,000	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2500 Amperes Main Disconnect Switch For The Building							
	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	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	40%	2-4	\$19,500	2053	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	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	
Stand-by Power									
Transfer Switches									
	Automatic	60%			2026	\$5,600	1	\$3,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room 1st Floor									
Explanation : Four Automatic Transfer Switch									
	Automatic	40%			2045	* *	1	\$2,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room 1st Floor									
Explanation : Two Automatic Transfer Switch									
Generators									
	Diesel	70%			2024	\$53,500	1	\$5,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room 1st Floor									
Explanation : Two 1200 Kw									
	Diesel	30%			2041	* *	1	\$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room Outside									
Explanation : One 300 Kw									
Batteries									
	Lead/Acid	70%			2019	\$1,100	5	\$500	
	Nickel Cadmium	30%			2023	\$500	5	\$1,200	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	20%			2050	* *	5	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 275 Gallons							
	Day Tank	40%			2027	\$600	5	\$1,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room 1st Floor							
		Explanation : Two 150 Gallons							
	Main Tank	40%			2031	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Fuel Storage Room 1st Floor							
		Explanation : One 8000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2033	* *	10	\$10,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Work Shop And Electrical Room, Offices And Mechanical Equipment Room							
	Fluorescent	10%			2033	* *	10	\$1,700	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	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		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2058	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2048	* *	1	\$18,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 3 Steam Boilers							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$308,300	2058	* *	4	\$900	
				Corroded, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : Provides Steam To The Other Campus Buildings - Undergoing Construction At The Time Of Survey					
	Terminal Devices								
	Fan Coil Unit/Heat	100%			2028	\$272,800	1	\$6,000	
Air Conditioning									
	Energy Source								
	Plant Campus Steam / PRV	100%			2038	* *	1		
	Conversion Equipment								
	Absorption Chiller/Direct Fire	100%			2033	* *	1	\$20,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor					
				Explanation : 2 Units. Lithium Bromide Is The Refrigerant Used					
	Heat Rejection								
	Water Cooling Tower	100%			2029	* *	2	\$18,700	
Ventilation									
	Exhaust Fans								
	Roof	70%			2028	\$21,200	2	\$400	
	Wall Unit	30%			2028	\$1,900	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2033	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2038	* *	4	\$1,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor					
				Explanation : Provides Hot Water To Adjacent Building					
	Sanitary Piping								
	Cast Iron	100%	Now	\$133,300	LIFE	* *	1		
				Damaged, Extent : Light, Area Affected : 100%					
				Location : 1st Floor And Basement					
	Storm Drain Piping								
	Cast Iron	100%	Now	\$38,000	LIFE	* *	1		
				Damaged, Extent : Severe, Area Affected : 100%					
				Location : 1st Floor And Basement					
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$2,800	2038	* *	4	\$400	
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Basement					

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

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

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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



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

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

Exterior

Exterior Walls

Metal Panel	75%			2048	**	5-10	\$665,900
Pre-Cast Concrete	5%			LIFE	**	5	\$42,000
Window Wall	20%	0-2	\$129,900	2048	**	5	\$48,400

Air Infiltration, Extent : Moderate, Area Affected : 25%

Location : Patient Rooms On The 5th, 6th, 7th Floors

Windows

Aluminum	100%			2044	**	5	\$54,100
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Parapets

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	**		
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Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%
Location : At Tower Building Entrance
Water Penetration, Extent : Moderate, Area Affected : 10%
Location : Mechanical Room

Interior

Floors

Cast in Place Concrete	10%			LIFE	**	5	\$115,100
Terrazzo	20%			LIFE	**	5	\$82,200
Vinyl Tile	70%	Now	\$81,800	2033	**	3	\$69,000

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Patient Bathrooms On 5th And 6th Floors Have No Shower Curbs Or Proper Shower Drains

Interior Walls

Concrete Masonry Unit	30%			LIFE	**	5	\$91,800
Glass: Special Gauge	5%			LIFE	**	1	
Gypsum Board	65%	Now	\$53,900	LIFE	**	5	\$149,100

Loose/Delam Surface, Extent : Moderate, Area Affected : 15%

Location : Patient Sink Cabinets And Corridor Walls - 6th Floor

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Significant Moisture Content In Wallpaper At 6th Floor 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	**		
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Parking/Driveway

Asphalt	100%			2037	**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	80%			2048	**	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room First Floor							
		Explanation : One 4000 Amperes Main Disconnect Switch							
	Fused Disc Sw	20%			2048	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room Fisrt Floor							
		Explanation : One 800 Amperes Main Disconnect Switch For Emergency							
Switchgear / Switchboard									
	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 : Moderate, Area Affected : 100%							
		Location : Electrical Room First Floor							
		Explanation : Six Automatic Transfer Switch							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2033	**	10	\$22,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Fluorescent	75%			2033	**	10	\$83,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2033	**	10	\$5,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							

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

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

Lighting

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	
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Lightning Protection

Arresters/Cabling

Generic	100%			2056	**	5	\$3,600	
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Alarm

Security System

Generic	100%			2033	**	1	\$45,600	
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Fire/Smoke Detection

Generic, Digital	100%			2033	**	1-3	\$75,200	
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Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Plant Campus Steam / PRV	100%			2028	\$12,100	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Power Plant

Explanation : Steam Comes From Separate Power Plant Building

Conversion Equipment

Heat Exchanger, Plate & Frame	60%			2031	**	1	\$36,200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Power Plant Building

Explanation : Located In Power Plant

Pres. Reducing Valve/LP Steam	40%			2037	**	5	\$2,900	
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Distribution

Hot Wtr Piping/Pump	60%			2044	**	4	\$5,400	
Central Plant Steam Piping/Pmp	40%			2048	**	4	\$3,600	

Terminal Devices

Air Handler	40%			2033	**	1	\$30,200	
Fan Coil Unit/Heat	30%			2033	**	1	\$11,800	
Induction Unit	30%			2037	**	1	\$11,800	

Air Conditioning

Energy Source

District C.W.	100%			2054	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Power Plant Building

Explanation : Chilled Water Comes From Power Plant

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
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%			2029	* *	2	\$122,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Power Plant								
	Explanation : Power Plant Roof								
Ventilation									
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%			2048	* *	4	\$18,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor - Room 191								
	Explanation : 2 Units								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Gearless Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor To 8th Floor								
	Explanation : 5 Units								
Fire Suppression									
Standpipe									
	Generic	100%			2054	* *	1-5	\$61,500	
Sprinkler									
	Generic	100%			2054	* *	1-2	\$34,200	
Fire Pump									
	Generic	100%			2041	* *	1	\$22,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Chemical System									
	No Component	80%							
	Generic	20%			2026	\$400	1-3	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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Print Date : 22-Sep-2017

HEALTH AND HOSPITALS CORP. - FY 2018

Asset Name : CUMBERLAND NFCC BLDG B
Address : 100 NORTH PORTLAND AVENUE @ BQE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0017.010 / 1003 **Yr Built/Renovated** : 1954 / 2001
Area Sq Ft : 36,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 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	\$1,589,800	\$1,121,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$41,600			
Interior Architecture	\$23,200	\$2,700		\$4,000
Electrical	\$800	\$1,200	\$82,200	\$800
Mechanical	\$3,400	\$3,700	\$12,200	\$5,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$72,900	\$11,600	\$98,300	\$14,200
Importance Code A	\$42,800	\$600	\$1,100	\$600
Importance Code B	\$30,200	\$9,500	\$97,200	\$13,600
Importance Code C		\$1,600		
Total	\$72,900	\$11,600	\$98,300	\$14,200



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$304,500	LIFE	**	5	\$48,300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Bulkheads							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
	Location : Bulkheads							
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 10%							
	Location : Main Entrance							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations, West (Entry) Facade							
Masonry: Marble	5%	Now	\$15,200	LIFE	**	5	\$1,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Various Window Lintels							
Windows								
Steel	100%	Now	\$723,600	2051	**	5	\$82,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Stairwells							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%	Now	\$258,600	LIFE	**	5	\$8,600	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Spalling, Extent : Severe, Area Affected : 25%							
	Location : Interior/ Exterior Faces							
Masonry: Marble	10%	Now	\$26,400	LIFE	**	5	\$1,200	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
	Misaligned/Bulging, Extent : Light, Area Affected : 5%							
	Location : Coping At East Parapet							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Interior Face South And East Walls							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$204,000	2036		**		
Drains Clogged, Extent : Light, Area Affected : 15%								
Location : West Side								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%								
Location : Throughout, At Connection To Building A								
Vegetation Growth, Extent : Severe, Area Affected : 25%								
Location : Along South And East Walls								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Rooms On Second Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE		**	5	\$10,100
Ceramic Tile	5%			2035		**	5	\$2,300
Terrazzo	15%			LIFE		**	5	\$5,400
Vinyl Tile	55%			2031		**	3	\$12,700
Vinyl Tile	15%	Now	\$61,400	2036		**	3	\$2,600
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Asbestos 12 X 12								
Interior Walls								
Ceramic Tile	4%			2035		**	5	\$3,100
Concrete Masonry Unit	10%			LIFE		**	5	\$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								
AcousTileSusp.Lay-In	53%			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								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Room B32								
Exposed Concrete	15%			LIFE		**	5	\$1,100
Gypsum Board	30%			LIFE		**	5	\$17,300

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2026	\$5,100	5	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Ratings							
	Switchgear / Switchboard								
	Molded Case Bkrs	90%			2026	\$69,000	5	\$900	
	Molded Case Bkrs	10%			2046	* *	5	\$100	
	Raceway								
	Conduit	90%			2026	\$33,200	1		
	Conduit	10%			2046	* *	1		
	Panelboards								
	Molded Case Bkrs	20%			2042	* *	5	\$200	
	Molded Case Bkrs	80%			2025	\$37,500	5	\$800	
	Wiring								
	Braided Cloth	70%	2-4	\$37,700	2051	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	30%			2046	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2039	* *	5	\$200	
	Locally Mounted	20%			2024	\$15,600	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	86%			2031	* *	10	\$24,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2026	\$52,900	10	\$2,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Incandescent	4%			2026	\$21,200	2		
	Egress Lighting								
	Emergency, Battery	50%			2031	* *	10	\$3,700	
	Exit, Service	50%			2036	* *	1		
	Exterior Lighting								
	HID	20%			2021	\$29,100	10		
	No Component	80%							

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

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

Alarm

Security System

No Component

80%

Generic

20%

2021

\$23,300

1

\$2,800

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

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2026

\$79,900

1-3

\$4,500

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

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2036

* *

1

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

60%

2029

* *

5

\$1,100

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

Distribution

Hot Wtr Piping/Pump

60%

2034

* *

4

\$900

Central Plant Steam

40%

2036

* *

4

\$900

Piping/Pmp

Terminal Devices

Air Handler

40%

2026

\$169,500

1

\$7,600

Convactor/Radiator

60%

2031

* *

1

\$6,000

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Ext Pkg Unit -

100%

2026

\$377,300

2

\$1,900

Heating/Cooling

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	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 : Light, Area Affected : 100%							
		Location : B-2							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$15,500	
	Sprinkler								
	No Component	95%							
	Generic	5%			2036	* *	1-2	\$400	
	Chemical System								
	Generic	100%			2021	\$2,000	1-3	\$3,700	

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Print Date : 22-Sep-2017

HEALTH AND HOSPITALS CORP. - FY 2018

Asset Name : CUMBERLAND NFCC BLDG C
Address : 100 NORTH PORTLAND AVENUE @ BQE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0017.020 / 2727 **Yr Built/Renovated** : 1967 / 2005
Area Sq Ft : 117,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5, Pen
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	72%			LIFE	**	5	\$152,900	
Masonry: Limestone	3%			LIFE	**	5	\$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Window Sills								
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	90%	Now	\$85,600	2042	**	5	\$19,500	
Air Infiltration, Extent : Moderate, Area Affected : 35%								
Location : Patient Areas								
Glass Block	5%			LIFE	**	5	\$1,400	
Metal Louvers	5%			2035	**	10	\$13,600	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5	\$11,400	
Metal Rail	7%			2039	**	5-10	\$16,000	
Pre-Cast Concrete	3%			LIFE	**	5	\$2,400	
Roof								
Built-Up (BUR)	85%	Now	\$48,100	2031	**			
Ponding, Extent : Severe, Area Affected : 15%								
Location : Under Cooling Tower Atop Mechanical Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Various Roof Penetrations								
Plaza Roof: Stone Panels	15%	Now	\$20,300	2046	**			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Over Basement Storage And Switch Gear Room								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$34,200	
Ceramic Tile	5%	0-2	\$7,900	2029	**	5	\$3,900	
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Various Bathrooms								
Terrazzo	15%			LIFE	**	5	\$18,300	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout First Floor Corridor/ Lobby								
Vinyl Tile	15%	Now	\$208,200	2036	**	3	\$8,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Basement Corridor								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement Corridor								
Explanation : Asbestos 12x12 Tiles								
Vinyl Tile	55%			2031	**	3	\$42,900	

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

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

Interior

Interior Walls

Concrete Masonry Unit	10%			LIFE	**	5	\$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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Vacant Area On Fifth Floor, Basement Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacant Area On Fifth Floor, Room 306, Basement 041</i>								
AcousTileSusp.Lay-In	50%			2039	**	5	\$78,100	
Exposed Concrete	15%			LIFE	**	5	\$3,700	
Metal Panel	10%			LIFE	**	5	\$19,500	
Plaster	10%			LIFE	**	5	\$9,800	

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2026	\$38,700	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 4000 Amperes</i>								

Transformers

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

Switchgear / Switchboard

Air Circuit Breaker	100%			2026	\$153,300	5	\$600	
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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	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	65%	2-4	\$162,700	2051	* *	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	10%			2046	* *	1		
Thermoplastic	25%			2036	* *	1		
Motor Controllers								
Locally Mounted	10%			2024	\$13,600	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	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Water Main</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	\$36,300	
Generators								
Diesel	100%			2022	\$184,400	1	\$45,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Rated @ 200 K W</i>							
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$4,400	
Fuel Storage								
Main Tank	100%			2029	* *	5	\$3,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2500 Gallons</i>							
Lighting								
Interior Lighting								
Fluorescent	20%			2026	\$358,700	10	\$19,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	80%			2031	* *	10	\$76,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Egress Lighting								
Emergency, Service	50%			2026	\$26,800	1		
Exit, Service	50%			2026	\$18,200	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	20%			2026	\$93,100	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$74,600	1	\$8,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV And Intrusion Alarm Systems Are Functional</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2021	\$383,000	1-3	\$21,800	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 6	100%			2036	**	5	\$32,300	
Conversion Equipment								
Steam Boiler	100%			2024	\$663,500	1	\$103,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$22,300	2034	**	4	\$3,600	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement And Penthouse M E R</i>								
<i>Damaged, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Make Up Tank In Boiler Room</i>								
Central Plant Steam Piping/Pmp	30%	Now	\$8,400	2036	**	4	\$1,500	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	40%			2026	\$574,700	1	\$25,800	
Convactor/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		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2029	**	1	\$96,000	
Split Unit	3%			2036	**			
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Parking Lot								
Window/Wall Unit	5%			2021	\$10,600	1		
No Component	7%							
Distribution								
CW & CHW Wtr Pipe/Pump	85%	Now	\$9,900	2036	**	4	\$4,400	
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement								
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								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,200	
Exhaust Fans								
Interior	80%			2026	\$54,100	2	\$2,600	
Roof	20%			2026	\$33,900	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2036	**	1		
Galvanized Steel	40%	0-2	\$3,600	2031	**	1		
Corroded, Extent : Severe, Area Affected : 50%								
Location : Near Hot Water Converters In Basement								
HW Heat Exchanger								
Steam Fired	100%			2026	\$162,700	4	\$10,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$10,600	LIFE	**	1		
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Submersible	100%			2019	\$3,900	4	\$3,700	
Sewage Ejector(s)								
Electric	100%			2031	**	4	\$7,000	
Backflow Preventer								
Generic	100%			2026	\$26,000	1	\$6,400	
Fixtures								
Generic	100%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-6									
Explanation : 3 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2036		* *	1-5	\$52,600
Sprinkler									
	No Component	95%							
	Generic	5%	Now	\$1,000	2036		* *	1-2	\$1,300
Corroded, Extent : Severe, Area Affected : 5%									
Location : Basement Hallway									
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 : ELMHURST HOSPITAL AMBULATORY CARE - ZONE H
Address : 79-01 BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.050 / 4132 **Yr Built/Renovated** : 1992 / 2008
Area Sq Ft : 132,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	85%			LIFE	**	5	\$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	5%	Now	\$13,900	LIFE	**	5	\$500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Coping								
Roof									
	Metal Panel	5%			2039	**	10	\$8,300	
	Modified Bitumen	90%			2034	**	10	\$81,400	
	Skylight, Plastic	2%			2039	**	1		
	Sloped Glazing	3%			LIFE	**	5	\$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		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	100%			2046	* *	1		
Panelboards									
	Fused Disc Sw	10%			2042	* *	5	\$300	
	Molded Case Bkrs	90%			2042	* *	5	\$3,100	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Motor Control Center	100%			2039	* *	5	\$3,600	
Lighting								
Interior Lighting								
Fluorescent	65%			2031	* *	10	\$78,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2026	\$682,100	10	\$36,400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2031	* *	10	\$3,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	2%			2021	\$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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	* *	1-3	\$84,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2034	* *	4	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler, Pressure Reducing Valve And Heat Exchanger Located In Main Building</i>								
<i>Explanation : Hot Water And Steam For Heating From Main Building</i>								
Central Plant Steam Piping/Pmp	50%			2036	* *	4	\$4,900	

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Estimates are rounded to the nearest hundred dollars.

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

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

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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
Program / Asset # : HHC0005.040 / 4112 **Yr Built/Renovated** : 1954 / 2005
Area Sq Ft : 72,960 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,7,8,9
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 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	\$2,065,900	\$1,831,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$69,400			
Interior Architecture	\$2,000	\$7,900	\$11,100	\$2,000
Electrical	\$8,800	\$7,900	\$20,200	\$8,600
Mechanical	\$9,800	\$4,100	\$33,500	\$3,000
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$107,800	\$37,600	\$82,600	\$31,400
Importance Code A	\$69,400		\$200	
Importance Code B	\$38,400	\$36,200	\$82,400	\$31,400
Importance Code C		\$1,400		
Total	\$107,800	\$37,600	\$82,600	\$31,400



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$23,100		
Masonry: Brick Cavity	75%	Now	\$544,000	LIFE	**	5	\$69,400		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : West Facade									
Masonry: Limestone	5%			LIFE	**	5	\$3,500		
Stucco Cement	5%	Now	\$28,000	2031	**	5	\$5,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Overhang Below 8th Floor Roof									
Window Wall	10%	0-2	\$186,100	2046	**	5	\$17,300		
Air Infiltration, Extent : Moderate, Area Affected : 25%									
Location : Solarium									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Solarium									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Solarium									
Windows									
Aluminum	40%			2048	**	5	\$8,800		
Steel	60%	Now	\$723,300	2051	**	5	\$82,800		
Air Infiltration, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Thermally Inefficient, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Parapets									
Masonry: Brick Cavity	90%	Now	\$34,800	LIFE	**	5	\$3,600		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%									
Location : West And East Facades									
Masonry: Limestone	5%	Now	\$4,400	LIFE	**	5	\$300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Coping									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Metal Rail	5%			2039	**	5-10	\$3,600		

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$174,500	2036		**		
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Over 8th Floor							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Over 8th Floor							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Over 8th Floor							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE		**	\$7,000	
Ceramic Tile	5%			2035		**	\$3,200	
Vinyl Tile	60%			2026	\$343,300	3	\$14,500	
Vinyl Tile	25%			2034		**	\$8,000	
Wood	5%			2061		**	\$6,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 8th Floor							
	Explanation : This Material Is Actually Laminated Material - Not Real Wood							
Interior Walls								
Ceramic Tile	5%			2035		**	\$2,800	
Fiberglass Panel	7%			LIFE		**		
Glass: Single Pane	3%			LIFE		**	\$1,300	
Gypsum Board	20%			LIFE		**	\$6,800	
Gypsum Board	7%			LIFE		**	\$2,400	
Plaster	38%			LIFE		**	\$6,500	
SGFT/Glazed Masonry	20%			LIFE		**		
Ceilings								
AcousTileSusp.Lay-In	25%			2031		**	\$16,100	
AcousTileSusp.Lay-In	15%	2-4	\$81,600	2046		**	\$4,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Basement Corridor							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Basement Corridor							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Basement Corridor							
Exposed Concrete	25%			LIFE		**	\$2,500	
Plaster	35%			LIFE		**	\$14,100	

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

Under 600 Volts

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2036	* *	5	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Power Circuit Breaker Rated @ 2000 Amperes							
Transformers								
Dry Type	100%			2043	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 225 Kva, 480/208/120 Volts							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	* *	5	\$1,900	
Raceway								
Conduit	80%			2026	\$82,800	1		
Conduit	20%			2036	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5	\$100	
Molded Case Bkrs	80%			2025	\$56,300	5	\$1,500	
Molded Case Bkrs	15%			2034	* *	5	\$300	
Wiring								
Braided Cloth	80%	2-4	\$128,600	2051	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	20%			2036	* *	1		
Motor Controllers								
Locally Mounted	60%			2024	\$93,900	5	\$300	
Locally Mounted	40%			2031	* *	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	\$22,500	
Lighting								
Interior Lighting								
Fluorescent	30%			2031	* *	10	\$11,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors							
	Explanation : T-8 Lamps							
Fluorescent	70%			2026	\$517,400	10	\$27,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Egress Lighting								
Emergency, Service	50%			2031	* *	1		
Exit, Service	50%			2026	\$7,500	1		

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

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

Lighting

Exterior Lighting

Fluorescent	80%		2026	\$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 : Moderate, Area Affected : 100%

Location : Hallways and Outside

Explanation : CCTV Surveillance Camera System

Fire/Smoke Detection

Generic, Digital	100%		2031	* *	1-3	\$46,300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells

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

Heating

Distribution

Central Plant Steam Piping/Pmp	100%		2036	* *	4	\$3,200	
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Other Observation, Extent : Light, Area Affected : 100%

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

Explanation : Steam From Main Building

Terminal Devices

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

Energy Source

Electricity	100%		2034	* *	1		
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Conversion Equipment

Interior Pkg Unit - Cooling	5%		2024	\$78,700	2	\$100	
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R-22 Refrigerant, Extent : Light, Area Affected : 5%

Location : Room # Bb-8

Split Unit	10%	0-2	\$89,900	2036	* *		
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R-22 Refrigerant, Extent : Light, Area Affected : 10%

Location : Roof

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

Location : Various Areas

Explanation : Obsolete Units

Window/Wall Unit	75%		2021	\$65,800	1		
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No Component	10%						
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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL STAFF HOUSE
Asset # : 4112

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	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								
	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	100%	Now	\$6,700	2026	\$67,100	4	\$4,300	
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Basement							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One In Each Wing B To 8							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$21,700	
	Sprinkler								
	No Component	75%							
	Generic	25%			2036	* *	1-2	\$3,000	

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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
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.010 / 68 **Yr Built/Renovated** : 1956 / 2005
Area Sq Ft : 858,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11,12
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 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		
Total	\$814,100	\$683,600	\$787,600	\$766,900



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$72,400	LIFE	* *	5	\$61,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Roof Overhang At Bulkhead On Zone D								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Roof Overhang At Bulkhead On Zone D								
Masonry: Brick Cavity	50%	Now	\$1,203,700	LIFE	* *	5	\$307,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : North Wall Of Zone D								
Masonry: Brick Cavity	40%	Now	\$192,600	LIFE	* *	5	\$245,700	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Masonry: Limestone	2%	Now	\$140,300	LIFE	* *	5	\$9,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Window Sills								
Metal Panel	3%			2052	* *	5-10	\$126,700	
Window Wall	3%			2052	* *	5	\$69,100	
Windows								
Aluminum	92%			2048	* *	5	\$300,000	
Aluminum	5%	Now	\$714,300	2051	* *	5	\$8,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout 6th Floor								
Steel	3%	Now	\$534,300	2051	* *	5	\$61,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Basement								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick Cavity	40%			LIFE	**	5	\$26,000	
	Masonry: Brick Cavity	45%	Now	\$141,200	LIFE	**	5	\$29,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Zone D									
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : Zone C									
	Masonry: Limestone	5%	Now	\$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	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : South Parapet At Zone B									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$175,300	2036		* *		
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Over Zone C							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Generator Room							
	Worn/Eroded, Extent : Light, Area Affected : 50%							
	Location : Over Elevator Penthouse In Zone C							
Modified Bitumen	5%	Now	\$199,600	2036		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Concrete Pavers Over ER							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Over ER							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over ER							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Over ER							
	Explanation : Concrete Pavers Over Roof							
Modified Bitumen	20%			2026	\$445,900	10	\$73,200	
	Blisters, Extent : Severe, Area Affected : 25%							
	Location : Zones A, B And D							
	Drains Inad/Misposn, Extent : Severe, Area Affected : 50%							
	Location : Zones A And B							
	Patching Evident, Extent : Moderate, Area Affected : 20%							
	Location : Over 11th Floor Of Zone D							
	Ponding, Extent : Severe, Area Affected : 50%							
	Location : Zones A And B							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over E Wing							
Modified Bitumen	5%			2034		* *	\$18,300	
Modified Bitumen	30%			2031		* *	\$109,900	
Single Ply Membrane	28%			2031		* *	\$102,500	
	Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Over Lower Roofs Of New Wings Facing Broadway							
Skylight, Metal/Glass	2%			2046		* *	\$24,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE		* *	\$277,200	
Ceramic Tile	5%			2035		* *	\$63,400	
Ceramic Tile	5%			2029		* *	\$63,400	
Sheet Vinyl/Rubber	5%			2034		* *	\$95,000	
Terrazzo	5%			LIFE		* *	\$49,500	
Vinyl Tile	37%			2031		* *	\$234,400	
Vinyl Tile	33%			2031		* *	\$209,100	

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

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

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	30%		2026	\$61,600	5	\$1,300
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Rooms (Broadway)

Explanation : Main Service Switches Rated @ 2-4000 Amperes

Air Circuit Breaker	10%		2026	\$20,500	5	\$400
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room (41st Street)

Explanation : Main Service Switch Rated @ 4000 Amperes

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

Location : Electrical Room (41st Street)

Explanation : Main Service Switch Rated @ 4000 Amperes Lvpb

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

Location : Electrical Room (F- Plant)

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	50%			2039	* *	5	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 41st Street Electrical Room							
		Explanation : 225 Kva, 208/480v							
	Dry Type	50%			2024	\$8,300	5	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Baxter / Broadway Electrical Room							
		Explanation : 500 Kva, 480/208/120 V							
Switchgear / Switchboard									
	Air Circuit Breaker	50%			2026	\$408,700	5	\$2,200	
	Air Circuit Breaker	5%			2046	* *	5	\$200	
	Fused Disc Sw	45%			2036	* *	5	\$1,700	
Raceway									
	Busway	10%			2024	\$102,000	1		
	Conduit	40%			2026	\$407,900	1		
	Conduit	50%			2046	* *	1		
Panelboards									
	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									
	Braided Cloth	30%	2-4	\$471,300	2051	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Old Section Of The Building							
	Busway	10%			2024	\$157,100	1		
	Thermoplastic	60%			2046	* *	1		
Motor Controllers									
	Locally Mounted	20%			2024		5	\$1,200	
	Motor Control Center	40%			2024	\$740,800	5	\$9,400	
	Motor Control Center	40%			2039	* *	5	\$9,400	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,000	LIFE	* *	5	\$12,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Broadway And 41st Street Basement							
		Explanation : Corroded							
Stand-by Power									
Transfer Switches									
	Automatic	75%			2039	* *	1	\$198,200	
	Automatic	25%			2024		1	\$66,100	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	50%			2039	* *	1	\$166,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room (F- Plant)							
		Explanation : 1- 1500 Kw And 3- 600 Kw							
	Diesel	20%			2039	* *	1	\$66,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room (41st Street)							
		Explanation : 671 Kw							
	Diesel	20%			2039	* *	1	\$66,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room (Broadway)							
		Explanation : 671 Kw							
	Diesel	10%			2022		1	\$33,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room (Baxter)							
		Explanation : 400 Kw							
Batteries									
	Lead/Acid	90%			2021	\$1,400	5	\$28,600	
	Nickel Cadmium	10%			2019	\$200	5	\$19,100	
Fuel Storage									
	Day Tank	20%			2025	\$12,900	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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	50%			2031	* *	10	\$388,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	46%			2026	\$6,693,800	10	\$357,200	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2031	* *	10	\$15,500	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	HID	1%			2026	\$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	No Component	50%							
	Generic	25%			2031	* *	1	\$80,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Camera System							
	Generic	25%			2031	* *	1	\$80,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Exit Points							
		Explanation : Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2031	* *	1-3	\$545,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors, Horns And Alarm Bells							

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2036	* *	1		
				Repairs In Progress, Extent : Light, Area Affected : 100% Location : Fuel Conversion, Basement Boiler Room Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 3 Boilers Are Dual Fuel Using Gas And #6 Fuel Oil					
Conversion Equipment									
	Steam Boiler	100%			2046	* *	1	\$838,500	
				Repairs In Progress, Extent : Light, Area Affected : 50% Location : 2 Units Are Removed, Total Replacement Is In Progress Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 4 Boilers, 2 Have Been Removed, Only 2 Units Are Operable					
Distribution									
	Hot Wtr Piping/Pump	60%			2034	* *	4	\$25,000	
				Other Observation, Extent : Light, Area Affected : 60% Location : Various Locations Explanation : 5 Sets Of Duplex Heat Exchangers Serving Reheat System					
	Central Plant Steam Piping/Pmp	40%	Now	\$280,600	2036	* *	4	\$16,700	
				Leak Evident, Extent : Moderate, Area Affected : 5% Location : Vacuum Pumps And Return Lines, Various Areas Steam Traps Faulty, Extent : Severe, Area Affected : 25% Location : Throughout					
Terminal Devices									
	Air Handler	5%			2021	\$582,900	1	\$26,200	
	Air Handler	45%	Now	\$104,900	2026	\$5,246,200	1	\$212,000	
				Malfunctioning, Extent : Moderate, Area Affected : 5% Location : Pneumatic Control System, Various Areas					
	Convactor/Radiator	25%			2031	* *	1	\$68,400	
	Fan Coil Unit/Heat	25%			2026	\$3,104,200	1	\$68,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	70%			2029	* *	1	\$641,400	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : 4 Sets, Basement Chiller Room							
		Explanation : R-11 Reprigerant							
	Exterior Pkg Unit - Cooling	10%			2031	* *	2	\$5,200	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Lower Roof							
		Explanation : 5 Units Using 407a Refrigerant							
	Window/Wall Unit	10%			2021	\$172,800	1		
	No Component	10%							
Distribution									
	CW & CHW Wtr Pipe/Pump	70%	Now	\$31,900	2036	* *	4	\$29,200	
		Corroded, Extent : Severe, Area Affected : 5%							
		Location : Return Line In Sub-basement And Basement							
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	70%			2026	\$5,858,100	1	\$366,500	
	No Component	30%							
Heat Rejection									
	Water Cooling Tower	70%	Now	\$99,100	2024	\$1,982,200	2	\$477,200	
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : Insulation							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Piping At Roof							
		Malfunctioning, Extent : Severe, Area Affected : 5%							
		Location : All The Valves, Roof							
	No Component	30%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$472,100	
Exhaust Fans									
	Interior	80%			2026	\$2,359,800	2	\$20,700	
	Roof	20%			2026	\$275,300	2	\$5,200	
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2036	* *	1		
	Galvanized Steel	20%			2024	\$727,600	1		
Water Heater									
	Oil Fired	10%			2024	\$68,800	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Mechanical Room							
		Explanation : 2- Oil Fired Water Heaters Serve Emergency Decontamination Showers							
	No Component	90%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger Steam Fired	100%	Now	\$26,400	2026	\$1,320,300	4	\$83,700	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Circulation Pump, Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Both Tank System And Instantaneous System In Place</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2026	\$128,200	4	\$18,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Duplex Units</i>								
Sewage Ejector(s) Electric	100%	Now	\$24,200	2026	\$242,200	4	\$34,200	
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1 Motor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Duplex Unit</i>								
Backflow Preventer Not Accessible	100%							
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Gearless Traction	95%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : (11) A, B, C, D, E, F Serves All Floors. (1) Freight B-11</i>								
<i>Explanation : 12 Units</i>								
Hydraulic	5%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-basement To Basement</i>								
<i>Explanation : 1 Unit, For Freight</i>								
Fire Suppression								
Standpipe Generic	100%			2036	* *	1-5	\$426,900	
Sprinkler No Component	15%							
Generic	85%			2036	* *	1-2	\$201,600	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump								
	Generic	100%			2029	* *	1	\$158,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Fire Pump Room									
Explanation : One Pump Serves Sprinklers / One Pump Serves Stand Pipe System									
Chemical System	Generic	100%			2024	\$2,000	1-3	\$3,700	

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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 : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0007.010 / 100 **Yr Built/Renovated** : 1972 / 2013
Area Sq Ft : 425,687 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 03-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,6,8,10,13,P14,P15,P16
Block : 270 **Lot** : 32 **BIN** : 1003224

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$58,400	
Masonry: Brick	3%	Now	\$36,800	LIFE	**	5	\$11,700	
Diagonal Cracks, Extent : Severe, Area Affected : 20%								
Location : Throughout 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 Repair Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2035	**	10	\$14,800	
Parapets								
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								
Cast in Place Concrete	4%			LIFE	**			
IRMA/Protected Membrane	8%			2034	**	10	\$12,200	
IRMA/Protected Membrane	18%			2021	\$228,700	10	\$27,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 16th Floor								
Explanation : Mechanical Penthouse								
Modified Bitumen	68%			2034	**	10	\$103,700	
Skylight, Metal/Glass	1%			2052	**	10	\$5,100	
Skylight, Plastic	1%			2043	**	1		
Interior								
Floors								
Carpet	7%			2027	\$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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : High End Vinyl Flooring								

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

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

Interior

Interior Walls

Cast in Place Concrete

5%

LIFE

* *

*Recent Repair Evident, Extent : Light, Area Affected : 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		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Air Circuit Breaker

100%

2056

* *

5

\$2,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Disconnect Switches Rated At 4000 Amperes Each*

Transformers

Dry Type

100%

2046

* *

5

\$1,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Generator Room**Explanation : 500 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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	\$131,000	
Generators								
Diesel	100%			2041	* *	1	\$164,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room, Penthouse								
Explanation : 1000 Kw								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$94,900	
Fuel Storage								
Day Tank	20%			2051	* *	5	\$15,800	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Penthouse								
Explanation : 245 Gallons								
Main Tank	80%			2066	* *	5	\$10,000	
Other Observation, Extent : Light, Area Affected : 80%								
Location : Underground								
Explanation : 7000 Gallons								
Lighting								
Interior Lighting								
Fluorescent	60%			2036	* *	10	\$234,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps								
Fluorescent	40%			2036	* *	10	\$156,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-5 And Compact								
Egress Lighting								
Emergency, Service	50%			2036	* *	1		
Exit, LED	50%			2066	* *	1		
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	* *	1-3	\$78,700	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2041	* *	5	\$25,300	
			Recent Installation, Extent : Light, Area Affected : 100%						
			Location : Basement						
Distribution									
	Hot Wtr Piping/Pump	20%			2051	* *	4	\$6,300	
			Recent Installation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
	Central Plant Steam Piping/Pmp	80%			2056	* *	4	\$25,200	
			Recent Installation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
Terminal Devices									
	Air Handler	60%			2036	* *	1	\$157,900	
			Recent Installation, Extent : Light, Area Affected : 100%						
			Location : 11 Units In Various Locations						
	Air Handler	15%			2021	\$879,200	1	\$39,500	
			On Extended Life, Extent : Severe, Area Affected : 25%						
			Location : Ahu # 11, 12, 13 And 14						
	Convector/Radiator	25%			2046	* *	1	\$34,400	
			Recent Installation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
Air Conditioning									
	Energy Source								
	Utility Steam	100%			2052	* *	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	100%			2035	* *	1	\$460,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 14th Floor						
			Explanation : 2 New Units And 1 Old Unit						
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2056	* *	4	\$31,500	
			Recent Installation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
Terminal Devices									
	Air Handler/Cool/Ht	100%			2036	* *	1	\$263,200	
			Recent Installation, Extent : Light, Area Affected : 100%						
			Location : 11 Units In Various Locations						

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Dry Cooler	10%			2036	**	2	\$29,600	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Roof (upper)							
	Water Cooling Tower	90%			2031	**	2	\$385,600	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : 3 Units On 4th Floor Roof.							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$237,400	
	Exhaust Fans								
	Interior	90%			2036	**	2	\$11,700	
	Roof	10%			2036	**	2	\$1,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2056	**	4	\$63,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	**	4	\$13,500	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : 2 New Units In The Basement							
	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, Area Affected : 100%							
		Location : (4) B-13, (4) 1-5, (1) B-14							
		Explanation : 9 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2056	**	1-5	\$214,600	
	Sprinkler								
	Generic	100%			2056	**	1-2	\$119,200	
	Fire Pump								
	Generic	100%			2041	**	1	\$79,500	
	Chemical System								
	Generic	100%			2026	\$2,000	1-3	\$3,700	

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

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

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

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

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

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

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

Print Date : 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
Program / Asset # : HHC0007.020 / 101 **Yr Built/Renovated** : 1915 / 2013
Area Sq Ft : 17,127 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 480 **Lot** : 21 **BIN** : 1007180

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	Now	\$25,400	LIFE	* *	5	\$23,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
	Copper/Terne	5%			2046	* *	10	\$7,000	
	Masonry: Brick	70%	Now	\$263,700	LIFE	* *	5	\$41,800	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : East, South, North Facades							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : East, South, North Facade							
	Masonry: Granite	5%			LIFE	* *	5	\$2,200	
	Marble Panels	5%			LIFE	* *	5	\$2,200	
	Stucco Cement	10%			2031	* *	5	\$14,900	
Windows									
	Aluminum	80%			2034	* *	5	\$3,100	
		Weather Strip Missing, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Aluminum	20%			2034	* *	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Decorative Metal Grilles							
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$7,500	LIFE	* *	5	\$3,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : North Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : North Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Vegetation Growth, Extent : Severe, Area Affected : 5%							
		Location : Cornice, Main Facade							
	Masonry: Brick	70%	Now	\$387,300	LIFE	* *	5	\$6,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 25%							
		Location : East Facade, South Facade, West Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
		Location : East Facade, South Facade, West Facade							
		Spalling, Extent : Severe, Area Affected : 50%							
		Location : East Facade, South Facade, West Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : East Facade, West Facade, South Facade							
	Metal: Cage/Fence	15%	2-4	\$1,400	2031	* *	5	\$4,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Stucco Cement	10%			2031	* *	5	\$2,400	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	70%	Now	\$128,200	2036		* *		
	Alligatoring, Extent : Moderate, Area Affected : 25%							
	Location : Roof Penetrations							
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Debris on Roof, Extent : Severe, Area Affected : 25%							
	Location : All Roofs							
	Vegetation Growth, Extent : Moderate, Area Affected : 25%							
	Location : Over First Floor							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Exam Room 9							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Copper/Terne Metal Panel	12%			2041	* *	10	\$11,500	
	5%	Now	\$4,500	2039	* *			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%							
	Location : Over Medical Records							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Over Medical Records, Basement Below Bilco Doors							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Over Medical Records							
	Explanation : Roof Is Covered With Tar							
Skylight, Metal/Glass	13%	0-2	\$15,400	2036		* *		
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Exam Room 9							
Interior								
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							
	Worn/Eroded, Extent : Moderate, Area Affected : 40%							
	Location : 2nd Floor Offices							
Interior Walls								
Glass Block	5%			LIFE	* *			
Masonry: Brick	25%	Now	\$78,400	LIFE	* *			
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Medical Records Room							
Plaster	70%			LIFE	* *	5	\$8,100	

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

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%				2039	**	5	\$5,400	
Exposed Struc: Steel	5%				LIFE	**			
Masonry: Infill Arch	25%				LIFE	**			
Plaster	50%				LIFE	**	5	\$16,700	
Plaster	10%	Now		\$73,500	LIFE	**	5	\$3,300	

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

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

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

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

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : No Rating Available

Raceway

Conduit	90%				2026	\$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	
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Ground

Grounding Devices

Generic	100%	2-4		\$10,000	LIFE	**	5	\$300	
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Other Observation, Extent : Severe, Area Affected : 100%

Location : Boiler Room

Explanation : Corroded And Connected With Main Water Pipe

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	20%			2026	\$123,000	10	\$6,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-12 Lamps</i>					
Fluorescent	80%			2031	* *	10	\$26,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-8 Lamps</i>					
Egress Lighting								
Emergency, Battery	50%			2026	\$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	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	* *	5	\$11,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Vault</i>					
			<i>Explanation : (1) 5,000 Gallon Tank</i>					
Conversion Equipment								
Steam Boiler	100%			2024	\$226,700	1	\$35,400	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Distribution								
Central Plant Steam	100%			2026	\$592,900	4	\$1,800	
Piping/Pmp								
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement, Condensate Return / Boiler Feed Pumps Recently Replaced</i>					
Terminal Devices								
Convactor/Radiator	100%			2031	* *	1	\$11,600	
Air Conditioning								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source	Electricity	100%			2034	**	1		
Conversion Equipment	Interior Pkg Unit - Cooling	5%	Now	\$65,500	2031	**	2	\$100	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Basement Records Room, This Unit Is Required To Reduce Mold Growth In This Room							
	Exterior Pkg Unit - Cooling	60%			2031	**	2	\$1,300	
	Window/Wall Unit	25%			2021	\$18,300	1		
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Main, This Equipment Is Not In Service And Not Required At This Time. The Roof Top Air Conditing Unit Serves The Atrium Adequately							
	Window/Wall Unit	10%			2021	\$7,300	1		
Heat Rejection									
	Dry Cooler	20%			2031	**	2	\$5,000	
	No Component	80%							
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : No Insulation Observed On Exterior Of The Duct Work. Duct Work Should Be Insulated To Prevent Condensation							
Exhaust Fans									
	Roof	10%			2026	\$5,800	2	\$100	
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Roof							
		Explanation : Package Roof Top Air Conditioner Serves The Facility Mostly For Ventilation Requirements							
Plumbing									
H/C Water Piping	Brass/Copper	100%			2036	**	1		
Water Heater	Gas Fired	100%			2025	\$21,400	2	\$500	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2036	* *	1-2	\$2,500	

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

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

Print Date : 22-Sep-2017

HEALTH AND HOSPITALS CORP. - FY 2018

Asset Name : HARLEM HOSPITAL KOUNTZ PAVILION
Address : 15 WEST 136 STREET @FIFTH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.020 / 103 **Yr Built/Renovated** : 1956 / 2014
Area Sq Ft : 149,729 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 10-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,ph
Block : 1734 **Lot** : 1 **BIN** : 1082169

CAPITAL	FY 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	\$4,057,900	\$3,426,200

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	78%			LIFE	**	5	\$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	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$20,000	LIFE	**	5	\$40,300	
Ceramic Tile	5%	Now	\$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 Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2026	\$41,100	5	\$800	
Switchgear / Switchboard								
Air Circuit Breaker	100%			2026	\$153,300	5	\$800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	90%			2026	\$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%	2-4	\$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								
	Automatic	100%			2043	**	1	\$46,100	
	Generators								
	Diesel	100%			2039	**	1	\$58,000	
	Batteries								
	Lead/Acid	100%			2021	\$1,600	5	\$5,500	
	Fuel Storage								
	Day Tank	50%			2048	**	5	\$11,400	
	Main Tank	50%			2061	**	5	\$1,800	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2021	\$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		
	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								
	No Component	70%							
	Generic, Digital	30%			2034	**	1-3	\$28,500	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%	Now	\$163,200	2036	**	4	\$4,900	
	Terminal Devices								
	Air Handler	50%			2021	\$847,200	1	\$38,100	
	Convactor/Radiator	50%	Now	\$193,500	2031	**	1	\$17,900	
Air Conditioning									
	Energy Source								
	Plant Campus Steam / PRV	90%			2046	**	1		
	Electricity	10%			2034	**	1		
	Conversion Equipment								
	Absorption Chiller/Steam/HW	90%			2039	**	1	\$119,900	
	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	80%			2026	\$1,081,200	1	\$60,900	
	No Component	20%							
	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								
	Steam Fired	100%			2052	**	4	\$18,300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

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

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Print Date : 22-Sep-2017

HEALTH AND HOSPITALS CORP. - FY 2018

Asset Name : HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION
Address : 506 LENOX AVENUE @W. 136 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.010 / 102 **Yr Built/Renovated** : 1969 / 2010
Area Sq Ft : 726,982 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,9,15,17,18,ph
Block : 1733 **Lot** : 1 **BIN** : 1053899

CAPITAL	FY 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	\$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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	80%	Now	\$701,700	LIFE	**	5	\$358,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Granite	2%			LIFE	**	5	\$6,700	
	Metal Panel	5%			2046	**	5-10	\$153,800	
	Marble Panels	10%	Now	\$412,800	LIFE	**	5	\$33,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Window Wall	3%			2046	**	5	\$50,300	
Windows									
	Aluminum	100%			2042	**	5	\$112,400	
Parapets									
	Masonry: Brick Cavity	10%			LIFE	**	5	\$2,800	
	Masonry: Marble	20%	Now	\$58,200	LIFE	**	5	\$7,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Coping							
	Metal Panel	5%	Now	\$22,600	2046	**	5	\$2,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Bulkheads							
	Metal Rail	65%			2039	**	5-10	\$329,100	
Roof									
	Modified Bitumen	95%			2031	**	10	\$144,300	
	Paver: Asphalt	5%			2035	**	10	\$11,400	
Interior									
Floors									
	Carpet	5%			2025	\$596,700	3	\$89,400	
	Cast in Place Concrete	10%			LIFE	**	5	\$195,600	
	Ceramic Tile	5%			2035	**	5	\$44,700	
	Quarry Tile	5%			2039	**	5	\$67,100	
	Terrazzo	10%			LIFE	**	5	\$69,900	
	Vinyl Tile	55%			2031	**	3	\$245,900	
	Vinyl Tile 9" X 9"	10%	Now	\$1,029,900	2036	**	3	\$33,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2035	**	5	\$8,200	
	Concrete Masonry Unit	5%			LIFE	**	5	\$3,300	
	Glass: Single Pane	3%			LIFE	**	5	\$3,700	
	Gypsum Board	15%			LIFE	**	5	\$14,800	
	Marble Panels	2%			LIFE	**			
	Plaster	40%			LIFE	**	5	\$19,700	
	SGFT/Glazed Masonry	30%			LIFE	**			

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

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

Interior

Ceilings

AcousTileConcealSpLn	30%	2-4	\$226,200	2046	* *	5	\$167,200
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Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%

Location : Throughout

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

Location : Throughout

AcousTileSusp.Lay-In	35%			2039	* *	5	\$312,100
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Exposed Concrete	10%			LIFE	* *	5	\$13,900
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Metal Panel	25%	Now	\$194,600	LIFE	* *	5	\$278,700
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Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Corridors

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2026	\$164,300	5	\$3,800
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

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

Transformers

Dry Type	50%			2024	\$8,300	5	\$1,300
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Room 5106a

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

Dry Type	50%			2031	* *	5	\$1,300
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

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

Switchgear / Switchboard

Air Circuit Breaker	80%			2026	\$531,400	5	\$3,000
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Fused Disc Sw	20%			2026	\$132,800	5	\$600
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Raceway

Busway	5%			2024	\$40,800	1	
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Conduit	80%			2026	\$652,600	1	
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Conduit	15%			2036	* *	1	
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Panelboards

Fused Disc Sw	5%			2034	* *	5	\$800
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Fused Disc Sw	15%			2025	\$112,500	5	\$2,500
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Molded Case Bkrs	70%			2025	\$525,100	5	\$13,400
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Molded Case Bkrs	10%			2034	* *	5	\$1,900
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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION
Asset # : 102

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	50%	2-4	\$628,400	2051	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout 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 Drive	20%			2039	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$10,700	
Stand-by Power									
Transfer Switches									
	Automatic	50%			2024		1	\$111,800	
	Automatic	50%			2043	**	1	\$111,800	
Generators									
	Diesel	100%			2039	**	1	\$281,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : 4- Emergency Generators Rated @ 350kw Each.									
Batteries									
	Lead/Acid	100%			2021	\$1,600	5	\$26,900	
Fuel Storage									
	Day Tank	50%			2048	**	5	\$55,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : 600 Gallons Rated Capacity									
	Main Tank	50%			2029	**	5	\$8,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 2- 20,000 Gallons Rated Capacity									
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	60%			2021	\$6,161,500	10	\$328,800	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Fluorescent		35%			2026	\$3,594,200	10	\$191,800	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Fluorescent		5%			2026	\$513,500	10	\$27,400	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
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, Extent : Moderate, Area Affected : 100%							
		Location : Roof / Stacks Only							
		Explanation : Lightning Rods In The Stacks Only							
Alarm									
Security System	No Component	70%							
	Generic	30%			2026	\$689,800	1	\$81,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
Generic, Digital		100%			2034	* *	1-3	\$461,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Vault									
Explanation : 4- 20,000 Tanks For #2 Oil									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	20%			2022	\$168,500	1	\$59,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : Serves Reheat System And Some Radiation							
	Steam Boiler	80%			2024	\$3,029,200	1	\$473,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 3 Units							
Distribution									
	Hot Wtr Piping/Pump	40%	Now	\$145,900	2034	* *	4	\$11,800	
		Corroded, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
		Leak Evident, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas							
	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, Area Affected : 100%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	40%			2021	\$3,290,900	1	\$147,800	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Convactor/Radiator	40%			2031	* *	1	\$77,200	
	Fan Coil Unit/Heat	20%	Now	\$175,300	2021	\$1,752,500	1	\$34,700	
		Leak Evident, Extent : Moderate, Area Affected : 40%							
		Location : Fan Coils Leaking							
Air Conditioning									
	Energy Source								
	Under Construction	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Chiller Room							
		Explanation : Existing Chillers Have Been Removed And Construction Is Underway In The Area							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	80%			2036	* *	1	\$221,700	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 3 Units							
	Exterior Pkg Unit - Cooling	20%			2026	\$947,600	2	\$7,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Split Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$71,400	2036	* *	4	\$29,500	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2021	\$6,562,000	1	\$369,500	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2034	* *	2	\$83,200	
	Water Cooling Tower	80%	Now	\$532,900	2020	\$1,776,300	2	\$384,900	
		Damaged, Extent : Moderate, Area Affected : 50%							
		Location : Broken And Missing Baffles							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$333,200	
Exhaust Fans									
	Interior	100%	Now	\$208,200	2021	\$2,081,600	2	\$14,600	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Main Boiler Room Makeup Air Fan							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$872,300	2036	* *	1		
		Broken, Extent : Severe, Area Affected : 20%							
		Location : Valves At Various Locations							
HW Heat Exchanger									
	Steam Fired	100%			2052	* *	4	\$88,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : 2 New Steam Driven Instantaneous Heaters With No Storage							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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 : Severe, Area Affected : 100%					
				Location : Mechanical Equipment Room					
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$36,600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Water Meter Room					
				Explanation : Fire And Domestic					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (10) B-18 (1) B-2					
				Explanation : Ten Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$312,400	
	Sprinkler								
	No Component	70%							
	Generic	30%			2046	* *	1-2	\$50,200	
	Chemical System								
	Generic	100%			2021	\$2,000	1-3	\$3,700	

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

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

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

Print Date : 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
Program / Asset # : HHC0008.080 / 14779 **Yr Built/Renovated** : 2012 / 2015
Area Sq Ft : 260,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 11-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,PH
Block : 1734 **Lot** : 1 **BIN** : 1813319

CAPITAL	FY 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	50%			2052	**	5-10	\$433,400	
	Recent Construction, Extent : Light, Area Affected : 100%							
	Location : New Building Completed In 2012							
Window Wall	40%			2052	**	5	\$189,100	
Window Wall	10%			2052	**	5	\$47,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : West Facade							
	Explanation : Mural Wall							
Windows								
Aluminum	85%			2048	**	5	\$30,900	
Metal Louvers	15%			2039	**	10	\$34,100	
Parapets								
Metal Panel	75%			2052	**	5	\$79,000	
Metal Rail	15%			2043	**	5-10	\$73,700	
Granite Panels	10%			LIFE	**	5	\$3,000	
Roof								
IRMA/Protected Membrane	10%			2034	**	10	\$14,700	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Roof Sections Over Fifth And First Floors							
Single Ply Membrane	80%			2034	**	10	\$117,900	
Sloped Glazing	10%			LIFE	**	5	\$196,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$70,000	
Ceramic Tile	5%			2039	**	5	\$16,000	
Vinyl Tile	70%			2034	**	3	\$111,900	
Under Construction	15%							
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$2,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,400	
Glass: Single Pane	10%			LIFE	**	5	\$4,400	
Gypsum Board	60%			LIFE	**	5	\$21,200	
Under Construction	15%							
Ceilings								
AcousTileSusp.Lay-In	75%			2043	**	5	\$239,200	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$19,900	
Under Construction	15%							
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2052	**	3	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Ratings							
	Transformers								
	Dry Type	100%			2043	**	3	\$1,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1500 Kva, 208/4160 Volts							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2052	**	3	\$2,200	
	Feeders								
	Cable	100%			2048	**	1		
	Raceway								
	Conduit	100%			2052	**	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	30%			2052	**	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Low Voltage Power Circuit Breakers (lvpcb) Rated @ 5000 Amperes Each							
	Fused Disc Sw	70%			2052	**	5	\$800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 4- Main Service Disconnect Switches Rated @ 4000 Amperes Each							
	Transformers								
	Dry Type	100%			2043	**	5	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 5- 300 Kva, 2- 200 Kva, 208/480 Volts							
	Switchgear / Switchboard								
	Air Circuit Breaker	10%			2052	**	5	\$100	
	Fused Disc Sw	50%			2052	**	5	\$600	
	Molded Case Bkrs	40%			2052	**	5	\$2,700	
	Raceway								
	Conduit	100%			2052	**	1		
	Wiring								
	Thermoplastic	100%			2052	**	1		
	Motor Controllers								
	Locally Mounted	20%			2043	**	5	\$400	
	Variable Frequency	80%			2043	**			
	Drive								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,800	
Stand-by Power									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	\$80,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	* *	10	\$186,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	* *	10	\$9,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Egress Lighting								
Emergency, Service	50%			2034	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	100%			2034	* *	10	\$800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	\$29,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Lobbys And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *	1-3	\$165,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2052	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Provided From Adjacent Martin Luther King Building</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2041	* *	5	\$12,700	
Distribution								
Central Plant Steam Piping/Pmp	100%			2056	* *	4	\$15,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	80%			2036	**	1	\$105,700	
	Convactor/Radiator	20%			2046	**	1	\$13,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	95%			2036	**	2	\$12,400	
	No Component	5%							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$278,000	
	Heat Rejection								
	Air Cooled Condenser Unit	25%			2036	**	2	\$37,200	
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$119,200	
	Exhaust Fans								
	Interior	80%			2036	**	2	\$5,200	
	Roof	20%			2036	**	2	\$1,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	1		
	HW Heat Exchanger								
	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	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2 Units B-6, 1 Unit B-7 And 2 Units I-6									
Explanation : Total 5 Units.									

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

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

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

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

Print Date : 22-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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	10%	Now	\$568,700	LIFE	* *	5	\$60,000	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : South Facade, North Facade							
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Copper/Terne	5%	Now	\$76,600	2046	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	85%	Now	\$1,030,200	LIFE	* *	5	\$65,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Windows									
	Wood	100%	Now	\$367,100	2051	* *	5	\$62,500	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$24,700	LIFE	* *	5	\$4,800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
		Location : Copings							
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Copings							
	Masonry: Brick	90%	Now	\$134,800	LIFE	* *	5	\$5,600	1
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Corners							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Rolled Asphalt Covers Inside Face Of Parapet Walls							

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Estimates are rounded to the nearest hundred dollars.

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

Asset # : 124

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Built-Up (BUR)	95%	Now	\$37,200	2036		**			
	Blisters, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%								
	Location : Various Locations								
	Vegetation Growth, Extent : Moderate, Area Affected : 5%								
	Location : Various Areas								
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Skylight, Metal/Glass	5%	Now	\$63,100	2056		**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Skylight Adjacent To Stair Bulkhead								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Adjacent To Stair Bulkhead								
Interior									
Floors									
Cast in Place Concrete	15%	Now	\$19,700	LIFE		**	5	\$13,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Ceramic Tile	5%	Now	\$20,300	2035		**	5	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Bathrooms								
Vinyl Tile	80%	Now	\$285,600	2036		**	3	\$12,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
	Location : Throughout								
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	5%	Now	\$27,100	2029		**	5	\$1,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Various Locations Throughout Toilet Rooms								
Plaster	95%	Now	\$99,900	LIFE		**	5	\$17,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
	Location : Throughout, 4th Floor								
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : 4th Floor And Throughout								

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

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	15%	Now	\$50,900	2046	**	5	\$3,000
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Broken/Missing Elements, Extent : Severe, Area Affected : 35%

Location : Fourth Floor

Exposed Concrete	10%	Now	\$27,000	LIFE	**	5	\$600
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Spalling, Extent : Moderate, Area Affected : 80%

Location : 5th Floor

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

Location : Various Locations 5th Floor

Plaster	75%	Now	\$165,300	LIFE	**	5	\$18,800
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Broken/Missing Elements, Extent : Severe, Area Affected : 20%

Location : Fourth Floor And Throughout

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

Location : Throughout

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

Location : Fourth Floor

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

Under 600 Volts

Raceway

Conduit	100%			2026	\$36,900	1
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Panelboards

Molded Case Bkrs	100%			2025	\$31,300	5	\$600
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Wiring

Braided Cloth	80%	2-4	\$43,000	2051	**	1
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	20%			2026	\$10,800	1
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Motor Controllers

Locally Mounted	80%			2024	\$46,900	5	\$100
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Locally Mounted	20%	2-4	\$11,700	2046	**	5
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Mechanical Room

Lighting

Interior Lighting

Fluorescent	90%			2021	\$415,100	10	\$22,200
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T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

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

Location : Throughout The Building

Egress Lighting

Emergency, Service	50%			2021	\$6,900	1
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Exit, Service	50%			2021	\$4,700	1
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

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

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

Lighting

Exterior Lighting
HID

100%

2021

\$95,800

10

\$100

Alarm

Security System
No Component
Generic

70%

30%

2026

\$23,000

1

\$2,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

No Component
Generic, Digital

70%

30%

2034

* *

1-3

\$4,600

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

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

Heating

Energy Source
Plant Campus Steam /
PRV

100%

2036

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Provided From Adjacent Building*

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2035

* *

5

\$1,600

Distribution

Central Plant Steam
Piping/Pmp

100%

Now

\$88,900

2026

\$444,700

4

\$1,300

*Leak Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

Terminal Devices

Convactor/Radiator

100%

Now

\$28,100

2024

\$140,700

1

\$7,800

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Various Locations*

Air Conditioning

Energy Source
Electricity

100%

2034

* *

1

Conversion Equipment

Window/Wall Unit
No Component

60%

40%

2019

\$32,900

1

Plumbing

H/C Water Piping
Brass/Copper

100%

2026

\$195,900

1

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

Asset # : 124

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2024	\$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 : Light, Area Affected : 100%							
		Location : B-5							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$14,000	

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$77,900	
Metal Panel	20%			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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
Roof								
Modified Bitumen	100%	0-2	\$447,100	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 4th Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$59,900	
Ceramic Tile	5%			2035	**	5	\$9,100	
Terrazzo	30%			LIFE	**	5	\$42,800	
Vinyl Tile	50%			2031	**	3	\$45,600	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$20,700	
Glass: Single Pane	2%			LIFE	**	5	\$5,200	
Gypsum Board	50%			LIFE	**	5	\$103,600	
Metal Panel	5%			LIFE	**			
SGFT/Glazed Masonry	28%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	65%	2-4	\$20,100	2039	**	5	\$59,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office In Penthouse</i>								
Exposed Struc: Steel	20%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$34,200	
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	95%			2026	\$1,990,500	10	\$106,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2026	\$104,800	10	\$5,600	
		Compact Fluorescent Light, Extent : Moderate, 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, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$23,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways , Basement And Mechanical Rooms							
		Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2046	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Martin Luther King Building							
		Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4 20,000 Gallon Tanks For #2							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	50%			2029	**	1	\$30,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Heat Exchanger Serves Perimeter Heating And Hot Water Coils							
	Pres. Reducing Valve/LP Steam	50%			2029	**	5	\$3,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Serves Steam Fed Coils And Heat Exchangers							
	Distribution								
	Hot Wtr Piping/Pump	50%			2042	**	4	\$3,000	
	Central Plant Steam Piping/Pmp	50%			2046	**	4	\$3,000	
	Terminal Devices								
	Air Handler	50%			2031	**	1	\$37,700	
	Convactor/Radiator	40%			2039	**	1	\$15,800	
	Fan Coil Unit/Heat	10%			2031	**	1	\$3,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	90%			2029	**	1	\$118,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : R-22							
	Interior Pkg Unit - Cooling	10%			2027	\$446,400	2	\$700	
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$6,000	
	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, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Cooling Towers							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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								
	Steam Fired	100%			2046	* *	4	\$12,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : 2 Units Each With 250 Gallon Tanks								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$12,400	LIFE	* *	1		
	Leak Evident, Extent : Severe, Area Affected : 10%								
	Location : Near Roof Area.								
	Sump Pump(s)								
	Submersible	100%			2020	\$4,000	4	\$3,900	
	Sewage Ejector(s)								
	Electric	100%			2031	* *	4	\$7,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Duplex Sets								
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$7,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (3) 1-4 (1) B-4 (1) B - Ph								
	Explanation : Five Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$63,800	
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$34,200	
	Fire Pump								
	Generic	100%			2022	\$76,900	1	\$22,800	

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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



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	90%	Now	\$416,500	LIFE	* *	5	\$66,000	
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Corners, Bulkheads							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%							
		Location : West Side							
		Vertical Cracks, Extent : Moderate, Area Affected : 50%							
		Location : Bulkheads, South Facade							
	Masonry: Limestone	10%	Now	\$83,800	LIFE	* *	5	\$5,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Windows									
	Metal Clad	15%	Now	\$163,300	2051	* *	5	\$9,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : Penthouse							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Penthouse							
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : Penthouse							
	Steel	85%	Now	\$558,100	2042	* *	5	\$106,400	1
		Air Infiltration, Extent : Severe, Area Affected : 90%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 75%							
		Location : Throughout							
		Thermally Inefficient, Extent : Severe, Area Affected : 95%							
		Location : Throughout							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick	80%	Now	\$162,900	LIFE	* *	5	\$9,000	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Limestone	10%	Now	\$24,600	LIFE	* *	5	\$1,400	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Coping							
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Coping							
	Masonry: Limestone	10%	Now	\$73,900	LIFE	* *	5	\$1,400	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Northeast Corner Of 9th Floor Parapet							
Roof									
	Built-Up (BUR)	60%	Now	\$175,000	2036	* *			1
		Blisters, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Ridging, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Over 8th Floor							
		Worn/Eroded, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
	Modified Bitumen	37%	Now	\$137,300	2036	* *			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Skylight, Metal/Glass	3%	Now	\$56,500	2036	* *			1
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Over Stairwells							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Over Stairwells							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : Stairwells							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$37,200		
Ceramic Tile	5%	Now	\$34,400	2029	**	5	\$4,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Toilets									
Deteriorated Finish, Extent : Severe, Area Affected : 70%									
Location : Toilet Rooms									
Paver: Asphalt	5%			2029	**	5	\$12,700		
Raised Access Floor	5%			2035	**	5	\$31,900		
Terrazzo	15%	Now	\$62,000	LIFE	**	5	\$19,900		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : 8th Floor									
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Explanation : Stained From Extensive Water Damage									
Vinyl Tile	45%			2026	\$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/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : 8th Floor									
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : 8th Floor									
SGFT/Glazed Masonry	25%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	60%			2039	**	5	\$101,700		
Metal Panel	5%	Now	\$29,600	LIFE	**	5	\$10,600		
Deformed/Dented, Extent : Moderate, Area Affected : 30%									
Location : 6th Floor Safety Department Wing									
Deteriorated Finish, Extent : Severe, Area Affected : 90%									
Location : 6th Floor Safety Department Wing									
Plaster	35%	Now	\$40,700	LIFE	**	5	\$37,100		
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : 8th Floor									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : 8th Floor									

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2026	\$41,100	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Nameplate Ratings Available									
Transformers									
	Dry Type	100%			2024	\$16,500	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 450 Kva, 208/120 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	90%			2026	\$137,900	5	\$500	
	Molded Case Bkrs	10%			2026	\$15,300	5	\$400	
Raceway									
	Conduit	100%			2026	\$158,800	1		
Panelboards									
	Molded Case Bkrs	95%			2025	\$118,800	5	\$3,500	
	Molded Case Bkrs	5%			2034	* *	5	\$200	
Wiring									
	Braided Cloth	70%	2-4	\$175,200	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2026	\$50,100	1		
	Thermoplastic	10%			2036	* *	1		
Motor Controllers									
	Locally Mounted	10%			2031	* *	5	\$100	
	Locally Mounted	20%	2-4	\$54,800	2046	* *	5	\$100	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room									
	Locally Mounted	50%			2024	\$136,900	5	\$500	
	Motor Control Center	20%			2024	\$46,300	5	\$800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,000	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2024	\$23,500	1	\$42,500	
Generators									
	Diesel	100%			2022	\$184,400	1	\$53,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : Emergency Generator Rated @ 700 Kw									
Batteries									
	Lead/Acid	100%			2019	\$1,600	5	\$5,100	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2025	\$4,300	5	\$10,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 60 Gallons Rated Capacity							
	Main Tank	50%			2061	* *	5	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 5000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2026	\$585,500	10	\$31,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	67%			2021	\$1,307,600	10	\$69,800	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	3%			2021	\$58,600	10	\$3,100	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
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, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2021	\$448,800	1-3	\$25,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Smoke Detectors, Alarm Bells And Horns, Manual Pull Stations							

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2046	* *	1		
	Other Observation, Extent : Light, Area Affected : 100% Location : Martin Luther King Building Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4- 20,000 Gallon Tanks For #2 Oil								
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$6,700	
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$94,100	2026	\$1,882,000	4	\$5,600	
	Leak Evident, Extent : Light, Area Affected : 10% Location : Throughout								
	Terminal Devices								
	Air Handler	20%	0-2	\$312,700	2036	* *	1	\$12,600	
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout								
	Convactor/Radiator	80%			2031	* *	1	\$29,300	
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Manual Control								
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	10%			2020	\$415,800	2	\$700	
	Exterior Pkg Unit - Cooling	10%			2021	\$90,000	2	\$700	
	Window/Wall Unit	70%			2019	\$162,200	1		
	No Component	10%							
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2	\$29,500	
	No Component	80%							
	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%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	10%	Now	\$39,600	2036	* *	2	\$300	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Roof	15%	Now	\$27,700	2036	* *	2	\$400	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	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, Extent : Severe, Area Affected : 100%							
		Location : Old Nurses Building							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Old Nurses Building Boiler Room							
		Explanation : Located In Adjacent Building							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Compressed Air	100%			2046	* *	4	\$1,400	
	Backflow Preventer								
	Generic	100%			2026	\$28,300	1	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Service							
		Explanation : Located Away From Water Entry Point							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (2) B-8 (1) B-7							
		Explanation : Three Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$59,400	
	Sprinkler								
	No Component	95%							
	Generic	5%			2046	* *	1-2	\$1,600	

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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
Program / Asset # : HHC0020.010 / 14738 **Yr Built/Renovated** : 1984 / 2013
Area Sq Ft : 268,259 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Mar-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,ph,ph
Block : 1747 **Lot** : 35 **BIN** : 1077376

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	90%		LIFE		**	5	\$185,800	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : Throughout							
	Window Wall	10%		2055		**	5	\$77,400	
		Recent Construction, Extent : Light, Area Affected : 100%							
		Location : Connecting Corridor To Nursing Facility							
Windows									
	Aluminum	95%		2041		**	5	\$25,900	
	Metal Louvers	5%		2034		**	10	\$8,500	
Parapets									
	Masonry: Brick Cavity	75%		LIFE		**	5	\$29,200	
		Recent Repair Evident, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Metal Rail	20%		2038		**	5-10	\$140,600	
	Pre-Cast Concrete	5%		LIFE		**	5	\$12,200	
Roof									
	Single Ply Membrane	100%		2035		**	10	\$111,100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	15%		LIFE		**	5	\$131,700	
	Ceramic Tile	10%		2040		**	5	\$40,200	
	Traffic Topping	5%		2030		**	5	\$25,100	
	Vinyl Tile	70%		2035		**	3	\$105,400	
Interior Walls									
	Ceramic Tile	10%		2038		**	5	\$53,300	
	Concrete Masonry Unit	20%		LIFE		**	5	\$42,600	
	Glass: Single Pane	5%		LIFE		**	5	\$20,000	
	Gypsum Board	65%		LIFE		**	5	\$207,900	
Ceilings									
	AcousTileSusp.Lay-In	70%		2045		**	5	\$281,100	
		Recent Construction, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Exposed Struc: Steel	10%		LIFE		**			
	Gypsum Board	20%		LIFE		**	5	\$100,400	

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

Under 600 Volts

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2047	* *	5	\$24,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : No Nameplate Ratings Available							
	Main Tank	50%			2060	* *	5	\$3,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : 20,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2025	\$922,100	10	\$49,200	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Old Sections							
	Fluorescent	70%			2033	* *	10	\$172,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2033	* *	10	\$12,300	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
	Fluorescent	5%			2033	* *	10	\$12,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Service	50%			2033	* *	1		
	Exit, LED	50%			2060	* *	1		
	Exterior Lighting								
	HID	100%			2025	\$1,059,200	10	\$800	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2033	* *	1	\$30,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : C C T V Surveillance Camera							
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	* *	1-3	\$165,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Smoke Detector, Horns And Alarm Bells							

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

Heating

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2051	**	1		
Conversion Equipment	Hot Water Boiler	65%			2030	**	1	\$86,200	
		Other Observation, Extent : Light, Area Affected : 65%							
		Location : Penthouse							
		Explanation : 2 Units							
	Hot Water Boiler	35%			2042	**	1	\$46,400	
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : Penthouse							
		Explanation : 1 Unit							
Distribution	Hot Wtr Piping/Pump	100%			2041	**	4	\$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 Chiller/Direct Fire	60%			2025	\$3,262,900	1	\$174,200	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Penthouse							
		Explanation : 2 Units							
	Reciprocating Compr/Chiller	40%			2033	**	1	\$49,800	
		R-134a Refrigerant, Extent : Light, Area Affected : 40%							
		Location : 2 Set Of Multi-stacks, Penthouse							
Distribution	CW & CHW Wtr Pipe/Pump	100%			2045	**	4	\$13,200	
Terminal Devices	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 Unit	40%			2033	**	2	\$74,700	
	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	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
H/C Water Piping	Brass/Copper	100%			2051	* *	1		
Water Heater	Gas Fired	100%			2024	\$160,200	2	\$3,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Upper Penthouse									
Explanation : 4 Units									
HW Heat Exchanger	HTHW/HW	100%			2051	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Upper Penthouse									
Explanation : 4 Units									
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	Non-Submersible	100%			2033	* *	4	\$5,700	
Sewage Ejector(s)	Electric	100%			2025	\$75,700	4	\$10,700	
Backflow Preventer	Generic	100%			2025	\$66,800	1	\$16,400	
Fixtures	Generic	100%							
Vertical Transport									
Elevators	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : (2) C-7, Ph, (4) C-7									
Explanation : 6 Units									
Fire Suppression									
Standpipe	Generic	100%			2045	* *	1-5	\$135,200	
Sprinkler	Generic	100%			2045	* *	1-2	\$75,100	
Fire Pump	Generic	100%			2028	\$169,100	1	\$50,100	
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 : 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



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	40%			2055	**	5-10	\$500,500	
	Pre-Cast Concrete	50%			LIFE	**	5	\$295,700	
		Recent Construction, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Window Wall	10%			2055	**	5	\$68,200	
Windows									
	Aluminum	90%			2050	**	5	\$24,900	
	Metal Louvers	10%			2040	**	10	\$17,300	
Parapets									
	Metal Panel	30%			2055	**	5	\$15,800	
	Metal Rail	10%			2045	**	5-10	\$24,500	
	Pre-Cast Concrete	60%			LIFE	**	5	\$51,200	
Roof									
	Single Ply Membrane	100%			2035	**	10	\$65,600	
Interior									
	Floors								
	Cast in Place Concrete	15%			LIFE	**	5	\$66,300	
	Ceramic Tile	10%			2040	**	5	\$20,200	
	Vinyl Tile	30%			2035	**	3	\$22,700	
	Wood	45%			2065	**	5	\$170,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Patient Rooms							
		Explanation : This Component Is Actually Laminated Wood Flooring.							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	10%			2040	**	5	\$34,700	
	Concrete Masonry Unit	20%			LIFE	**	5	\$27,700	
	Glass: Single Pane	5%			LIFE	**	5	\$13,000	
	Gypsum Board	60%			LIFE	**	5	\$124,800	
Ceilings									
	AcousTileSusp.Lay-In	75%			2045	**	5	\$151,500	
	Exposed Concrete	10%			LIFE	**	5	\$3,200	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$25,200	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches Automatic	100%			2045	* *	1	\$41,500	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : A T S Room							
Generators								
Diesel	100%			2040	* *	1	\$52,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Emergency Generator Rated @ 1250 Kw - Recently Installed							
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$5,000	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Generator Room In The Roof							
Fuel Storage								
Day Tank	50%			2050	* *	5	\$12,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : No Nameplate Rating Available - Recently Installed							
Main Tank	50%			2065	* *	5	\$2,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Underground							
	Explanation : 20,000 Gallons Rating Capacity; Recently Installed							
Lighting								
Interior Lighting Fluorescent	90%			2035	* *	10	\$111,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T- 8 Lamps, Recently Installed							
Fluorescent	5%			2035	* *	10	\$6,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : T-5 Lamps, Recently Installed							
Fluorescent	5%			2035	* *	10	\$6,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Compact Fluorescent Light Fixtures, Recently Installed							
Egress Lighting								
Emergency, Service	50%			2035	* *	1		
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Exit, LED	50%			2065	* *	1		
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Exterior Lighting								
HID	100%			2035	* *	10	\$400	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Outside							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2065	* *	5	\$4,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Recently Installed							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2035	* *	1	\$15,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : Recently Installed C C T V Surveillance Camera							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$83,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Recent Installation. Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2042	* *	1	\$66,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Penthouse					
				Explanation : 3 Units. (2 For Heating, 1 For Both Heating And Domestic Hot Water) 3 Heat Exchangers					
	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	100%			2033	* *	1	\$62,600	
	Compr/Chiller								
				R-134a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : 2 Multistacks Sets, Penthouse					
	Distribution								
	CW & CHW Wtr	100%			2051	* *	4	\$10,000	
	Pipe/Pump								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$83,500	
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	**	2	\$94,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,300	
Exhaust Fans								
Interior	85%			2033	**	2	\$3,500	
Roof	15%			2033	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	**	1		
Water Heater								
Gas Fired	100%			2024	\$80,600	2	\$2,000	
HW Heat Exchanger								
HTHW/HW	100%			2051	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$5,400	
Backflow Preventer								
Generic	100%			2033	**	1	\$8,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 90%							
	Location : (2) 1-5, (1) C-6, Ph, (1) C-6							
	Explanation : 4 Units							
Hydraulic	10%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : C-1							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2051	**	1-5	\$68,000	
Sprinkler								
Generic	100%			2051	**	1-2	\$37,800	
Fire Pump								
Generic	100%			2038	**	1	\$25,200	
Chemical System								
Generic	100%			2024	\$2,000	1-3	\$3,700	

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

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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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	**	5	\$35,400	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Stucco Overhang At Main Entrance.								
Explanation : Minor Horizontal Cracking.								
Masonry: Granite	5%			LIFE	**	5	\$3,800	
Masonry: Limestone	5%			LIFE	**	5	\$3,800	
Metal/Glass Curt Wall	50%			LIFE	**	5	\$94,900	
Metal Panel	5%			2045	**	5-10	\$34,800	
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5	\$6,500	
Masonry: Brick	15%			LIFE	**	5	\$1,400	
Masonry: Limestone	20%			LIFE	**	5	\$2,400	
Metal Rail	5%			2038	**	5-10	\$8,700	
Roof								
IRMA/Protected Membrane	35%			2030	**	10	\$20,900	
Single Ply Membrane	65%			2030	**	10	\$38,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$43,100	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Basement Mechanical And Fire Pump Spaces.								
Explanation : Staining (Rust) From Condensate Drains Was Evident.								
Ceramic Tile	5%			2034	**	5	\$9,900	
Terrazzo	10%			LIFE	**	5	\$15,400	
Vinyl Tile	75%			2030	**	3	\$55,500	
Interior Walls								
Cast in Place Concrete	7%			LIFE	**			
Ceramic Tile	5%			2034	**	5	\$14,200	
Concrete Masonry Unit	8%			LIFE	**	5	\$9,100	
Glass: Single Pane	30%			LIFE	**	5	\$63,900	
Gypsum Board	40%			LIFE	**	5	\$68,200	
Recent Repair Evident, Extent : Light, Area Affected : 1%								
Location : 4th Floor Side 4b								
Travertine Panels	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	35%			2038	**	5	\$75,200	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Basement.								
Explanation : Minor Staining.								
Gypsum Board	50%			LIFE	**	5	\$134,300	
Recent Repair Evident, Extent : Light, Area Affected : 1%								
Location : 4th Floor Lobby Soffit								
Metal Panel	15%			LIFE	**	5	\$40,300	

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

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

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

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

Lighting

Egress Lighting

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

Exterior Lighting

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

No Component	80%						
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Alarm

Security System

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

Fire/Smoke Detection

No Component	70%						
Generic, Digital	30%		2030	**	1-3	\$24,400	

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

Heating

Energy Source

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

Conversion Equipment

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

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

Hot Wtr Piping/Pump	100%		2041	**	4	\$6,500	
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Terminal Devices

Air Handler	50%	4+	\$45,400	2030	**	1	\$36,700
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*Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 30%**Location : Various Locations - Economizer Cycle Not Working*

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2034	**	1	\$142,600	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 2 Units In Chiller Room								
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2045	**	4	\$6,500	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2030	**	1	\$81,500	
	Heat Rejection								
	Water Cooling Tower	100%			2026	\$489,700	2	\$132,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Located On Roof Of Adjacent Building								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$73,500	
	Exhaust Fans								
	Interior	100%			2025	\$459,100	2	\$4,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	**	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2045	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units With 750 Gallon Storage								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	**	4	\$2,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Duplex Unit								
	Sewage Ejector(s)								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1 To 4									
Explanation : 3 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2051		* *	1-5	\$66,400
Sprinkler									
	Generic	100%			2051		* *	1-2	\$36,900
Fire Pump									
	Generic	100%	4+	\$8,300	2028	\$83,100	1	\$22,100	
Leak Evident, Extent : Moderate, Area Affected : 20%									
Location : Pump Room									

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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
Program / Asset # : HHC0002.090 / 82 **Yr Built/Renovated** : 1962 / 2003
Area Sq Ft : 11,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-Mar-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4205 **Lot** : 1 **BIN** : 2102971

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$5,600	
Masonry: Brick	80%	Now	\$121,100	LIFE	**	5	\$19,200	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Stage Wall								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Rotunda Wall At Flat Roof Level								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stage Wall								
Pre-Cast Concrete	10%	Now	\$24,900	LIFE	**	5	\$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Wall Located By Exterior Site Stair And Rotunda Cornice								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Wall Located By Exterior Site Stair And Rotunda Cornice								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Rotunda Cornice								
Explanation : Expansion Joint Missing Between Cornice And Brick Wall								
Window Wall	5%			2045	**	5	\$4,500	
Windows								
Aluminum	100%	Now	\$1,600	2033	**	5	\$900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Lobby.								
Parapets								
Masonry: Brick	65%	Now	\$29,400	LIFE	**	5	\$4,900	1
Horizontal Cracks, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
Location : Flat Roof Parapet								
Spalling, Extent : Light, Area Affected : 10%								
Location : Flat Roof Parapet								
Metal Rail	10%			2038	**	5-10	\$13,500	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Flat Roof Area.								
Explanation : Rail Was Separated At Solid Corner Joint.								
Pre-Cast Concrete	25%	Now	\$3,500	LIFE	**	5	\$11,800	1
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Copings At Flat Roof								
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Coping Joints At Flat Roof								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	94%	Now	\$3,800	2025	\$76,800			
	Debris Present, Extent : Light, Area Affected : 10%							
	Location : Flat Roof Area							
	Drains Clogged, Extent : Light, Area Affected : 20%							
	Location : Curved Flat Roof.							
Skylight, Metal/Glass	6%	Now	\$10,800	2035	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Lantern Located On Flat Roof							
	Glazing Clouded, Extent : Severe, Area Affected : 100%							
	Location : Lantern Located On Flat Roof							
	Thermally Inefficient, Extent : Severe, Area Affected : 100%							
	Location : Lantern Located On Flat Roof							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Lantern Located On Flat Roof							
	Explanation : Glazing Joints Missing/ Cracked							
Interior								
Floors								
Carpet	45%			2024	\$114,900	3	\$12,900	
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : At Front Of Stage							
Cast in Place Concrete	5%	0-2	\$500	LIFE	**	5	\$2,100	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%			2034	**	5	\$1,000	
Terrazzo	15%	Now	\$2,800	LIFE	**	5	\$2,200	
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations.							
Vinyl Tile	15%			2030	**	3	\$1,100	
Wood	15%	2-4	\$9,900	2053	**	5	\$2,700	
	Water Penetration, Extent : Light, Area Affected : 15%							
	Location : Stage, Located Below Roof Skylight/ Lantern							
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$600	
Glass: Single Pane	10%			LIFE	**	5	\$700	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%							
	Location : Front Entrance Lobby							
Masonry: Brick	55%			LIFE	**			
Mosaic Tile	2%			LIFE	**			
Plaster	18%	Now	\$700	LIFE	**	5	\$500	
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Mens Dressing Room							

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

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

Interior

Ceilings

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

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

Location : Breezeway/ Entry Overhang

Spalling, Extent : Light, Area Affected : 10%

Location : Breezeway/ Entry Overhang

Plaster 80% Now \$10,500 LIFE * * 5 \$9,600

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

Location : Back To Middle Ceiling Area

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

Under 600 Volts

Raceway

Conduit 100% 2025 \$32,800 1

Panelboards

Molded Case Bkrs 100% 2024 \$15,600 5 \$300

Wiring

Braided Cloth 40% 2-4 \$11,600 2050 * * 1

Insulation Aged, Extent : Moderate, Area Affected : 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 Power The 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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	10%			2020	\$13,400	10	\$1,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	10%			2020	\$13,400	2		
Incandescent	80%			2020	\$107,000	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Auditorium Stage Lighting</i>								
<i>Explanation : Connected With Dimmer Switch.</i>								
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Controlled Via Photocell</i>								
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2033	* *	1-3	\$1,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2035	* *	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	40%			2021	\$7,200	1	\$2,500	
Pres. Reducing Valve/LP Steam	60%			2021	\$5,000	5	\$500	
Distribution								
Hot Wtr Piping/Pump	40%	4+	\$1,600	2033	* *	4	\$300	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1 Pump Fails And Needs To Be Replaced</i>								
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Expansion Tank Leaking</i>								
Central Plant Steam Piping/Pmp	60%			2035	* *	4	\$600	
<i>Repairs In Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : Condensate Pump In Mechanical Pit</i>								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	60%	4+	\$42,200	2025	\$105,600	1	\$4,300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
	Convactor/Radiator	40%			2023	\$26,800	1	\$1,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Of The Building							
		Explanation : Electricity For Chiller Supplied By A Generator Placed Outside Of The Building							
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2020	\$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	20%	4+	\$10,500	2035	* *	2	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 20%							
		Location : Mechanical Room							
	Roof	80%	Now	\$16,600	2035	* *	2	\$300	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Plumbing									
	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		

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout Site							
		Explanation : Backflow Preventers Are Part Of The Water Campus Water Supply System And Are In Various Locations							
Fixtures									
	Generic	100%							

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

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

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

Print Date : 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
Program / Asset # : HHC0002.010 / 55 **Yr Built/Renovated** : 1955 / 2008
Area Sq Ft : 737,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,12
Block : 4205 **Lot** : 1 **BIN** : 2097550

CAPITAL	FY 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



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	10%			LIFE	**	5	\$53,400	
	Masonry: Brick	88%	0-2	\$741,000	LIFE	**	5	\$469,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout.									
Diagonal Cracks, Extent : Light, Area Affected : 5%									
Location : Throughout.									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 30%									
Location : Throughout.									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 70%									
Location : Throughout.									
Explanation : Much Of The Staining And Lintel Erosion Is From Window A/ C Unit Condensation.									
	Metal Panel	2%			2055	**	5-10	\$73,400	
Recent Construction, Extent : Light, Area Affected : 100%									
Location : New Stair Tower At Loading Dock Area									
Windows									
	Aluminum	100%			2033	**	5	\$281,300	
Parapets									
	Masonry: Brick	85%			LIFE	**	5	\$44,300	
	Masonry: Brick	5%	Now	\$7,900	LIFE	**	5	\$2,600	
Other Observation, Extent : Severe, Area Affected : 5%									
Location : 12th Floor Roof Parapet.									
Explanation : Roof Membrane Separated Vertically From The Parapet Wall; Counter Flashing Missing.									
	Masonry: Limestone	10%	2-4	\$28,500	LIFE	**	5	\$6,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout.									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : 12th Floor Roof Parapet									
Staining/Discoloring, Extent : Severe, Area Affected : 30%									
Location : Throughout.									
Roof									
	IRMA/Protected Membrane	15%			2030	**	10	\$44,000	
Recent Construction, Extent : Light, Area Affected : 100%									
Location : Various Lower Roof Areas And Over Generator Room									
	Modified Bitumen	85%			2030	**	10	\$249,300	

Interior

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$118,300	LIFE	**	5	\$237,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Sub-basement								
Paint Peeling, Extent : Severe, Area Affected : 10%								
Location : Sub-basement								
Ceramic Tile	5%			2034	**	5	\$54,400	
Quarry Tile	5%			2038	**	5	\$81,600	
Terrazzo	5%			LIFE	**	5	\$42,500	
Vinyl Tile	65%			2025	\$6,283,800	3	\$353,400	
Vinyl Tile 9" X 9"	10%			2030	**	3	\$40,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interwoven With Vinyl Composite Tile In Various Locations.								
Explanation : Vinyl Tile 9 X 9								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Recent Repair Evident, Extent : Light, Area Affected : 20%								
Location : Emergency Generator Room Tunnel								
Ceramic Tile	5%			2034	**	5	\$59,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$23,700	
Patching Evident, Extent : Moderate, Area Affected : 40%								
Location : Various Locations In Mechanical Rooms.								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Various Locations In Mechanical Rooms								
Explanation : Peeling Paint								
Gypsum Board	10%			LIFE	**	5	\$71,200	
Marble Panels	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$160,100	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%			2038	**	5	\$271,900	
AcousTileSusp.Lay-In	20%	Now	\$367,900	2030	**	5	\$108,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout.								
Staining/Discoloring, Extent : Severe, Area Affected : 75%								
Location : Throughout.								
Exposed Concrete	10%			LIFE	**	5	\$17,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Basement And Sub-basement Levels.								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Throughout Basement And Sub-basement.								
Metal Panel	5%	Now	\$19,000	LIFE	**	5	\$68,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
Location : Emergency Generator Room.								
Plaster	40%			LIFE	**	5	\$271,900	

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Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2035	* *	5	\$3,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 3000 Amperes Main Disconnect Switch									
Transformers									
	Dry Type	40%			2030	* *	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 300 Kva									
	Dry Type	40%			2023	\$6,600	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One 225 Kva And One 112.5 Kva									
	Dry Type	20%			2038	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Switchgear Room 2 And Basement									
Explanation : One 112.5, 150 And (2) 500 Kva									
Switchgear / Switchboard									
	Air Circuit Breaker	70%			2035	* *	5	\$2,700	
	Fused Disc Sw	30%			2035	* *	5	\$900	
Raceway									
	Conduit	70%			2025	\$571,100	1		
	Conduit	25%			2035	* *	1		
	Tray	5%			2023	\$40,800	1		
Panelboards									
	Molded Case Bkrs	5%			2033	* *	5	\$1,000	
	Molded Case Bkrs	85%	0-2	\$637,600	2050	* *	5	\$8,200	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Molded Case Bkrs	10%			2041	* *	5	\$1,900	
Wiring									
	Braided Cloth	60%	2-4	\$754,100	2050	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	40%			2035	* *	1		
Motor Controllers									
	Locally Mounted	5%			2030	* *	5	\$200	
	Motor Control Center	90%	0-2	\$266,700	2038	* *	5	\$9,000	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Spaces (Basement / Penthouse)									
	Motor Control Center	5%			2038	* *	5	\$1,000	
Ground									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Located Behind Hot Water Heaters							
Stand-by Power									
	Transfer Switches								
	Automatic	50%			2030	* *	1	\$113,400	
	Automatic	50%			2023		1	\$113,400	
Generators									
	Diesel	100%			2028		1	\$285,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 1250 Kva							
Batteries									
	Lead/Acid	100%			2019	\$1,600	5	\$27,300	
Fuel Storage									
	Day Tank	60%			2024	\$33,100	5	\$80,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 275 Gallons							
	Main Tank	40%			2028	\$36,800	5	\$8,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : Two 10,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	76%			2030	* *	10	\$506,500	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	20%			2030	* *	10	\$133,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	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	\$500	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2040	* *	5	\$3,100	

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

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

Alarm

Security System

No Component

90%

Generic

10%

2025

\$233,100

1

\$27,500

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

* *

1-3

\$136,200

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

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2035

* *

1

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

Conversion Equipment

Heat Exchanger, Plate &
Frame

25%

2034

* *

1

\$89,800

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Sub-basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement**Explanation : Serves Reheats And Unit Heaters*Pres. Reducing Valve/LP
Steam

75%

4+

\$70,700

2028

\$353,400

5

\$16,200

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

Distribution

Hot Wtr Piping/Pump

40%

4+

\$133,100

2033

* *

4

\$14,300

*Broken, Extent : Moderate, Area Affected : 50%**Location : One Pump Broken In Mechanical Room**Recent Replace Evident, Extent : Light, Area Affected : 50%**Location : One Motor Recently Replaced*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.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	25%			2020	\$2,501,200	1	\$112,300	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Fan Room							
Air Handler	25%			2030	* *	1	\$112,300	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Various Mechanical Equipment Rooms							
Convactor/Radiator	30%			2030	* *	1	\$70,400	
Fan Coil Unit/Heat	20%			2020	\$2,131,200	1	\$46,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Reheat Coils With A Small Number Of Unit Heaters In Mechanical Spaces							
Air Conditioning								
Energy Source								
Electricity	80%			2041	* *	1		
Steam/HW System	20%			2035	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	25%			2021	\$4,200,800	1	\$196,600	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 2 Absorption Chillers							
Centrifugal, Elec Chiller	60%	4+	\$966,300	2028	\$4,831,300	1	\$424,600	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 3 Units Working At Reduced Capacity							
Window/Wall Unit	15%			2020	\$222,400	1		
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2045	* *	4	\$21,500	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2033	* *	1	\$134,800	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Fan Room							
Air Handler/Cool/Ht	30%			2020	\$2,393,900	1	\$134,800	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Fan Room							
No Component	40%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	80%	4+	\$108,000	2023	\$2,160,100	2	\$468,000	
		Leak Evident, Extent : Light, Area Affected : 20%							
		Location : Roof							
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$405,200	
	Exhaust Fans								
	Interior	95%	4+	\$2,404,800	2035	**	2	\$16,900	
		On Extended Life, Extent : Moderate, Area Affected : 60%							
		Location : Various Locations							
	Roof	5%			2020	\$59,100	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	4+	\$265,200	2035	**	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Sub-basement							
	HW Heat Exchanger								
	Steam Fired	100%			2025	\$1,133,100	4	\$71,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 2 Units With 1000 Gallon Storage; 1 Unit With 350 Gallon Storage Serves Kitchen Only							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	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	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (3) B-11, (5) B-12, (2) B-6							
		Explanation : 10 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	**	1-5	\$366,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	70%							
	Generic	30%			2045	* *	1-2	\$61,100	
Fire Pump									
	Generic	100%			2034	* *	1	\$135,700	

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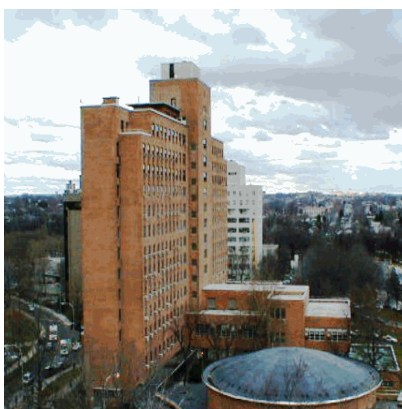
Print Date : 22-Sep-2017

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
Program / Asset # : HHC0002.030 / 56 **Yr Built/Renovated** : 1962 / 2003
Area Sq Ft : 225,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 05-Mar-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,10,13
Block : 4205 **Lot** : 1 **BIN** : 2102972

CAPITAL	FY 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$23,800	LIFE	* *	5	\$40,400		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Overhang At Loading Dock Area									
Exposed Reinforcement, Extent : Light, Area Affected : 10%									
Location : Roof Overhang, 13th Floor									
Spalling, Extent : Light, Area Affected : 10%									
Location : Roof Overhang, 13th Floor And Main Entrance Canopy									
Masonry: Brick	86%			LIFE	* *	5	\$138,900		
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : From Window AC Units, Throughout									
Metal Panel	2%	Now	\$7,300	2045	* *	5	\$6,100		
Broken/Missing Elements, Extent : Severe, Area Affected : 35%									
Location : Penthouse									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Penthouse Walls And 3rd Floor Roof									
Explanation : Rusted Louver Panels.									
Granite Panels	3%	0-2	\$26,900	LIFE	* *	5	\$3,600		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Main Entrance									
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Concrete Canopy Off Of The Granite Facade - Main Entrance									
Explanation : Spalling Concrete									
Window Wall	4%			2045	* *	5	\$24,200		
Windows									
Aluminum	25%			2047	* *	5	\$21,400		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Various Floors									
Aluminum	70%	Now	\$2,629,200	2050	* *	5	\$30,000		
Weather Strip Missing, Extent : Moderate, Area Affected : 70%									
Location : Throughout.									
Other Observation, Extent : Moderate, Area Affected : 90%									
Location : Throughout.									
Explanation : Most Lintels Were Rusted From Window A/C Unit Condensation From Above.									
Metal Louvers	3%	2-4	\$16,000	2028	\$80,200				
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : 3rd Floor Machine Room									
Steel	2%	Now	\$46,800	2041	* *	5	\$10,700	1	
Corrosion/Rusting, Extent : Severe, Area Affected : 25%									
Location : Stairs, Elevator Lobbies									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Stairs, Elevator Lobbies									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$14,500	
	Recent Repair Evident, Extent : Light, Area Affected : 20%							
	Location : Main Roof							
Metal Panel	5%			2045	**	5	\$3,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 13th Floor Roof.							
	Explanation : Metal Panel Refers To Coping.							
Metal Rail	10%			2038	**	5-10	\$30,900	
Roof								
Modified Bitumen	60%	Now	\$35,200	2030	**			
	Miss/Damaged Flashings, Extent : Light, Area Affected : 10%							
	Location : Stair Bulkhead, 13th Floor							
	Ponding, Extent : Light, Area Affected : 2%							
	Location : 3rd Floor Roof Just Outside Bulkhead And Penthouse Roof							
Traffic Topping	40%	0-2	\$24,500	2025	\$244,700			
	Blisters, Extent : Light, Area Affected : 15%							
	Location : 1st Floor And 13th Floor Main Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : 1st Floor And 13th Floor Main Roof							
Interior								
Floors								
Carpet	10%			2024	\$444,600	3	\$50,000	
Cast in Place Concrete	5%			LIFE	**	5	\$36,400	
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Ceramic Tile	5%			2034	**	5	\$16,700	
Granite Panels	5%			LIFE	**	5	\$12,500	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : 2nd Floor Training Facility							
Quarry Tile	5%			2038	**	5	\$25,000	
Raised Access Floor	5%			2034	**	5	\$62,500	
Terrazzo	5%			LIFE	**	5	\$13,000	
Traffic Topping	5%			2030	**	5	\$20,800	
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : In The Gymnasium							
	Explanation : Refers To Plastic Interlocking Tiles.							
Vinyl Tile	55%			2025	\$1,629,000	3	\$91,600	
	Other Observation, Extent : Light, Area Affected : 7%							
	Location : Various Locations							
	Explanation : 9 X 9 Tiles							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	9%			2028	\$943,600	5	\$32,700		
Concrete Masonry Unit	10%	0-2	\$16,900	LIFE	* *	5	\$14,500		
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : North Stair Tower									
Marble Panels	9%			LIFE	* *				
Plaster	35%	2-4	\$21,300	LIFE	* *	5	\$38,200		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Library									
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Basement Storage Room,									
SGFT/Glazed Masonry	28%			LIFE	* *				
Wood	9%			LIFE	* *	5	\$130,800		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Training Area									
Explanation : Wood Panels									
Ceilings									
AcousTile,Adhered	25%			2030	* *	5	\$83,300		
AcousTileSusp.Lay-In	14%	Now	\$78,900	2038	* *	5	\$23,300		
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
AcousTileSusp.Lay-In	8%	Now	\$22,500	2045	* *	5	\$13,300		
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : 13th Floor Corridor									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 13th Floor Corridor									
AcousTileSusp.Lay-In	20%			2030	* *	5	\$66,600		
Plaster	7%	Now	\$32,000	LIFE	* *	5	\$14,600		
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Gymnasium									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Gymnasium, Library									
Plaster	26%			LIFE	* *	5	\$54,100		

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2035	* *	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 5000 Amperes Main Disconnect Switch							
	Fused Disc Sw	50%			2035	* *	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1200 Amperes And (1) 2000 Amperes							
Transformers									
	Dry Type	100%			2030	* *	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : In Generator Room And Mechanical/ Electrical Rooms							
		Explanation : One 500 Kva 480v-208/120v, Others Throughout The Mechanical/ Electrical Rooms							
Switchgear / Switchboard									
	Molded Case Bkrs	80%			2025	\$286,100	5	\$4,800	
	Molded Case Bkrs	20%			2045	* *	5	\$1,200	
Raceway									
	Conduit	80%			2025	\$326,300	1		
	Conduit	20%			2045	* *	1		
Panelboards									
	Molded Case Bkrs	85%			2024	\$318,800	5	\$5,100	
	Molded Case Bkrs	15%			2041	* *	5	\$900	
Wiring									
	Braided Cloth	20%	2-4	\$125,700	2050	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	40%			2045	* *	1		
	Thermoplastic	40%			2035	* *	1		
Motor Controllers									
	Locally Mounted	15%			2023	\$117,300	5	\$200	
	Locally Mounted	5%			2030	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Located On 3rd Floor							
		Explanation : Located On Roof Setback							
	Motor Control Center	80%			2023	\$592,600	5	\$4,900	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,300	
Stand-by Power									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	80%			2038	* *	1	\$55,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Emergency Generator Room							
		Explanation : 3 Automatic Transfer Switches - 1600 Amperes, 3p, 480v							
	Manual	20%			2045	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Emergency Generator Room							
		Explanation : One Manual Transfer Switch							
Generators									
	Diesel	25%			2028	\$137,000	1	\$21,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Located On Basement Level							
		Explanation : (2) 1250 Kva And (1) 375 Kva Generators That Serve 2nd Floor Data Center, Maintained Bydata Center Personnel							
	No Component	75%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Building Is Fed From Other Building Emergency System.							
Batteries									
	Lead/Acid	10%			2019	\$200	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : For Data Center Generators							
	No Component	90%							
Fuel Storage									
	Day Tank	5%			2041	* *	5	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Emergency Generator Room							
		Explanation : One 250 Gallon Tank							
	Main Tank	95%			2053	* *	5	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Parking							
		Explanation : (2) 4000 Gallon Main Tanks							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	5%			2030	* *	10	\$10,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Lobby							
Fluorescent		90%			2030	* *	10	\$183,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 35% Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 35% Location : Throughout							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 30% Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 5% Location : Located On 2nd Floor Explanation : Halogen Lamps Observed							
HID		5%			2020	\$28,500	10	\$400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : HID Lamps							
Egress Lighting									
	Emergency, Battery	50%			2020	\$157,000	10	\$26,900	
	Exit, Service	50%			2020	\$38,800	1		
Exterior Lighting									
HID		100%			2025	\$891,500	10	\$700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Located On Exterior - Under The Breeway Explanation : Controlled Via Timer							
Lightning Protection									
Arresters/Cabling		100%			2040	* *	5	\$1,000	
	Generic								
Alarm									
Security System	No Component	70%							
	Generic	30%			2030	* *	1	\$25,300	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Exit And Corridors Explanation : Fixed Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2033	* *	1-3	\$41,700	
		Recent Installation, Extent : Light, Area Affected : 100% Location : Throughout							

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2045	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided By Adjacent Building #6							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	50%			2028	\$157,000	1	\$55,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Heat Exchanger Serves Hot Water Heating System							
	Pres. Reducing Valve/LP Steam	50%			2028	\$72,200	5	\$6,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Prv Station Serves Steam Coils In Fan Units And A Heat Exchanger For The Hot Water Heating System							
Distribution									
	Hot Wtr Piping/Pump	80%			2041	**	4	\$8,800	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Recent Repipe Of Entire System							
	Central Plant Steam Piping/Pmp	20%	0-2	\$221,400	2025	\$737,900	4	\$2,200	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations							
Terminal Devices									
	Air Handler	20%	Now	\$613,100	2035	**	1	\$24,800	
		Abandoned in Place, Extent : Moderate, Area Affected : 50%							
		Location : Fan Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Fan Room							
		Explanation : Equipmment On Extended Life With Evidence Of Severe Steam Coil Leaks							
	Convactor/Radiator	80%			2030	**	1	\$57,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	40%			2034	**	1	\$96,400	
	Window/Wall Unit	60%	4+	\$54,500	2020	\$272,500	1		
		Damaged, Extent : Moderate, Area Affected : 30%							
		Location : 30% Of Units Need Replacement							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	5%			2030	**	1	\$6,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : In Data Center							
	Explanation : Air Handler							
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$49,700	
No Component	60%							
Exhaust Fans								
Interior	96%	Now	\$446,700	2035	**	2	\$5,200	
	Unit Inoperable, Extent : Severe, Area Affected : 100%							
	Location : Fan Room							
Roof	4%			2020	\$14,500	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : Booster Pump To Get Water To Higher Floors							
HW Heat Exchanger								
Steam Fired	100%			2025	\$347,100	4	\$22,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Equipment Room							
	Explanation : 1,000 Gallon Storage Tank							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Facility Engineer Reports Pumps Not Working							
Backflow Preventer								
Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Entire Site							
	Explanation : Backflow Preventers Are A Part Of The Campus Water Main System And Are In Various Locations							
Fixtures								
Generic	100%							
Vertical Transport								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-13, Penthouse.									
Explanation : 4 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2045		* *	1-5	\$112,200
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 : Moderate, Area Affected : 30%									
Location : Pump Room									

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%	Now	\$105,400	LIFE	**	5	\$7,700	
	Efflorescence, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Masonry: Brick	55%			LIFE	**	5	\$134,700	
	Efflorescence, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Upper Facade							
	Explanation : Modular							
Masonry: Brick	25%			LIFE	**	5	\$61,200	
	Efflorescence, Extent : Severe, Area Affected : 40%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Lower Facade							
	Explanation : Square							
Metal Panel	5%	Now	\$4,600	2045	**	5	\$23,000	
	Water Penetration, Extent : Severe, Area Affected : 100%							
	Location : Underside Of Metal Canopy							
Stucco Cement	5%	Now	\$18,500	2038	**	5	\$15,300	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Stucco Overhang At Main Entry							
Window Wall	5%			2051	**	5	\$45,900	
Windows								
Aluminum	85%			2047	**	5	\$118,600	
Fiberglass Panel	10%			2047	**	5	\$52,300	
Metal Louvers	5%			2038	**	10	\$43,600	
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$23,000	
Masonry: Brick	50%			LIFE	**	5	\$22,600	
	Efflorescence, Extent : Moderate, Area Affected : 40%							
	Location : 4th Floor Roof Parapets							
Metal Panel	5%			2045	**	5	\$8,800	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Low Roof Parapet Wall							
Roof								
Plaza Roof: Stone Panels	2%			2045	**			
Single Ply Membrane	98%	2-4	\$87,800	2030	**			
	Ponding, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Main Roof, Various Locations							
	Explanation : Bitumen In Pitch Cup At Dunnage Supports Are Cracking							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	2-4	\$30,800	LIFE	**	5	\$124,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Mechanical Room</i>								
Granite Panels	5%			LIFE	**	5	\$21,200	
Vinyl Tile	5%	0-2	\$5,000	2033	**	3	\$10,600	
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor By Loading Dock Area In Basement</i>								
Vinyl Tile	80%			2033	**	3	\$170,000	
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$49,400	
Gypsum Board	20%	Now	\$10,700	LIFE	**	5	\$74,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 35%</i>								
<i>Location : Throughout 4th Floor Mechanical Room</i>								
Gypsum Board	53%			LIFE	**	5	\$196,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors Throughout</i>								
<i>Explanation : This Area Of Gypsum Board Was Finished With Wall Covering.</i>								
Masonry: Brick	5%			LIFE	**			
Masonry: Fieldstone	2%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	40%			2042	**	5	\$226,700	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	40%			LIFE	**	5	\$283,300	
Wood	10%	Now	\$278,200	LIFE	**	5	\$495,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Delaminated/ Missing Wood Panels In Main Entry Lobby</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Misaligned</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	90%			2042	**	5	\$1,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Transformers Rated At 112.5 75 , 45 And 30 Kva									
	Dry Type	10%			2042	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : G 007 (Basement)									
Explanation : One 15 Kva Transformer For Fire Alarm									
Switchgear / Switchboard									
	Air Circuit Breaker	50%			2051	**	5	\$1,000	
	Fused Knife Sw	50%			2051	**	5	\$800	
Raceway									
	Conduit	100%			2051	**	1		
Panelboards									
	Molded Case Bkrs	100%			2047	**	5	\$10,100	
Wiring									
	Thermoplastic	100%			2051	**	1		
Motor Controllers									
	Locally Mounted	30%			2042	**	5	\$800	
	Motor Control Center	70%			2042	**	5	\$7,300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$5,600	
Stand-by Power									
Transfer Switches									
	Automatic	95%			2042	**	1	\$112,200	
	Manual	5%			2051	**	5	\$100	
Generators									
	Diesel	98%			2038	**	1	\$145,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Three 1125 Kva Generators									
	Diesel	2%	Now	\$18,300	2040	**	1	\$2,700	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Basement									
Explanation : Dampers Reported To Be Not Operational									
Batteries									
	Lead/Acid	100%			2019	\$1,600	5	\$14,200	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	25%			2047	* *	5	\$17,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Three 150 Gallon Tanks							
	Main Tank	75%			2060	* *	5	\$8,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : Three 20,000 Gallon Tanks							
Lighting									
	Interior Lighting								
	Fluorescent	92%			2033	* *	10	\$319,400	
		Motion Sensors in Use, Extent : Light, Area Affected : 75%							
		Location : Throughout							
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%							
		Location : Throughout							
	HID	8%			2033	* *	10	\$1,000	
	Egress Lighting								
	Emergency, Service	70%			2033	* *	1		
	Exit, LED	30%			2060	* *	1		
	Exterior Lighting								
	HID	30%			2033	* *	10	\$400	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2033	* *	1	\$43,000	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2033	* *	1-3	\$71,000	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2045	* *	1		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Parking Lot							
		Explanation : 3 - 20,000 Tanks For #2 To Serve Both The Boilers And Generators							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment									
	Heat Exchanger, Plate & Frame	10%			2034	**	1	\$18,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : Heat Exchanger Serves Re-heat System And Several Unit Heaters For Mechanical Spaces							
	Steam Boiler	90%			2038	**	1	\$337,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 4 Boilers Provide Steam To Building #1, #4, And #6							
Distribution									
	Hot Wtr Piping/Pump	40%			2041	**	4	\$7,500	
	Central Plant Steam Piping/Pmp	40%	4+	\$125,500	2045	**	4	\$7,500	
		Leak Evident, Extent : Moderate, Area Affected : 10% Location : Basement							
	Central Plant Steam Piping/Pmp	20%			2045	**	4	\$3,700	
Terminal Devices									
	Air Handler	80%			2030	**	1	\$187,300	
	Fan Coil Unit/Heat	20%			2030	**	1	\$24,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Re-heat System							
Air Conditioning									
Energy Source									
	Electricity	100%			2047	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2028	\$4,195,400	1	\$409,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Chiller Room Explanation : Two Chillers / R-123							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2045	**	4	\$18,700	
Terminal Devices									
	Air Handler/Cool/Ht	100%	4+	\$83,200	2030	**	1	\$210,700	
		Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 2% Location : Various Locations							
Heat Rejection									
	Water Cooling Tower	100%			2026	\$1,406,800	2	\$381,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 2 Cell Cooling Tower							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$211,100	
	Exhaust Fans								
	Interior	50%	4+	\$33,000	2030	**	2	\$4,600	
		Broken, Extent : Light, Area Affected : 10%							
		Location : B-1 Make-up Air Fan Needs Repair							
	Roof	50%			2030	**	2	\$5,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Booster Pumps							
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$295,200	2045	**	4	\$37,400	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Hot Water Supplied By Building 1							
		Unit Inoperable, Extent : Light, Area Affected : 100%							
		Location : Building #1							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Building #1							
		Explanation : Instantaneous Water Heater Located In Building 1 / Temporary Hot Water Supply From Building 1 Equipment							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2025	\$94,200	1	\$23,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (8) B To 8							
		Explanation : 8 Units							
	Hydraulic	20%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B To 2							
		Explanation : 2 Units							
	Escalators								
	Under 20' Rise	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby To 1							
		Explanation : 2 Units							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$190,900	
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$106,100	
	Fire Pump								
	Generic	100%			2034	* *	1	\$70,700	

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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



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%	Now	\$4,900	LIFE	* *	5	\$20,800	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : East Side Of Building							
		Explanation : Missing Metal Grating At Top Of Areaway Wall							
	Masonry: Brick	80%	Now	\$420,600	LIFE	* *	5	\$66,700	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Below Window Sills, West Elevation							
		Loose/Delam Surface, Extent : Severe, Area Affected : 25%							
		Location : West Elevation, Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : From Car Impacts At West Elevation							
	Metal Panel	10%			2035	* *	5-10	\$57,300	
	Metal Sect. OHD	5%			2038	* *	5	\$13,000	
Windows									
	Aluminum	100%	Now	\$438,100	2033	* *	5	\$8,300	
		Air Infiltration, Extent : Severe, Area Affected : 80%							
		Location : Throughout.							
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Window Next To Garage Door.							
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Window By Garage Door.							
		Explanation : Window Sill Lifted Up.							
Roof									
	Roll Roofing	100%	Now	\$281,700	2027	\$281,700	5	\$54,400	1
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%							
		Location : All.							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Soffit Areas.							
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
		Explanation : Soffits Are Broken Through With Water Running From Them.							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$28,400	LIFE	* *	5	\$57,100	
Loose/Delam Surface, Extent : Light, Area Affected : 5%								
Location : Basement.								
Ponding, Extent : Moderate, Area Affected : 30%								
Location : Basement.								
Other Observation, Extent : Severe, Area Affected : 90%								
Location : Basement.								
Explanation : Severe Staining From Rusted Water.								
Ceramic Tile	5%			2034	* *	5	\$1,700	
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Toilet Room.								
Vinyl Tile	20%	Now	\$18,600	2030	* *	3	\$2,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Various Locations.								
Worn/Eroded, Extent : Moderate, Area Affected : 60%								
Location : Throughout.								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$700	
Gypsum Board	10%			LIFE	* *	5	\$1,100	
Plaster	15%			LIFE	* *	5	\$800	
SGFT/Glazed Masonry	60%	0-2	\$22,500	LIFE	* *			
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Basement.								
SGFT/Glazed Masonry	5%	Now	\$3,800	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : E M S Garage Plumbing Chase Wall								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Shop Wall At Corridor								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Shop Wall At Corridor								
Ceilings								
AcousTileSusp.Lay-In	8%			2038	* *	5	\$2,800	
AcousTileSusp.Lay-In	2%			2030	* *	5	\$700	
Recent Repair Evident, Extent : Light, Area Affected : 80%								
Location : Facilities/ Administrative Office								
Exposed Concrete	10%	Now	\$11,700	LIFE	* *	5	\$500	
Paint Peeling, Extent : Severe, Area Affected : 80%								
Location : Basement								
Plaster	80%	Now	\$38,200	LIFE	* *	5	\$17,400	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Main Corridor								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Main Corridor								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Main Corridor								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%	0-2	\$1,500	2055	* *	5	\$100	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : Basement									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 1200 Amperes									
Switchgear / Switchboard									
	Molded Case Bkrs	100%	0-2	\$25,500	2055	* *	5	\$300	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 1200 Amperes									
Raceway									
	Conduit	90%			2025	\$3,500	1		
	Conduit	10%			2035	* *	1		
Panelboards									
	Fused Disc Sw	10%			2033	* *	5	\$100	
	Molded Case Bkrs	70%	2-4	\$10,900	2050	* *	5	\$200	
On Extended Life, Extent : Moderate, Area Affected : 70%									
Location : Throughout									
	Molded Case Bkrs	20%			2033	* *	5	\$100	
Wiring									
	Braided Cloth	90%	2-4	\$7,700	2050	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	10%			2035	* *	1		
Motor Controllers									
	Locally Mounted	50%	2-4	\$11,300	2045	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Locally Mounted	50%			2023	\$11,300	5	\$100	
Other Observation, Extent : Light, Area Affected : 50%									
Location : E M S Vehicular Entrance									
Explanation : Motorized Door Operator									
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	80%			2020	\$42,600	10	\$17,100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	20%			2025	\$10,700	10	\$4,300	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 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 Photocell							
	No Component	70%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2025	\$8,200	1	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : In Facilities Office							
		Explanation : Cameras Observed							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2033	* *	1-3	\$4,800	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2035	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam Supplied From Adjacent Building							
Distribution									
	Central Plant Steam Piping/Pmp	100%	4+	\$7,700	2035	* *	4	\$1,100	
		Broken, Extent : Moderate, Area Affected : 20%							
		Location : Condensate Return Pump Needs Repair In Basement							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	60%			2030	* *	1	\$4,500	
	Unit Heater - Steam	40%	4+	\$6,500	2025	\$32,600	4	\$900	
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations							
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	10%			2019	\$85,200	2	\$100	
	Window/Wall Unit	30%			2020	\$14,200	1		
	No Component	60%							
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2030	* *	2	\$1,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Outside							
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$1,300	
	No Component	90%							
	Exhaust Fans								
	Interior	10%			2020	\$8,100	2	\$100	
	Roof	10%	Now	\$3,800	2035	* *	2	\$100	
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : Roof Toilet 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								
	Electric	100%			2023	\$20,100	4	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 200 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		Leak Evident, Extent : Light, Area Affected : 20%							
		Location : Leak Reported By Facility Engineer							
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Storm Drain Piping Operation Not Observed On Day Of Survey							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2025	\$3,900	4	\$500	
		Broken, Extent : Light, Area Affected : 50%							
		Location : Facility Engineer Claims Units Do Not Work							
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Sump Pump Operation Not Observed On Day Of Survey							
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%			2045	* *	1-2	\$2,600	

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Print Date : 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
Program / Asset # : HHC0002.040 / 57 **Yr Built/Renovated** : 1955 / 1998
Area Sq Ft : 55,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-Mar-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 2,6
Block : 4205 **Lot** : 1 **BIN** : 2097551

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	* *	5	\$63,100	
Masonry: Brick	25%	Now	\$166,000	LIFE	* *	5	\$26,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Bulkhead, Areaway At Cellar Stairwell								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Rear Elevation.								
Masonry: Brick	10%	Now	\$66,400	LIFE	* *	5	\$10,500	
Rusting Masonry Supt, Extent : Moderate, Area Affected : 100%								
Location : Various Spans.								
Window Wall	5%	Now	\$92,600	2055	* *	5	\$9,900	
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Corrosion/Rusting, Extent : Severe, Area Affected : 80%								
Location : Throughout.								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Windows								
Aluminum	90%	2-4	\$90,600	2050	* *	5	\$1,000	
Air Infiltration, Extent : Severe, Area Affected : 60%								
Location : Various Windows.								
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Aluminum	10%			2047	* *	5	\$200	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Security Office, 1st Floor								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	75%	0-2	\$4,000	LIFE	* *	5	\$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations.								
Expansion Jnt Failure, Extent : Light, Area Affected : 15%								
Location : Main Roof								
Loose/Delam Surface, Extent : Light, Area Affected : 2%								
Location : Just Under Coping.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Explanation : Mortar Is Porous And Stained From Holding Moisture.								
Masonry: Limestone	25%	0-2	\$90,800	LIFE	* *	5	\$1,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Main Roof								
Staining/Discoloring, Extent : Severe, Area Affected : 80%								
Location : Throughout.								
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Throughout.								
Roof								
Modified Bitumen	75%			2025	\$157,600	10	\$25,900	
Skylight, Metal/Glass	5%			2045	* *	10	\$5,800	
Traffic Topping	20%			2030	* *	10	\$11,500	
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Roof/Patio At 2nd Floor								

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2024	\$76,200	3	\$8,600	
	Cast in Place Concrete	5%	Now	\$600	LIFE	**	5	\$6,200	
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Various Locations.									
Explanation : Rust Staining.									
	Ceramic Tile	5%	Now	\$23,100	2028	\$57,800	5	\$1,400	
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : All Toilet Rooms.									
	Raised Access Floor	5%	Now	\$11,000	2034	**	5	\$5,400	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Other Observation, Extent : Moderate, Area Affected : 40%									
Location : Basement									
Explanation : Worn/ Eroded									
	Slate	5%			LIFE	**	5	\$3,000	
	Vinyl Tile	50%	Now	\$12,700	2030	**	3	\$10,700	
Worn/Eroded, Extent : Moderate, Area Affected : 70%									
Location : Throughout The Building									
	Vinyl Tile	10%			2033	**	3	\$2,100	
Recent Construction, Extent : Light, Area Affected : 100%									
Location : Security Office, 1st Floor									
	Vinyl Tile 9" X 9"	10%			2030	**	3	\$2,100	
Interior Walls									
	Ceramic Tile	5%			2034	**	5	\$6,700	
	Gypsum Board	10%			LIFE	**	5	\$8,100	
Recent Construction, Extent : Light, Area Affected : 100%									
Location : Security Office, First Floor									
	Masonry: Brick	5%			LIFE	**			
	Plaster	70%	Now	\$39,500	LIFE	**	5	\$28,200	
Paint Peeling, Extent : Moderate, Area Affected : 80%									
Location : Throughout The Building									
Staining/Discoloring, Extent : Moderate, Area Affected : 80%									
Location : Throughout The Building									
Water Penetration, Extent : Moderate, Area Affected : 80%									
Location : Throughout Offices Adjacent To Windows.									
	SGFT/Glazed Masonry	10%	Now	\$27,200	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 30%									
Location : Various Locations Throughout.									

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

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

Interior

Ceilings

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

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

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2025	\$8,700	5	\$200
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : 2 (1200 Amperes)

Switchgear / Switchboard

Molded Case Bkrs	100%		2025	\$102,200	5	\$1,500
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Raceway

Conduit	90%		2025	\$48,300	1	
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Conduit	10%		2035	* *	1	
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Panelboards

Molded Case Bkrs	90%	0-2	\$63,300	2050	* *	5	\$700
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On Extended Life, Extent : Severe, Area Affected : 100%
Location : Throughout

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

Braided Cloth	70%	2-4	\$56,400	2050	* *	1	
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Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Throughout

Thermoplastic	30%		2035	* *	1	
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Motor Controllers

Locally Mounted	100%		2023	\$117,300	5	\$400
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Ground

Grounding Devices

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

Transfer Switches

Automatic	100%		2030	* *	1	\$17,000
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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Not Accessible	100%							
	Batteries								
	Not Accessible	100%							
	Fuel Storage								
	Day Tank	100%			2033	* *	5	\$7,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 285 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2030	* *	10	\$10,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	70%			2030	* *	10	\$24,500	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Egress Lighting								
	Emergency, Service	50%			2020	\$9,800	1		
	Exit, Service	50%			2020	\$6,600	1		
	Exterior Lighting								
	HID	10%			2020	\$21,800	10		
		Outdr Lights On During Daytime, Extent : Light, Area Affected : 50%							
		Location : Exterior							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior							
		Explanation : Controlled Via Photocell							
	Incandescent	90%			2020	\$166,800	2	\$100	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2040	* *	5	\$400	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2020	\$35,000	1	\$4,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixed Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2020	\$179,600	1-3	\$10,200	

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

Heating

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2045	* *	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : 1 4,000 Gallon Tank For #2 Fuel							
Conversion Equipment									
	HTHW/HW Exchanger	50%			2028	\$5,400	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Steam To Hot Water							
	Steam Boiler	50%			2038	* *	1	\$18,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Boilers							
Distribution									
	Hot Wtr Piping/Pump	80%			2041	* *	4	\$1,500	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout							
	Central Plant Steam Piping/Pmp	20%			2045	* *	4	\$400	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Basement							
Terminal Devices									
	Convactor/Radiator	100%			2038	* *	1	\$12,300	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2019	\$139,700	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Computer Area Explanation : Split Units Serve This Area							
	Window/Wall Unit	70%	4+	\$21,800	2020	\$54,500	1		
		Malfunctioning, Extent : Light, Area Affected : 40% Location : Various Locations							
	No Component	20%							
Heat Rejection									
	Dry Cooler	10%			2025	\$16,300	2	\$2,700	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$8,500	
	No Component	60%							

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	40%			2025	\$53,200	2	\$500	
	Roof	20%	Now	\$12,400	2035	* *	2	\$200	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$22,800	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Indirect Fired Unit 200 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	* *	4	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Duplex Unit							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-6							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2035	* *	1-2	\$2,100	

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Print Date : 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
Program / Asset # : HHC0009.020 / 126 **Yr Built/Renovated** : 1948 / 2006
Area Sq Ft : 286,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6,9
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$9,700		\$97,300	
Interior Architecture	\$97,100	\$3,300		\$32,000
Electrical	\$54,500	\$39,500	\$44,000	\$58,200
Mechanical	\$76,200	\$43,600	\$76,600	\$59,200
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$273,100	\$122,000	\$253,500	\$184,900
Importance Code A	\$16,300		\$98,000	
Importance Code B	\$242,900	\$122,000	\$155,600	\$184,900
Importance Code C	\$13,900			
Total	\$273,100	\$122,000	\$253,500	\$184,900



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$59,700	LIFE	**	5	\$101,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Overhangs And Upper Floor Balconies									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Underside Of Overhangs									
	Glass Block	5%			LIFE	**	5	\$12,700	
	Masonry: Brick	75%	Now	\$479,100	LIFE	**	5	\$303,800	
Efflorescence, Extent : Moderate, Area Affected : 20%									
Location : Upper Floors - All Facades.									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : South And West Facades									
	Metal Panel	3%			2036	**	5-10	\$83,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : These Are Actually Lead Panels									
	Metal Panel	2%			2052	**	5-10	\$55,700	
	Panel/Paver: Limestone	5%			LIFE	**	5	\$15,200	
	Window Wall	5%			2052	**	5	\$75,900	
Windows									
	Aluminum	95%	0-2	\$55,300	2042	**	5	\$31,600	
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Explanation : Paint Peeling									
	Metal Louvers	5%			2035	**	10	\$20,800	
Parapets									
	Cast Stone/Terra Cotta	15%			LIFE	**	5	\$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	
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Explanation : Paint Peeling									
	Stucco Cement	5%			2031	**	5	\$1,000	
Roof									
	Built-Up (BUR)	45%			2031	**	10	\$54,400	
	Modified Bitumen	25%			2031	**	10	\$30,200	
Alligatoring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Paver: Asphalt	5%			2029	**	10	\$9,100	
	Single Ply Membrane	10%			2031	**	10	\$12,100	
	Traffic Topping	15%			2031	**	10	\$30,200	

Interior

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	3%			2025	\$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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%			2039	**	5	\$127,000	
Gypsum Board	5%			LIFE	**	5	\$15,900	
Plaster	20%	2-4	\$34,800	LIFE	**	5	\$31,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$82,100	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 5000 Amperes</i>								
Transformers								
Dry Type	100%			2039	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 Kva, 480/208/120 V</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2026	\$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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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	20%			2026	\$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%	2-4	\$62,800	2051	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Insulation 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									
	Automatic	100%			2039	* *	1	\$88,100	
Generators									
	Diesel	100%			2035	* *	1	\$110,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated @ 750 Kw							
Batteries									
	Lead/Acid	100%			2019	\$1,600	5	\$10,600	
Fuel Storage									
	Day Tank	50%			2042	* *	5	\$20,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2054	* *	5	\$3,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 3000 Gallon Capacity							
Lighting									

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2031	* *	10	\$183,100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2031	* *	10	\$10,200	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Fluorescent	5%			2031	* *	10	\$10,200	
		Compact Fluorescent Light, Extent : Moderate, Area 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 : Moderate, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : C C T V Surveillance 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, Smoke Detectors, Horns, Alarm Bells And Manual Pull Stations							

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$16,900	2034	**	4	\$10,900	
		Other Observation, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
		Explanation : Defective Distribution Control System							
	Terminal Devices								
	Air Handler	50%			2031	**	1	\$68,600	
	Convactor/Radiator	50%			2031	**	1	\$35,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	15%	Now	\$276,500	2036	**	1	\$13,900	
		Abandoned in Place, Extent : Severe, Area Affected : 15%							
		Location : Room E2102.							
		R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : Room E2102.							
	No Component	85%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Chilled Water From Building S							
	Distribution								
	CW & CHW Wtr Pipe/Pump	85%			2046	**	4	\$9,300	
	No Component	15%							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	**	1	\$137,200	
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2021	\$9,900	2	\$23,200	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$123,700	
	Exhaust Fans								
	Interior	80%			2031	**	2	\$5,400	
	Roof	20%			2031	**	2	\$1,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2046	**	1		
	Galvanized Steel	20%			2024	\$190,600	1		
	HW Heat Exchanger								
	Steam Fired	100%			2046	**	4	\$21,900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Backflow Preventer								
	Generic	100%			2031	**	1	\$13,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-10							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	**	1-5	\$111,800	
	Sprinkler								
	Generic	100%			2046	**	1-2	\$62,100	
	Fire Pump								
	Generic	100%			2035	**	1	\$41,400	

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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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$69,100			
Interior Architecture	\$101,200		\$7,600	\$3,800
Electrical	\$1,600	\$2,300	\$2,900	\$1,600
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$187,700	\$18,000	\$26,300	\$21,200
Importance Code A	\$69,100		\$700	
Importance Code B	\$118,600	\$18,000	\$25,600	\$21,200
Importance Code C				
Total	\$187,700	\$18,000	\$26,300	\$21,200



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$992,300	LIFE	**	5	\$104,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : South Facade, North Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Building Is Currently Vacant.								
Masonry: Granite	3%			LIFE	**	5	\$2,600	
Masonry: Limestone	2%	Now	\$26,600	LIFE	**	5	\$1,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Stucco Cement	5%	Now	\$35,300	2031	**	5	\$7,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Penthouse								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Penthouse								
Windows								
Aluminum	95%	Now	\$1,151,500	2051	**	5	\$13,100	
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Steel	5%	Now	\$75,600	2051	**	5	\$8,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Stairs								
Parapets								
Masonry: Brick	90%	Now	\$80,300	LIFE	**	5	\$6,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal: Cage/Fence	10%	Now	\$15,300	2046	**	5	\$2,400	1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	20%	Now	\$27,100	2036	**			
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof							
		Vegetation Growth, Extent : Severe, Area Affected : 35%							
		Location : Lower Roof							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof							
	IRMA/Protected Membrane	78%			2026	\$184,000	10	\$22,100	
	Skylight, Metal/Glass	2%	Now	\$87,400	2056	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
		Location : Lower Roof							
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof							
Interior									
Floors									
	Carpet	10%	Now	\$101,200	2028	\$101,200	3	\$11,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 65%							
		Location : Penthouse							
		Wrinkling, Extent : Moderate, Area Affected : 15%							
		Location : Penthouse							
	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 Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%			2026	\$8,700	5	\$1,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One Electrical Service - No Rating Available									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2026	\$102,200	5	\$1,400	
Raceway									
Conduit		90%			2026	\$48,300	1		
Conduit		10%			2036	* *	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2025	\$70,300	5	\$1,400	
Wiring								
Braided Cloth	90%	2-4	\$72,500	2051	* *	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	10%			2036	* *	1		
Motor Controllers								
Locally Mounted	90%	2-4	\$43,800	2046	* *	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
Locally Mounted	10%			2024	\$4,900	5		
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$15,800	
Lighting								
Interior Lighting								
Fluorescent	95%			2021	\$827,300	10	\$44,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Incandescent	5%			2021	\$43,500	2	\$100	
Egress Lighting								
Exit, Service	100%			2026	\$17,700	1		
Exterior Lighting								
Not Accessible	100%							
Alarm								
Security System								
Not Accessible	100%							
Fire/Smoke Detection								
Not Accessible	100%							

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

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

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

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

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

Vertical Transport

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

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

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

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

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

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

Print Date : 22-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



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$589,300	LIFE	* *	5	\$62,300	1
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Upper Roof At Vertical Piers Of Terrace								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Upper Roof At Vertical Brick Piers At Terrace								
Rusting Masonry Supt, Extent : Severe, Area Affected : 20%								
Location : Upper Roof At Vertical Piers Of Terrace								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair Exit #5 In Basement								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Building Is Currently Vacant.								
Masonry: Limestone	5%	Now	\$74,900	LIFE	* *	5	\$2,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout Coping, Spandrels								
Windows								
Wood	100%	Now	\$648,600	2051	* *	5	\$110,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Insect/Bird Damage, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	Now	\$109,200	LIFE	* *	5	\$9,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$22,000	LIFE	* *	5	\$1,300	1
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%								
Location : Throughout Cornice And Coping								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Coping								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	60%	Now	\$170,500	2036		**		
		Debris Present, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Drains Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Lower Roof, West Side							
		Ponding, Extent : Severe, Area Affected : 15%							
		Location : Lower Roof, West Side							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Copper/Terne	25%			2041		**	10	\$37,100
	Panel/Paver: Cer/Brk	15%	Now	\$105,200	2056		**		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : Upper Roof							
		Debris Present, Extent : Moderate, Area Affected : 15%							
		Location : Upper Roof							
		Vegetation Growth, Extent : Moderate, Area Affected : 25%							
		Location : Upper Roof							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Upper Roof							
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE		**	5	\$18,200
	Terrazzo	40%			LIFE		**	5	\$26,000
	Vinyl Tile	50%	Now	\$369,200	2036		**	3	\$15,600
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2029		**	5	\$4,300
	Plaster	90%	Now	\$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	\$3,800	LIFE		**		
		Dry Rot/Decay, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Ceilings									
	Plaster	100%	Now	\$227,900	LIFE		**	5	\$51,900
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$21,700	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Knife Sw	90%	2-4	\$115,000	2056	* *	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	10%			2026	\$12,800	5	\$200	
Raceway								
Conduit	100%			2026	\$103,500	1		
Panelboards								
Fused Disc Sw	5%			2025	\$3,500	5	\$100	
Fused Knife Sw	5%	2-4	\$3,500	2051	* *	5		
<i>Pitted/Corroded Buswrk, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	40%			2034	* *	5	\$700	
Molded Case Bkrs	50%			2025	\$35,200	5	\$800	
Wiring								
Braided Cloth	80%	2-4	\$128,600	2051	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2026	\$32,200	1		
Motor Controllers								
Locally Mounted	100%			2024	\$68,900	5	\$400	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,000	LIFE	* *	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$11,800	1	\$19,100	
Generators								
Diesel	100%			2022	\$92,200	1	\$24,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 60 Kw</i>								
Batteries								
Lead/Acid	100%			2019	\$1,600	5	\$2,300	
Fuel Storage								
Main Tank	100%			2029	* *	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : One 100 Gallon</i>								

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Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	95%			2021	\$460,900	10	\$48,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	5%			2021	\$24,600	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		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Whole</i>								
<i>Explanation : This Is Vacant Building. Steam Supplied From Power House</i>								
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.*

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Not Accessible	100%							
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Not Accessible	100%							
	Water Heater								
	Not Accessible	100%							
	HW Heat Exchanger								
	Not Accessible	100%							
	Sanitary Piping								
	Not Accessible	100%							
	Storm Drain Piping								
	Not Accessible	100%							
	Sump Pump(s)								
	Not Accessible	100%							
	Pool Filter/Treatment								
	Not Accessible	100%							
	Sewage Ejector(s)								
	Not Accessible	100%							
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Not Accessible	100%							
Vertical Transport									
	Elevators								
	Not Accessible	100%							
	Escalators								
	Not Accessible	100%							
Fire Suppression									
	Standpipe								
	Not Accessible	100%							
	Sprinkler								
	Not Accessible	100%							
	Chemical System								
	Not Accessible	100%							

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

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

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Print Date : 22-Sep-2017

HEALTH AND HOSPITALS CORP. - FY 2018

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Address : 444 WINTHROP STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.090 / 108 **Yr Built/Renovated** : 1956 /
Area Sq Ft : 93,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$62,300		\$16,800	
Interior Architecture		\$4,400		\$5,300
Electrical	\$27,700	\$20,000	\$13,500	\$12,700
Mechanical	\$12,700	\$26,300	\$33,800	\$28,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$112,600	\$60,600	\$74,000	\$56,600
Importance Code A	\$62,300		\$17,000	\$2,800
Importance Code B	\$50,300	\$60,600	\$56,900	\$53,800
Importance Code C				
Total	\$112,600	\$60,600	\$74,000	\$56,600



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Asset # : 108

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$601,200	LIFE	* *	5	\$63,500	1
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : East Facade, Bulkheads, Corners								
Diagonal Cracks, Extent : Severe, Area Affected : 15%								
Location : Bulkheads, Penthouse								
Horizontal Cracks, Extent : Severe, Area Affected : 15%								
Location : Bulkheads, Penthouse								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Spalling, Extent : Severe, Area Affected : 45%								
Location : East Facade, Bulkheads, Corners, Areaway(s)								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : Bulkheads, Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : East Facade, Bulkheads, Corners, Areaway(s)								
Granite Panels	35%	Now	\$1,644,000	LIFE	* *	5	\$37,100	1
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : North Facade, South Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Panel/Paver: Limestone	10%	Now	\$483,800	LIFE	* *	5	\$10,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : West Facade								
Spalling, Extent : Severe, Area Affected : 10%								
Location : West Facade								
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : West Facade								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : West Facade								
Slate Panels	5%	Now	\$38,600	LIFE	* *	5	\$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Window Wall	5%			2036	* *	5	\$26,500	
Windows								
Aluminum	95%	Now	\$1,307,100	2051	* *	5	\$14,900	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2029	* *	10	\$9,800	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Asset # : 108

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	70%	Now	\$106,900	LIFE	**	5	\$5,900	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
	Location : Interior Face							
	Spalling, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
Granite Panels	20%	Now	\$40,900	LIFE	**	5	\$1,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 25%							
	Location : North Facade, South Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
	Location : North Facade, South Facade							
Panel/Paver: Limestone	10%	Now	\$29,500	LIFE	**	5	\$900	
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 25%							
	Location : Coping At Bulkheads							
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Coping At Bulkheads							
	Explanation : Broken Missing Elements							
Roof								
Built-Up (BUR)	90%	Now	\$167,400	2036	**			
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : 5th Floor Corridor Near Elevator							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Panel	5%			2031	**	10	\$3,600	
Panel/Paver: Cer/Brk	5%	Now	\$23,000	2056	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Lower Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Lower Roof							
Interior								
Floors								
Quarry Tile	35%			2031	**	5	\$74,100	
Terrazzo	10%			LIFE	**	5	\$11,000	
Vinyl Tile	25%			2026	\$313,500	3	\$13,200	
Vinyl Tile 9" X 9"	30%	Now	\$487,400	2036	**	3	\$15,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 50%							
	Location : Throughout							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Asset # : 108

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : 5th Floor Corridor Near Elevator								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 5th Floor Corridor Near Elevator								
	AcousTileSusp.Lay-In	45%	Now	\$161,100	2031	**	5	\$31,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Basement Corridor Near Elevator, Lobby								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Exposed Concrete	30%			LIFE	**	5	\$6,600	
	Metal Panel	5%			LIFE	**	5	\$8,800	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	75%			2026	\$29,000	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3- Main Service Disconnect Switches Rated @ 1600 Amperes								
Fused Disc Sw	25%			2026	\$9,700	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 1200 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 Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2026	\$16,100	1		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Asset # : 108

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	20%			2024	\$39,100	5	\$100	
	Motor Control Center	80%			2024	\$111,100	5	\$2,000	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,000	LIFE	* *	5	\$1,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2024	\$11,800	1	\$28,600	
	Generators								
	Diesel	100%			2022	\$92,200	1	\$36,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated @ 150 Kw							
	Batteries								
	Lead/Acid	100%			2019	\$1,600	5	\$3,400	
	Fuel Storage								
	Day Tank	50%			2025	\$3,500	5	\$8,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	50%			2029	* *	5	\$1,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 30,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2021	\$1,518,400	10	\$81,000	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2026	\$79,900	10	\$4,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Egress Lighting								
	Emergency, Service	50%			2026	\$23,900	1		
	Exit, Service	50%			2026	\$16,200	1		
	Exterior Lighting								
	HID	100%			2021	\$367,200	10	\$300	
Alarm									

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Asset # : 108

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

Alarm

Security System

No Component

70%

Generic

30%

2031

* *

1

\$10,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2026

\$1,007,000

1-3

\$57,300

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

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2036

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : Steam From Power Plant*

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2022

\$60,300

5

\$5,500

Distribution

Central Plant Steam
Piping/Pmp

100%

2026

\$399,800

4

\$4,600

Terminal Devices

Air Handler

40%

2021

\$512,200

1

\$23,000

Convactor/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

*R-134a Refrigerant, Extent : Light, Area Affected : 40%**Location : Basement*

Window/Wall Unit

60%

2021

\$113,900

1

Distribution

CW & CHW Wtr

40%

2036

* *

4

\$2,800

Pipe/Pump

No Component

60%

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Asset # : 108

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2026	\$13,900	4	\$2,000	
Sewage Ejector(s)									
	Electric	100%			2026	\$26,200	4	\$3,700	
Backflow Preventer									
	Generic	100%			2031	* *	1	\$5,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outdoor Enclosure								
	Explanation : Located Outside Building								
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-5								
	Explanation : 2 Units								
Fire Suppression									
Standpipe									
	Generic	100%			2036	* *	1-5	\$46,900	

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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				\$42,100
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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$32,500	
Pre-Cast Concrete	60%			LIFE	**	5	\$675,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Building Elevations Below Roof Level							
	Explanation : Uniform Finish Panel System							
Pre-Cast Concrete	20%			LIFE	**	5	\$225,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Building Elevations Below Roof Level							
	Explanation : Linear Ribbed Finish System							
Stucco Cement	15%			2043	**	5	\$129,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Penthouse - Bulkhead Wall At Roof Levels							
	Explanation : Referring To An Eifs Product							
Windows								
Aluminum	100%			2048	**	5	\$28,000	
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5	\$7,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Exterior Finish Is An Eifs Product							
Metal Rail	35%			2043	**	5-10	\$72,500	
Metal: Cage/Fence	5%			2043	**	5-10	\$4,400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 7th Floor							
	Explanation : 7th Floor Walk Out Roof Area Parapets							
Roof								
IRMA/Protected Membrane	75%			2034	**	10	\$78,900	
Plaza Roof: Stone Panels	20%			2052	**			
Single Ply Membrane	5%			2034	**	10	\$5,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 7th Floor Walk Out Roof							
	Explanation : 7th Floor Walk Out Roof Areas Contained An Astroturf Surface							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$98,300	
Ceramic Tile	5%			2039	**	5	\$22,500	
Terrazzo	3%			LIFE	**	5	\$10,500	
Traffic Topping	7%			2034	**	5	\$39,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Bathrooms							
	Explanation : Epoxy Flooring With Abrasive Topping							
Vinyl Tile	75%			2034	**	3	\$168,400	

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

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

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			
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 Observation, Extent : Light, Area Affected : 100%

Location : All Floors With The Exception Of The Basement And Penthouse

Explanation : 1/2 Of Almost Every Gypsum Board Wall Was Finished In Wall Covering Below The Horizontal Impact Strip Protection

Ceilings

AcousTileSusp.Lay-In	75%			2043	**	5	\$336,900	
Exposed Concrete	5%			LIFE	**	5	\$3,500	

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

Location : Basement

Explanation : Basement Ceiling

Exposed Struc: Steel	10%			LIFE	**			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Penthouse Ceiling

Explanation : Corrugated Decking Over Steel Framing

Gypsum Board	10%			LIFE	**	5	\$56,100	
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2046	**	5	\$1,300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Switches Rated @ 4000 Amperes Each

Transformers

Dry Type	100%			2039	**	5	\$1,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- 500 Kva, 2- 225 Kva, 480/208/120 Volts

Switchgear / Switchboard

Fused Disc Sw	50%			2046	**	5	\$600	
Molded Case Bkrs	50%			2046	**	5	\$4,000	

Raceway

Conduit	100%			2046	**	1		
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Panelboards

Fused Disc Sw	30%			2042	**	5	\$2,100	
Molded Case Bkrs	70%			2042	**	5	\$5,500	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	100%			2046	**	1		
Motor Controllers									
	Locally Mounted	50%			2039	**	5	\$1,000	
	Variable Frequency Drive	50%			2039	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$4,400	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2039	**	1	\$92,300	
Generators									
	Diesel	100%			2035	**	1	\$116,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside								
	Explanation : Emergency Generator Rated @ 1750 Kw								
Batteries									
	Nickel Cadmium	100%			2021	\$1,600	5	\$66,900	
Fuel Storage									
	Main Tank	100%			2054	**	5	\$8,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside								
	Explanation : 10,000 Gallons Rated Capacity								
Lighting									
Interior Lighting									
	Fluorescent	80%			2031	**	10	\$220,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	20%			2031	**	10	\$55,100	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
Egress Lighting									
	Emergency, Service	45%			2031	**	1		
	Emergency, Battery	5%			2031	**	10	\$3,600	
	Exit, Service	50%			2031	**	1		
Exterior Lighting									
	Fluorescent	100%			2031	**	10	\$27,500	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
Alarm									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

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

Alarm

Security System

No Component

70%

Generic

30%

2031

* *

1

\$33,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Rooms**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2031

* *

1-3

\$190,500

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

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2036

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : High Press Steam From Hospital Power Plant.*

Conversion Equipment

Heat Exchanger, Plate &
Frame

40%

2035

* *

1

\$59,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : (2) Steam To Hot Water Heat Exchangers For Reheat Coils And Terminal Units*Pres. Reducing Valve/LP
Steam

60%

2035

* *

5

\$10,700

*Other Observation, Extent : Light, Area Affected : 60%**Location : Basement And Ph Mechanical Rooms**Explanation : 2 Stations*

Distribution

Hot Wtr Piping/Pump

40%

2042

* *

4

\$5,900

Central Plant Steam

60%

2046

* *

4

\$8,900

Piping/Pmp

Terminal Devices

Air Handler

60%

2031

* *

1

\$111,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Various Throughout The Buidling**Explanation : Reheat Coils Serving All Constant Volume System; 18 Units.*

Convactor/Radiator

20%

2039

* *

1

\$19,400

Unit Heater - Steam

20%

2031

* *

4

\$8,200

Air Conditioning

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2035	* *	1	\$308,500	
		Other Observation, Extent : Light, Area Affected : 95%							
		Location : Basement Mechanical Room							
		Explanation : (3) Chillers, 500 Tons Each; R134a							
	Interior Pkg Unit - Cooling	5%			2030	* *	2	\$900	
		R-134a Refrigerant, Extent : Light, Area Affected : 5%							
		Location : Various							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : 7 Floors/2 Closets/Floor							
		Explanation : Data Comm Closets Dx System 100% Back-up; (1) for Emerg Gen room							
Distribution									
	CW & CHW Wtr Pipe/Pump	95%			2052	* *	4	\$21,100	
	No Component	5%							
Terminal Devices									
	Air Handler/Cool/Ht	95%			2031	* *	1	\$176,300	
		Other Observation, Extent : Light, Area Affected : 95%							
		Location : Basement / Penthouse Mechanical Rooms							
		Explanation : Constant Volume With Reheat; 18 Units							
	No Component	5%							
Heat Rejection									
	Evaporative Condenser	5%			2031	* *	2	\$10,500	
	Water Cooling Tower	95%			2027	\$1,059,500	2	\$286,900	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$167,300	
Exhaust Fans									
	Interior	60%			2031	* *	2	\$5,500	
	Roof	40%			2031	* *	2	\$3,700	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2052	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Duplex Booster Pumps With Clayton Valves							
Water Heater									
	Gas Fired	100%			2024	\$179,200	2	\$4,400	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	50%			2031	* *	4	\$4,800	
	Submersible	50%			2020	\$5,000	4	\$4,800	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement Mechanical Room								
	Explanation : (1) For Basement Sanitary And Floor Drain								
Sewage Ejector(s)									
	Electric	100%			2031	* *	4	\$17,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : Dual Unit, Lead/lag								
Backflow Preventer									
	Generic	100%			2034	* *	1	\$18,400	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (7) 1-7; (1) B-roof								
	Explanation : 8 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$156,900	
Sprinkler									
	Generic	100%			2046	* *	1-2	\$84,100	
Fire Pump									
	Generic	100%			2035	* *	1	\$56,000	

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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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$84,300			\$1,600
Interior Architecture	\$44,100		\$25,900	\$5,000
Electrical	\$36,200	\$38,200	\$40,100	\$45,700
Mechanical	\$12,700	\$16,400	\$115,400	\$36,000
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Total	\$220,800	\$98,000	\$224,800	\$131,900
Importance Code A	\$84,300			\$9,900
Importance Code B	\$122,800	\$98,000	\$224,800	\$122,000
Importance Code C	\$13,700			
Total	\$220,800	\$98,000	\$224,800	\$131,900



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$100,000	
Masonry: Brick	13%	Now	\$153,800	LIFE	**	5	\$16,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Masonry: Granite	2%	Now	\$61,800	LIFE	**	5	\$1,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : East Facade At Retaining Wall								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : East Facade At Retaining Wall								
Metal Panel	5%	Now	\$15,900	2036	**	5	\$11,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Lead Panels								
Windows								
Aluminum	10%			2042	**	5	\$3,300	
Bronze/Brass	3%			2034	**	5	\$6,100	
Steel	5%	Now	\$89,400	2051	**	5	\$10,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Penthouse, Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Penthouse, Stairs								
Wood	82%	Now	\$787,700	2051	**	5	\$134,200	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	60%	Now	\$96,800	LIFE	* *	5	\$8,000	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$29,300	LIFE	* *	5	\$1,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Metal Rail	30%	Now	\$33,500	2031	* *	5	\$28,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : 9th Floor Terraces								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : 9th Floor Terraces								
Roof								
Clay Tile	48%	Now	\$181,800	2036	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Penthouse								
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%								
Location : Penthouse								
Copper/Terne	2%	Now	\$2,600	2041	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Steeple								
IRMA/Protected Membrane	10%			2026	\$60,300	10	\$7,200	
Paver: Asphalt	10%	Now	\$67,800	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Lower Roof								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Lower Roof								
Traffic Topping	30%	Now	\$138,000	2036	* *			
Blisters, Extent : Moderate, Area Affected : 50%								
Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : 9th Floor Terraces								
Loose/Delam Surface, Extent : Moderate, Area Affected : 45%								
Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$14,600	LIFE	**	5	\$29,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Entrance</i>								
Ceramic Tile	3%			2029	**	5	\$8,100	
Quarry Tile	2%			2031	**	5	\$8,100	
Terrazzo	10%			LIFE	**	5	\$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%	Now	\$12,500	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair To Upper Roof, 9th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair To Upper Roof, 9th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Wood	5%			LIFE	**	5	\$9,900	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$68,100	2031	**	5	\$13,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2039	**	5	\$13,400	
Exposed Concrete	15%			LIFE	**	5	\$6,300	
Plaster	70%			LIFE	**	5	\$117,500	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	**	5	\$5,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 2000 Amperes</i>								
Transformers								
Dry Type	100%			2043	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kva, 480/208/120 Volts</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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%	2-4	\$377,000	2051	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	30%			2036	* *	1		
Thermoplastic	10%			2052	* *	1		
Motor Controllers								
Locally Mounted	80%			2024	\$103,800	5	\$1,200	
Locally Mounted	20%			2031	* *	5	\$300	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$67,400	
Generators								
Diesel	100%			2035	* *	1	\$84,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Emergency Generator Rated @ 150 Kw							
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$8,100	
Fuel Storage								
Day Tank	50%			2042	* *	5	\$16,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 150 Gallons Rated Capacity							
Main Tank	50%			2054	* *	5	\$2,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 30,000 Gallon Capacity							

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	40%			2021	\$1,236,900	10	\$66,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2026	\$92,800	10	\$5,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	55%			2026	\$1,700,700	10	\$90,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$24,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	* *	1-3	\$139,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Power Plant</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$116,700	5	\$10,700	
Distribution								
Central Plant Steam Piping/Pmp	100%			2026	\$2,981,700	4	\$8,900	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%			2021	\$495,500	1	\$22,300	
Convactor/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	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Refrigerant: R-407</i>						
Ext Pkg Unit - Heating/Cooling	10%			2021	\$220,600	2	\$1,100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
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	\$56,400	2021	\$564,100	2	\$4,000	
		<i>Not in Service, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Various</i>						
Roof	10%			2021	\$29,300	2	\$600	
Plumbing								
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%							
Vertical Transport								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : (2) B-11, (2) B-10									
Explanation : 4 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2026	\$734,200	1-5	\$90,700	
Sprinkler									
	No Component	75%							
	Generic	25%			2036	* *	1-2	\$12,600	

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

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

Print Date : 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
Program / Asset # : HHC0009.100 / 109 **Yr Built/Renovated** : 1932 / 2007
Area Sq Ft : 72,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 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	\$1,485,500	\$3,789,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$17,600		\$8,600	\$100
Interior Architecture	\$5,000			\$700
Electrical	\$15,300	\$15,600	\$17,600	\$9,900
Mechanical	\$8,200	\$14,400	\$8,200	\$11,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$50,000	\$34,000	\$38,300	\$25,700
Importance Code A	\$25,400	\$7,800	\$16,600	\$7,900
Importance Code B	\$24,600	\$26,100	\$21,800	\$17,900
Importance Code C				
Total	\$50,000	\$34,000	\$38,300	\$25,700



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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$8,700	
Masonry: Brick	10%	Now	\$58,300	LIFE	**	5	\$9,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Base Of Chimney								
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Chimney								
Masonry: Brick	70%			LIFE	**	5	\$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	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$6,100	
Masonry: Brick	75%	Now	\$324,100	LIFE	**	5	\$26,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	3%	Now	\$11,800	LIFE	**	5	\$1,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Metal Panel	2%			2046	**	5	\$2,800	
Metal Rail	5%	Now	\$5,000	2031	**	5	\$12,700	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Metal Panel	5%			2043	**	10	\$15,500	
Single Ply Membrane	95%			2034	**	10	\$160,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								

Interior

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

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

Interior

Floors

Cast in Place Concrete	90%	Now	\$230,900	LIFE	* *	5	\$232,200
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%
Location : Throughout

Terrazzo	5%			LIFE	* *	5	\$4,600
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Vinyl Tile	5%	0-2	\$52,400	2036	* *	3	\$2,200
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Office Area
Worn/Eroded, Extent : Moderate, Area Affected : 25%
Location : Office Area

Interior Walls

Concrete Masonry Unit	5%			LIFE	* *	5	\$2,500
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Gypsum Board	10%			LIFE	* *	5	\$7,600
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Masonry: Brick	75%			LIFE	* *		
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Plaster	10%			LIFE	* *	5	\$3,800
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Ceilings

AcousTileSusp.Lay-In	5%	Now	\$5,000	2031	* *	5	\$2,900
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Office

Exposed Concrete	85%	Now	\$168,600	LIFE	* *	5	\$15,700
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Broken/Missing Elements, Extent : Severe, Area Affected : 10%
Location : First Floor
Cracking/Crumbling, Extent : Severe, Area Affected : 25%
Location : First Floor

Exposed Struc: Steel	10%			LIFE	* *		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2026	\$5,100	5	\$300
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Switch Rated @ 2000 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2026	\$639,200	5	\$1,900
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Raceway

Conduit	100%			2026	\$699,500	1	
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Panelboards

Fused Disc Sw	10%			2025	\$8,700	5	\$200
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Molded Case Bkrs	70%			2025	\$60,900	5	\$1,300
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Molded Case Bkrs	20%			2034	* *	5	\$400
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Wiring

Thermoplastic	80%			2026	\$129,100	1	
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Thermoplastic	20%			2036	* *	1	
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2024	\$15,800	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								
Automatic	100%			2024	\$9,300	1	\$22,200	
Generators								
Diesel	100%			2022	\$76,500	1	\$28,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 3 Emergency Generators Rated 2@- 570 Kw And 1@-500 Kw								
Batteries								
Lead/Acid	100%			2019	\$1,600	5	\$2,700	
Fuel Storage								
Day Tank	50%			2025	\$3,000	5	\$7,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 2- 75 Gallon Capacity And 1- 50 Gallon Capacity								
Main Tank	50%			2029	* *	5	\$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 10,000 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	15%			2026	\$124,900	10	\$10,800	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Corridors								
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								
HID	100%			2021	\$285,500	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	* *	5	\$1,800	
Alarm								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

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

Alarm

Security System

No Component

70%

Generic

30%

2026

\$68,600

1

\$8,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2026

\$782,900

1-3

\$44,600

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

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2036

* *

1

Conversion Equipment

Steam Boiler

100%

2031

* *

1

\$78,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Ground Floor**Explanation : 5 High Pressure Steam Boilers*

Distribution

Central Plant Steam Piping/Pmp

100%

2036

* *

4

\$5,800

Terminal Devices

Unit Heater - Steam

50%

2026

\$137,900

4

\$3,600

No Component

50%

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Interior Pkg Unit - Cooling

5%

2024

\$144,300

2

\$200

*R-22 Refrigerant, Extent : Light, Area Affected : 5%**Location : 2nd Floor*

Split Unit

5%

2026

\$82,400

No Component

90%

*Other Observation, Extent : Light, Area Affected : 0%**Location : AC Room**Explanation : 3 Electric Centrifugal Chillers In Place, They Are For Adjacent Buildings.*

Terminal Devices

Fan Coil - 2 Pipe

5%

2026

\$7,300

1

\$1,300

No Component

95%

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Evaporative Condenser	5%			2026	\$1,200	2	\$2,700	
	No Component	95%							
Ventilation									
	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%							

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

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

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

Print Date : 22-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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Sect. OHD	2%			2039	**	5	\$13,700	
Pre-Cast Concrete	85%			LIFE	**	5	\$604,200	
Stucco Cement	5%			2039	**	5	\$27,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Penthouse - Bulkhead Walls At Roof Level								
Explanation : Referring To An Eifs System								
Window Wall	8%			2046	**	5	\$65,600	
Windows								
Aluminum	97%			2042	**	5		
Metal Louvers	3%			2035	**	10		
Parapets								
Metal Panel	3%			2046	**	5	\$3,300	
Metal Rail	22%			2039	**	5-10	\$113,000	
Pre-Cast Concrete	60%			LIFE	**	5	\$107,300	
Stucco Cement	15%			2043	**	5	\$11,000	
Roof								
Built-Up (BUR)	85%	Now	\$12,600	2031	**			
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : 4th Floor Roof								
Panel/Paver: Cer/Brk	15%			2046	**	10	\$31,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Perimeter Pavers								
Explanation : Pre-cast Concrete								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$43,800	
Ceramic Tile	5%			2035	**	5	\$20,000	
Vinyl Tile	90%			2031	**	3	\$180,100	
Interior Walls								
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								
AcousTileSusp.Lay-In	85%	Now	\$57,500	2039	**	5	\$170,100	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Exposed Concrete	5%			LIFE	**	5	\$3,100	
Gypsum Board	10%			LIFE	**	5	\$50,000	
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2046	**	5	\$1,100	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 2- Main Service Switches Rated @ 4000 Amperes Each						
	Transformers								
	Dry Type	100%			2039	**	5	\$1,000	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 2- 300 Kva, 480/208/120 Volts						
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2046	**	5	\$600	
	Molded Case Bkrs	50%			2046	**	5	\$3,500	
	Raceway								
	Conduit	100%			2046	**	1		
	Panelboards								
	Fused Disc Sw	5%			2042	**	5	\$300	
	Molded Case Bkrs	95%			2042	**	5	\$6,700	
	Wiring								
	Thermoplastic	100%			2046	**	1		
	Motor Controllers								
	Motor Control Center	80%			2039	**	5	\$5,800	
	Variable Frequency Drive	20%			2039	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	**	1	\$82,300	
	Generators								
	Diesel	100%			2035	**	1	\$103,600	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Generator Room						
			Explanation : 2- Generators Rated @ 2000 Kw Each						
	Batteries								
	Lead/Acid	100%			2020	\$1,600	5	\$9,900	
	Fuel Storage								
	Day Tank	50%			2042	**	5	\$24,800	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Generator Room						
			Explanation : 1- 450 Gallon And 1- 3,000 Gallon Capacity						
	Main Tank	50%			2054	**	5	\$3,900	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Outside						
			Explanation : 3,000 Gallon Capacity						

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2031	* *	10	\$220,700	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2031	* *	10	\$24,500	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2031	* *	1		
	Exit, LED	50%			2054	* *	1		
Exterior Lighting									
	HID	100%			2031	* *	10	\$800	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2054	* *	5	\$7,900	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	* *	1	\$30,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2031	* *	1-3	\$169,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%			2042	**	4	\$6,600	
	Central Plant Steam Piping/Pmp	50%			2046	**	4	\$6,600	
Terminal Devices									
	Air Handler	50%			2031	**	1	\$82,700	
	Fan Coil Unit/Heat	50%			2031	**	1	\$43,200	
Air Conditioning									
Energy Source									
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2035	**	1	\$289,400	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 3 Units. Basement								
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$13,200	
Heat Rejection									
	Water Cooling Tower	100%			2027	\$993,600	2	\$269,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : D Building Roof								
	Explanation : Located On " D " Building								
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$149,100	
Exhaust Fans									
	Interior	70%			2031	**	2	\$5,700	
	Roof	30%			2031	**	2	\$2,500	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2046	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2046	**	4	\$26,400	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2031	**	4	\$8,500	
Sewage Ejector(s)									
	Electric	100%			2031	**	4	\$16,000	
Fixtures									
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-5									
Explanation : 7 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2052		* *	1-5	\$139,800
Sprinkler									
	Generic	100%			2052		* *	1-2	\$74,900

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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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				\$200
Interior Architecture	\$134,200	\$1,000	\$2,100	\$5,700
Electrical	\$11,800	\$7,600	\$8,600	\$6,800
Mechanical	\$8,000	\$6,900	\$9,300	\$6,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$161,900	\$23,400	\$27,800	\$27,200
Importance Code A	\$1,600	\$900	\$1,000	\$1,000
Importance Code B	\$126,300	\$22,500	\$26,900	\$26,100
Importance Code C	\$34,000			
Total	\$161,900	\$23,400	\$27,800	\$27,200



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	100%			LIFE	**	5	\$44,100	
Windows									
	Aluminum	90%			2042	**	5	\$400	
	Metal Louvers	10%			2035	**	10	\$200	
Roof									
	Single Ply Membrane	100%	Now	\$186,800	2036	**			
Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Rooms Fs-123 And Fs-124 And Various Others									
Interior									
Floors									
	Carpet	10%			2025	\$87,500	3	\$13,100	
	Cast in Place Concrete	30%	Now	\$42,800	LIFE	**	5	\$43,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Kitchen									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Kitchen									
	Ceramic Tile	3%			2035	**	5	\$2,000	
	Quarry Tile	22%			2039	**	5	\$21,600	
	Traffic Topping	5%			2031	**	5	\$4,100	
	Vinyl Tile	30%	Now	\$35,000	2031	**	3	\$7,400	
Adhesion Failure, Extent : Moderate, Area Affected : 20%									
Location : Basement									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Basement									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Interior Walls									
	Ceramic Tile	10%	Now	\$34,000	2029	**	5	\$5,900	
Adhesion Failure, Extent : Moderate, Area Affected : 15%									
Location : Kitchen Equipment Wash Down Area									
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Kitchen Equipment Wash Down Area									
	Concrete Masonry Unit	20%			LIFE	**	5	\$9,400	
	Gypsum Board	70%			LIFE	**	5	\$49,500	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	25%	Now	\$27,400	2031	* *	5	\$10,100		
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
	Location : Throughout								
AcousTileSusp.Lay-In	10%			2039	* *	5	\$6,500		
Exposed Struc: Steel	20%			LIFE	* *				
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Room Fs-124								
Gypsum Board	3%	Now	\$20,500	LIFE	* *	5	\$2,400		
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Room Fs-123								
	Water Penetration, Extent : Severe, Area Affected : 30%								
	Location : Room Fs-123								
Metal Panel	42%			LIFE	* *	5	\$34,000		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 4000 Amperes							
	Transformers								
	Dry Type	100%			2031	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 750 Kva, 208/480 Volts							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2036	* *	5	\$200	
	Raceway								
	Conduit	100%			2036	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2034	* *	5	\$1,200	
	Wiring								
	Thermoplastic	100%			2036	* *	1		
	Motor Controllers								
	Locally Mounted	20%			2031	* *	5	\$100	
	Motor Control Center	80%			2031	* *	5	\$1,000	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2031	* *	1	\$13,500	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	50%		2029		* *	1	\$8,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated @ 200 Kw									
	Diesel	50%		2039		* *	1	\$8,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : Emergency Generator Rated @ 1000 Kw									
Batteries									
	Lead/Acid	100%		2019		\$1,600	5	\$1,600	
Fuel Storage									
	Day Tank	50%		2034		* *	5	\$4,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : 75 Gallon Capacity									
	Main Tank	50%		2041		* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : 30,000 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	1%		2026		\$7,500	10	\$400	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
	Fluorescent	99%		2026		\$745,600	10	\$39,800	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
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, Hallways, Outside									
Explanation : CCTV Surveillance Cameras									

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%
2026 \$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 Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source
Plant Campus Steam /
PRV

60%
2036 * * 1
Other Observation, Extent : Light, Area Affected : 60%
Location : Basement Steam Room
Explanation : Steam Supplied From Power House

Natural Gas

40% 2046 * * 1

Conversion Equipment

Furnace

40%
2031 * * 1 \$8,700
Other Observation, Extent : Light, Area Affected : 40%
Location : Roof
Explanation : 2 Gas Fired Roof Top Units

Pres. Reducing Valve/LP
Steam

60% 2029 * * 5 \$1,600

Distribution

Hot Wtr Piping/Pump
Central Plant Steam
Piping/Pmp

50% 2042 * * 4 \$1,100
 10% Now \$3,600 2036 * * 4 \$200
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%
Location : Basement Steam Room

No Component

40%

Terminal Devices

Air Handler
Convactor/Radiator
Fan Coil Unit/Heat

30% 2026 \$181,000 1 \$8,100
 10% 2031 * * 1 \$1,400
 20% 2026 \$128,500 1 \$2,800
Other Observation, Extent : Light, Area Affected : 20%
Location : Loading Area
Explanation : 4 Air Curtains

No Component

40%

Air Conditioning

Energy Source
Electricity

100% 2042 * * 1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	50%			2026	\$173,700	2	\$1,300	
		R-22 Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Roof							
	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								
	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								
	Generic	100%			2026	\$10,900	1	\$2,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, Br, 1.							
		Explanation : 2 Units							
Fire Suppression									
	Sprinkler								
	Generic	100%			2036	* *	1-2	\$12,300	
	Chemical System								
	Generic	100%			2021	\$2,000	1-3	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 2 Sets							

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal 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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse - Bulkhead Wall At Roof Levels</i>								
<i>Explanation : Referring To Eifs Product</i>								
Window Wall	5%			2046	**	5	\$53,000	
Windows								
Aluminum	97%			2042	**	5	\$40,400	
Metal Louvers	3%			2035	**	10	\$7,800	
Parapets								
Metal Panel	5%			2046	**	5	\$4,600	
Metal Rail	15%			2039	**	5-10	\$64,600	
Pre-Cast Concrete	60%			LIFE	**	5	\$89,900	
Stucco Cement	20%			2039	**	5	\$12,300	
Roof								
IRMA/Protected Membrane	20%			2031	**	10	\$16,400	
IRMA/Protected Membrane	10%			2031	**	10	\$8,200	
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Over 7th Floor</i>								
Single Ply Membrane	70%			2031	**	10	\$57,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$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		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switches Rated @ 3000 Amperes And 1600 Amperes								
Transformers								
Dry Type	100%			2039	**	5	\$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3- 500 Kva, 2- 75 Kva, 480/208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	80%			2046	**	5	\$800	
Molded Case Bkrs	20%			2046	**	5	\$1,300	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2042	**	5	\$300	
Molded Case Bkrs	95%			2042	**	5	\$6,100	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Motor Control Center	80%			2039	**	5	\$5,300	
Variable Frequency Drive	20%			2039	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$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 : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated @ 1250 Kw								
Diesel	50%			2039	**	1	\$47,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated @ 2000 Kw								
Batteries								
Lead/Acid	50%			2020	\$800	5	\$4,500	
Lead/Acid	50%			2021	\$800	5	\$4,500	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	25%			2042	**	5	\$11,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 300 Gallon Capacity							
	Day Tank	25%			2048	**	5	\$11,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 300 Gallon Capacity							
	Main Tank	50%			2054	**	5	\$3,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 10,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	94%			2031	**	10	\$211,400	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2031	**	10	\$11,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	HID	1%			2031	**	10	\$100	
	Egress Lighting								
	Emergency, Service	45%			2031	**	1		
	Emergency, Battery	5%			2031	**	10	\$3,000	
	Exit, LED	50%			2054	**	1		
	Exterior Lighting								
	HID	100%			2031	**	10	\$800	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2054	**	5	\$7,200	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	**	1	\$27,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : C C T V Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2031	**	1-3	\$155,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	**	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Steam From Power Plant								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2035	**	1	\$60,600	
Pres. Reducing Valve/LP Steam	50%			2035	**	5	\$7,300	
Distribution								
Hot Wtr Piping/Pump	50%			2042	**	4	\$6,000	
Central Plant Steam Piping/Pmp	50%			2046	**	4	\$6,000	
Terminal Devices								
Air Handler	50%			2031	**	1	\$75,800	
Fan Coil Unit/Heat	50%			2031	**	1	\$39,600	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2031	**	1	\$113,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Z								
Explanation : Located In Power Plant								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$12,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	**	1	\$151,600	
Heat Rejection								
Water Cooling Tower	100%	0-2	\$45,600	2027	\$911,300	2	\$197,400	
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$136,700	
Exhaust Fans								
Interior	50%			2031	**	2	\$3,800	
Roof	50%			2031	**	2	\$3,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
HW Heat Exchanger								
Steam Fired	100%			2046	**	4	\$24,200	

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

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

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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



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$59,900	LIFE	* *	5	\$50,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Loading Dock									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Loading Dock									
	Masonry: Brick Cavity	70%			LIFE	* *	5	\$142,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Building Is Currently Vacant.									
	Masonry: Granite	5%			LIFE	* *	5	\$7,600	
	Metal Coiling Doors	5%	Now	\$60,300	2031	* *	5	\$15,900	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Slate Panels	2%	Now	\$222,400	LIFE	* *	5	\$3,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Window Sills									
Spalling, Extent : Severe, Area Affected : 50%									
Location : Window Sills									
	Window Wall	13%			2046	* *	5	\$99,100	
Windows									
	Aluminum	97%	0-2	\$1,921,600	2051	* *	5	\$21,900	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location :									
	Metal Louvers	3%	Now	\$42,300	2041	* *			
Bent/Warped Elements, Extent : Severe, Area Affected : 50%									
Location : South Facade									
Deformed/Dented, Extent : Severe, Area Affected : 50%									
Location : South Facade									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : South Facade									
Explanation : Fire Damage									
Parapets									
	Metal Rail	100%			2039	* *	5-10	\$522,600	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	100%	Now	\$496,200	2036		* *		
			Debris Present, Extent : Moderate, Area Affected : 25%					
			Location : Bird Droppings Throughout					
			Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%					
			Location : Lower Roof					
			Vegetation Growth, Extent : Moderate, Area Affected : 20%					
			Location : Bird Droppings Throughout Lower Roof					
			Water Penetration, Extent : Moderate, Area Affected : 10%					
			Location : Throughout Lower Roof					
Interior								
Floors								
Cast in Place Concrete	25%			LIFE		* *	5	\$123,000
Ceramic Tile	2%			2035		* *	5	\$4,500
Panel/Paver: Cer/Brk	35%			2042		* *	5	\$177,200
Terrazzo	5%			LIFE		* *	5	\$8,800
Traffic Topping	23%	0-2	\$134,200	2026	\$671,000		5	\$32,300
			Deteriorated Finish, Extent : Moderate, Area Affected : 20%					
			Location : Throughout					
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
			Cracking/Crumbling, Extent : Light, Area Affected : 10%					
			Location : Throughout					
Plaster	5%	Now	\$5,200	LIFE		* *	5	\$1,800
			Cracking/Crumbling, Extent : Light, Area Affected : 10%					
			Location : Throughout					
SGFT/Glazed Masonry	70%			LIFE		* *		
Ceilings								
AcousTile,Adhered	5%			2031		* *	5	\$11,200
Exposed Concrete	5%	Now	\$37,800	LIFE		* *	5	\$1,800
			Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
			Location : 2nd Floor At Concrete Beam					
			Exposed Reinforcement, Extent : Moderate, Area Affected : 10%					
			Location : 2nd Floor At Concrete Beam					
Exposed Concrete	90%			LIFE		* *	5	\$31,600

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Air Circuit Breaker		100%			2026	\$41,100	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Six 1600 Amperes Main Disconnect Switch									
Switchgear / Switchboard									
Air Circuit Breaker		30%			2026	\$46,000	5	\$200	
Molded Case Bkrs		70%			2026	\$107,300	5	\$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%	2-4	\$200,300	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
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									
Generic		100%	2-4	\$10,000	LIFE	* *	5	\$2,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Lighting									
Interior Lighting									
Fluorescent		96%			2021	\$2,479,800	10	\$132,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Using 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									
HID		100%			2021	\$552,600	10	\$400	
Alarm									
Security System									
No Component		90%							
Generic		10%			2026	\$44,300	1	\$5,200	
Fire/Smoke Detection									
No Component		50%							
Generic, Analog		50%			2026	\$757,800	1-3	\$43,100	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2036	**	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Whole Explanation : This Is Vacant Building. Steam Supplied From Power House							
	Conversion Equipment								
	Not Accessible	100%							
	Distribution								
	Not Accessible	100%							
	Terminal Devices								
	Not Accessible	100%							
Air Conditioning									
	Energy Source								
	Not Accessible	100%							
	Conversion Equipment								
	Not Accessible	100%							
	Distribution								
	Not Accessible	100%							
	Terminal Devices								
	Not Accessible	100%							
	Heat Rejection								
	Not Accessible	100%							
	Dehumidifier								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Not Accessible	100%							
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Not Accessible	100%							
	Water Heater								
	Not Accessible	100%							
	HW Heat Exchanger								
	Not Accessible	100%							
	Sanitary Piping								
	Not Accessible	100%							
	Storm Drain Piping								
	Not Accessible	100%							
	Sump Pump(s)								
	Not Accessible	100%							
	Pool Filter/Treatment								
	Not Accessible	100%							
	Sewage Ejector(s)								
	Not Accessible	100%							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

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

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

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

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

Print Date : 22-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
Program / Asset # : HHC0009.010 / 125 **Yr Built/Renovated** : 1930 / 2011
Area Sq Ft : 598,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,6,7,10,Pen
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 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



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

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$85,800	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Concrete Masonry Unit	3%			LIFE	**	5	\$16,100	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Masonry: Brick	75%	Now	\$405,800	LIFE	**	5	\$643,100	
	Efflorescence, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	5%			LIFE	**	5	\$32,200	
Metal Panel	10%	0-2	\$21,800	2036	**	5	\$160,800	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : These Are Actually Lead Panels							
Stucco Cement	3%			2031	**	5	\$64,300	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Window Wall	2%			2046	**	5	\$64,300	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows									
	Aluminum	50%			2034	* *	5	\$70,200	
	Steel	5%	Now	\$383,600	2051	* *	5	\$43,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : East And West Facades Of Wing B									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : East And West Facades Of Wing B									
	Wood	45%	Now	\$1,855,200	2051	* *	5	\$316,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 55%									
Location : North Facade, South Facade, Crossovers									
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : North Facade, South Facade, Crossovers									
Insect/Bird Damage, Extent : Moderate, Area Affected : 30%									
Location : North Facade, South Facade, Crossovers									
Split/Cracked, Extent : Moderate, Area Affected : 55%									
Location : North Facade, South Facade, Crossovers									
Parapets									
	Copper/Terne	2%			2046	* *	5	\$1,500	
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Masonry: Brick	55%			LIFE	* *	5	\$8,300	
Recent Repair Evident, Extent : Light, Area Affected : 75%									
Location : Throughout									
Recent Replace Evident, Extent : Light, Area Affected : 25%									
Location : Throughout									
	Masonry: Limestone	13%			LIFE	* *	5	\$2,500	
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Metal Rail	15%			2031	* *	5-10	\$40,900	
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Metal: Cage/Fence	15%			2031	* *	5-10	\$17,500	
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	67%			2034	**	10	\$154,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Clay Tile	20%			2052	**	10	\$46,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Copper/Terne	3%			2041	**	10	\$17,200	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Panel/Paver: Cer/Brk	5%			2052	**	10	\$15,300	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Sloped Glazing	5%			LIFE	**	5	\$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	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : 3rd Floor Bridge To Building P							
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, Extent : Light, Area Affected : 15%							
	Location : Floors 2, 6, 7							
Gypsum Board	5%			LIFE	**	5	\$34,800	
Plaster	35%	Now	\$170,100	LIFE	**	5	\$121,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Floors, 2, 8, 10 - B Building							
SGFT/Glazed Masonry	25%			LIFE	**			

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

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

Interior

Ceilings

AcousTileConcealSpLn 25% 2-4 \$56,200 2031 * * 5 \$83,000

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

Location : Throughout

AcousTileSusp.Lay-In 25% 2-4 \$56,200 2039 * * 5 \$66,400

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

Location : Throughout

Exposed Concrete 7% LIFE * * 5 \$5,800

Plaster 43% Now \$940,300 LIFE * * 5 \$142,800

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

Location : 3rd Floor Connecting Tunnels, Floors 2, 6, 7 - A Building / Floors 2, 8, 10 - B

Building

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

Under 600 Volts

Service Equipment

Air Circuit Breaker 70% 2026 \$86,200 5 \$2,200

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

Location : Electrical Room

Explanation : 2- Main Service Disconnect Switch Rated @ 4000 Amperes Each

Fused Disc Sw 30% 2026 \$37,000 5 \$800

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

Location : Electrical Room

Explanation : Main Service Switch Rated @ 1200 Amperes

Transformers

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

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

Location : Electrical Room

Explanation : 2- 150 Kva, 480/277/120 Volts

Dry Type 50% 2031 * * 5 \$1,100

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

Location : Electrical Room

Explanation : 112.5 Kva, 480/277/208 Volts

Switchgear / Switchboard

Fused Disc Sw 30% 2026 \$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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	70%	2-4	\$659,800	2051	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	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	100%	Now	\$10,000	LIFE	**	5	\$8,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Stand-by Power									
Transfer Switches									
	Automatic	30%			2031	**	1	\$55,300	
	Automatic	70%			2039	**	1	\$129,000	
Generators									
	Diesel	100%			2035	**	1	\$231,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated @ 750 Kw									
Batteries									
	Lead/Acid	100%			2020	\$1,600	5	\$22,200	
Fuel Storage									
	Day Tank	50%			2042	**	5	\$43,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : 275 Gallons Rated Capacity									
	Main Tank	50%			2029	**	5	\$6,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 30,000 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	55%			2021	\$4,385,700	10	\$234,000	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	40%			2031	**	10	\$170,200	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2026	\$398,700	10	\$21,300	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Basement									

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

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

Lighting

Egress Lighting

Emergency, Service	45%		2031		**	1			
Emergency, Battery	5%		2031		**	10		\$5,600	
Exit, LED	40%		2054		**	1			
Exit, Service	10%		2026	\$16,200		1			

Exterior Lighting

HID	100%		2021	\$2,364,600		10		\$1,800	
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Alarm

Security System

No Component	70%								
Generic	30%		2031		**	1		\$67,100	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital	100%		2031		**	1-3		\$380,200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells And Manual Pull Stations*

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

Heating

Energy Source

Plant Campus Steam / PRV	100%		2026	\$46,200		1			
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam Provided By Power House*

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%		2039		**	5		\$27,600	
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*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Basement*

Distribution

Central Plant Steam Piping/Pmp	100%		2046		**	4		\$22,900	
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Terminal Devices

Air Handler	20%		2021	\$1,277,700		1		\$57,400	
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*On Extended Life, Extent : Moderate, Area Affected : 20%**Location : Various*

Convactor/Radiator	80%		2024	\$1,945,800		1		\$119,900	
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Air Conditioning

Energy Source

Electricity	100%		2034		**	1			
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2020	\$966,200	2	\$2,800	
			R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Various					
Reciprocating Compr/Chiller	10%			2021	\$385,600	1	\$21,500	
			R-134a Refrigerant, Extent : Light, Area Affected : 10% Location : B Building Basement					
Ext Pkg Unit - Heating/Cooling	20%			2031	**	2	\$5,700	
			R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : Roof					
Window/Wall Unit	60%			2021	\$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%							
Heat Rejection								
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%	Now	\$64,700	2021	\$646,500	2	\$4,500	
			Unit Inoperable, Extent : Severe, Area Affected : 10% Location : Various Locations					
Roof	60%			2026	\$452,600	2	\$8,500	
Plumbing								
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%							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : A And C Buildings 6 Units: B-Roof; B3 Units: B-10.									
Explanation : 9 Units (6 Passenger, 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	

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 22-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
Program / Asset # : HHC0009.260 / 4123 **Yr Built/Renovated** : 1992 / 2010
Area Sq Ft : 48,358 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 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



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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%	Now	\$177,500	LIFE	**	5	\$45,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Fracade At Window Sills</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2042	**	5	\$4,500	
Parapets								
Metal Rail	100%			2039	**	5-10	\$12,900	
Roof								
Single Ply Membrane	100%			2034	**	10	\$69,800	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$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	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 2500 Amperes</i>								
Transformers								
Dry Type	100%			2031	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kva, 480/277 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$200	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$1,300	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	* *	5	\$300	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$14,900	
Generators								
Diesel	100%			2029	* *	1	\$18,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside The Building								
Explanation : Emergency Generator Rated @ 53 Kw								
Batteries								
Lead/Acid	100%			2019	\$1,600	5	\$1,800	
Fuel Storage								
Day Tank	50%			2034	* *	5	\$4,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 100 Gallon Capacity								
Main Tank	50%			2041	* *	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 30,000 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	98%			2026	\$282,200	10	\$43,500	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
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								
No Component	70%							
Generic	30%			2026	\$45,900	1	\$5,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : C C T V Surveillance Cameras								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

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

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2026 \$523,600 1-3 \$29,800
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Manual Pull Stations And Horns

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

Heating

Energy Source
Plant Campus Steam /
PRV

100% 2036 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Steam Room
Explanation : Steam Supplied From Power House

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100% 2029 * * 5 \$2,900

Distribution

Central Plant Steam
Piping/Pmp

100% 2046 * * 4 \$2,400

Terminal Devices

Air Handler
Fan Coil Unit/Heat

75% 2026 \$499,400 1 \$22,400
 25% 2026 \$177,300 1 \$3,900

Air Conditioning

Energy Source
Electricity

100% 2042 * * 1

Conversion Equipment

Ext Pkg Unit -
Heating/Cooling

80% 2026 \$474,300 2 \$2,400
R-22 Refrigerant, Extent : Light, Area Affected : 80%
Location : 2 On Roof, 1 On The Side Of Building
Other Observation, Extent : Light, Area Affected : 80%
Location : Roof
Explanation : 2 Roof Top Units

No Component

20%

Ventilation**Distribution**

Ductwork/Diffusers

100% LIFE * * 2-5 \$27,000

Exhaust Fans

Roof

100% 2026 \$78,600 2 \$1,500

Plumbing

H/C Water Piping
Brass/Copper

100% 2036 * * 1

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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 : Light, Area Affected : 100%					
				Location : New Enclosure Near Sidewalk					
				Explanation : R P Z Located Outside					
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1-2					
				Explanation : 1 Unit					
Fire Suppression									
	Standpipe Generic	100%			2046	* *	1-5	\$25,300	

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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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$19,400	\$27,000
Interior Architecture	\$37,800			\$71,300
Electrical	\$39,100	\$27,200	\$30,800	\$23,900
Mechanical	\$98,800	\$52,100	\$98,600	\$93,300
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$195,500	\$99,000	\$168,500	\$235,200
Importance Code A	\$5,200		\$19,700	\$27,000
Importance Code B	\$190,300	\$99,000	\$148,800	\$174,700
Importance Code C				\$33,500
Total	\$195,500	\$99,000	\$168,500	\$235,200



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

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

Exterior**Exterior Walls**

Masonry: Brick Cavity	90%			LIFE	**	5	\$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	
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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	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 5th Floor</i>								
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over 5th Floor Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Nurse Station 5a, Corridor Near Room 6, Restroom In Room 6, Storage Room 5a06</i>								

Interior**Floors**

Carpet	10%			2025	\$351,000	3	\$52,600	
Cast in Place Concrete	10%			LIFE	**	5	\$57,500	
Terrazzo	5%			LIFE	**	5	\$10,300	
Vinyl Tile	75%			2031	**	3	\$98,600	

Interior Walls

Ceramic Tile	5%	Now	\$55,200	2035	**	5	\$9,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Food Cart Wash Down Area In Basement Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Food Cart Wash Down Area In Basement Kitchen</i>								

Concrete Masonry Unit	15%			LIFE	**	5	\$22,900	
Fabric on Framing	35%			2027	\$14,251,200	5	\$66,900	
Gypsum Board	45%			LIFE	**	5	\$103,300	

Ceilings

AcousTileSusp.Lay-In	65%			2039	**	5	\$97,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Corridor Near Room 6, Room 5a06, Near Nurse Station 5a, Restroom In Room 6</i>								

Exposed Concrete	10%			LIFE	**	5	\$2,400	
Gypsum Board	25%			LIFE	**	5	\$47,100	

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	* *	5	\$800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Main Service Switches Rated 4000 Amperes Each							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2036	* *	5	\$800	
	Raceway								
	Conduit	100%			2036	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2034	* *	5	\$400	
	Molded Case Bkrs	90%			2034	* *	5	\$4,100	
	Wiring								
	Thermoplastic	100%			2036	* *	1		
	Motor Controllers								
	Locally Mounted	5%			2031	* *	5	\$100	
	Motor Control Center	95%			2031	* *	5	\$4,500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2031	* *	1	\$53,800	
	Generators								
	Diesel	100%			2029	* *	1	\$67,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated @ 750 Kw							
	Batteries								
	Lead/Acid	100%			2019	\$1,600	5	\$6,500	
	Fuel Storage								
	Day Tank	50%			2034	* *	5	\$16,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 100 Gallon Capacity							
	Main Tank	50%			2041	* *	5	\$2,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 2500 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2026	\$2,944,100	10	\$157,100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2026	\$60,100	10	\$3,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	40%			2026	\$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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$1,892,700	1-3	\$107,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam Supplied From Power House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$10,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : 3 Heat Exchangers For Radiators And Induct Coils</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2042	* *	4	\$4,300	
Central Plant Steam Piping/Pmp	50%	Now	\$72,400	2046	* *	4	\$4,300	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : Condensate Return Pump Is Undersized</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%			2031	**	1	\$54,100	
Convactor/Radiator	40%			2039	**	1	\$22,600	
Fan Coil Unit/Heat	10%			2031	**	1	\$5,700	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2035	**	1	\$189,200	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%						
		Location : M E R, Basement						
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : M E R, Basement						
		Explanation : 2 Units						
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$8,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	**	1	\$108,100	
Heat Rejection								
Water Cooling Tower	100%			2027	\$649,600	2	\$175,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,500	
Exhaust Fans								
Interior	50%			2031	**	2	\$2,700	
Roof	50%			2031	**	2	\$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
HW Heat Exchanger								
Steam Fired	100%			2046	**	4	\$17,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2031	**	4	\$5,500	
Sewage Ejector(s)								
Electric	100%			2031	**	4	\$10,400	
Backflow Preventer								
Generic	100%			2031	**	1	\$10,700	
Fixtures								
Generic	100%							
Vertical Transport								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	75%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : B-5							
		Explanation : 3 Units							
	Hydraulic	25%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : B-1							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2052		* *	1-5	\$91,400
	Sprinkler								
	Generic	100%			2052		* *	1-2	\$49,000
	Fire Pump								
	Generic	100%			2035		* *	1	\$32,600

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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
Program / Asset # : HHC0010.030 / 280 **Yr Built/Renovated** : 1976 / 2008
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



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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL GARAGE
Asset # : 280

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

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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Potholes Throughout</i>									

Interior Walls

Cast in Place Concrete	95%			LIFE		**			
Masonry: Brick	5%			LIFE		**			

Ceilings

Exposed Concrete	100%			LIFE		**	5	\$62,000	
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Raceway

Conduit	100%			2027		\$47,000	1		
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Panelboards

Molded Case Bkrs	100%			2035		**	5	\$8,000	
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Wiring

Thermoplastic	100%			2027		\$103,100	1		
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Lighting

Interior Lighting

HID	100%			2027		\$2,592,300	10	\$9,800	
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Egress Lighting

Emergency, Battery	50%			2022		\$213,900	10	\$36,600	
Exit, Service	50%			2022		\$42,800	1		

Exterior Lighting

HID	100%			2022		\$1,198,000	10	\$900	
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Alarm

Security System

No Component	90%								
Generic	10%			2027		\$96,000	1	\$11,300	

Fire/Smoke Detection

No Component	90%								
Generic, Digital	10%			2027		\$328,500	1-3	\$18,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL GARAGE
Asset # : 280

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-5							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2037	* *	1-5	\$158,700	

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

Print Date : 22-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
Program / Asset # : HHC0010.010 / 278 **Yr Built/Renovated** : 1976 / 2008
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



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

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

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	83%	0-2	\$1,344,000	LIFE	**	5	\$685,700		
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%									
Location : At Horizontal Expansion Joints Throughout									
Masonry: Brick Cavity	10%	Now	\$971,500	LIFE	**	5	\$82,600		
Water Penetration, Extent : Moderate, Area Affected : 100%									
Location : North Facade - A Wing / Wall At Generator Intake - 3rd Floor									
Window Wall	7%			2047	**	5	\$216,900		
Windows									
Aluminum	60%			2043	**	5	\$92,700		
Aluminum	40%			2035	**	5	\$61,800		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Upper Floors									
Explanation : Double Gauge Windows With Recessed 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	\$918,200	2037	**				
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Over 10th Floor A Wing									
Insul Miss/Displaced, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 10th Floor A Wing, 3rd Floor Roof @ Generator									
IRMA/Protected Membrane	35%			2027	\$1,285,500	10	\$154,200		
Other Observation, Extent : Light, 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 : 100%									
Location : Annex And C Wing Roof Above 10th Floor									
Plaza Roof: Stone Panels	3%	Now	\$30,300	2037	**				
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Auditorium Entrance									
Roll Roofing	5%	Now	\$95,100	2029	**	5	\$18,400		
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Over 10th Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Over 10th Floor									
Skylight, Metal/Glass	7%	Now	\$952,900	2037	**				
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Perimeter Glass Above A And C Wings									

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

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

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Skylight, Metal/Glass	7%	Now	\$952,900	2037	**			
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Above A And C Wings									
Interior									
Floors									
	Carpet	10%			2026	\$2,066,000	3	\$232,200	
	Cast in Place Concrete	10%			LIFE	**	5	\$338,700	
	Ceramic Tile	5%			2036	**	5	\$77,400	
	Panel/Paver: Cer/Brk	10%			2043	**	5	\$348,300	
	Vinyl Tile	65%	Now	\$447,300	2032	**	3	\$377,400	
Broken/Missing Elements, Extent : Light, Area Affected : 20%									
Location : Throughout									
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	10%			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%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : At Utility Elevator Banks									
Explanation : Corian Panels									
Ceilings									
	AcousTileConcealSpLn	30%	4+	\$782,700	2032	**	5	\$289,200	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%									
Location : Corridors On Floors 3, 5, 6, 8, 9									
	AcousTileSusp.Lay-In	40%	Now	\$104,400	2040	**	5	\$308,500	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Locker Rooms Below Auditorium Plaza Entrance									
	AcousTileSusp.Lay-In	5%			2044	**	5	\$77,100	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Emergency Rooms									
	Exposed Struc: Steel	7%			LIFE	**			
	Gypsum Board	5%	Now	\$16,300	LIFE	**	5	\$96,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Stair A									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 10th Floor Section A, Stair A									
	Metal Panel	10%			LIFE	**	5	\$192,800	
	Metal Panel	3%	Now	\$403,900	LIFE	**	5	\$57,800	
Deformed/Dented, Extent : Moderate, Area Affected : 50%									
Location : Kitchen, Food Preperation Area									

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	60%			2027	\$131,800	5	\$3,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 3000 Amperes Main Disconnect Switch									
	Fused Disc Sw	40%			2027	\$87,900	5	\$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 5000 Amperes Main Disconnect Switch									
Transformers									
	Dry Type	100%			2025	\$16,500	5	\$3,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Three - 1000 Kva, 460hv-208/120lv									
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									
	Automatic	90%			2025		1	\$286,400	
	Automatic	10%			2044	* *	1	\$31,800	

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	70%			2023		1	\$280,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Two 1000 Kw Waukesha							
Diesel	30%			2036	* *	1	\$120,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Caterpillar Genset Rated @ 2000 Kw							
Batteries								
Lead/Acid	30%			2021	\$500	5	\$11,500	
Nickel Cadmium	70%			2022	\$1,100	5	\$161,400	
Fuel Storage								
Day Tank	50%			2026	\$39,300	5	\$95,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 275 Gallons Capacity							
Underground Storage	50%			LIFE	* *	5	\$32,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : 10,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	88%			2032	* *	10	\$834,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	10%			2032	* *	10	\$94,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors							
	Explanation : Compact Fluorescent Lighting Fixtures							
LED	2%			2035	* *			
Egress Lighting								
Emergency, Service	60%			2032	* *	1		
Exit, Service	40%			2032	* *	1		
Exterior Lighting								
HID	100%			2022	\$4,084,000	10	\$3,200	
Lightning Protection								
Arresters/Cabling								
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 : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2037	* *	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam Is Provided From Service Building							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	100%			2030	* *	1	\$511,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room							
		Explanation : 14 Units							
Distribution									
	Hot Wtr Piping/Pump	80%	2-4	\$126,300	2035	* *	4	\$40,800	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Explanation : 20 Out Of 50 Pumps Not Working							
	Central Plant Steam Piping/Pmp	20%			2037	* *	4	\$10,200	
Terminal Devices									
	Air Handler	50%			2022	\$7,121,200	1	\$319,800	
	Convactor/Radiator	20%			2025	\$1,084,500	1	\$66,800	
	Induction Unit	30%			2030	* *	1	\$100,200	
Air Conditioning									
Distribution									
	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 Brass/Copper	100%			2037	* *	1		
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		

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

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

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	Now	\$42,200	LIFE	* *	1		
			Corroded, Extent : Severe, Area Affected : 2%						
			Location : Staircase A - 10th Floor						
	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 : Light, Area Affected : 100%						
			Location : (14) B-10 (2) B-11						
			Explanation : 16 Units						
	Escalators								
	Over 20' Rise	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st To 2nd Floor Up And Down						
			Explanation : 2 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2047	* *	1-5	\$521,500	
	Sprinkler								
	No Component	10%							
	Generic	90%			2037	* *	1-2	\$260,800	
	Chemical System								
	Generic	100%			2025	\$2,000	1-3	\$4,000	

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

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

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

Print Date : 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



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

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

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	97%	0-2	\$154,900	LIFE	* *	5	\$79,000	
	Misaligned/Bulging, Extent : Light, Area Affected : 15%								
	Location : At Horizontal Expansion Joints								
	Metal Coiling Doors	3%	0-2	\$2,900	2032	* *	5	\$3,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Around Door Frame								
Windows									
	Aluminum	50%			2035	* *	5	\$700	
	Metal Louvers	50%			2030	* *	10	\$4,200	
Parapets									
	Masonry: Brick Cavity	85%	Now	\$250,800	LIFE	* *	5	\$26,000	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Interior Parapets								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
	Location : Interior Parapets								
	Vegetation Growth, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Metal Rail	10%			2032	* *	5-10	\$55,300	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$9,600	
Roof									
	IRMA/Protected Membrane	95%	Now	\$488,700	2037	* *			
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Third Floor								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Entire Roof								
	Explanation : Slated For Full Replacement In 2017								
	Roll Roofing	5%			2023	\$13,300	5	\$5,100	
Interior									
Floors									
	Cast in Place Concrete	95%			LIFE	* *	5	\$156,000	
	Vinyl Tile	5%			2027	\$33,400	3	\$1,400	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	* *			
	Concrete Masonry Unit	95%	Now	\$75,400	LIFE	* *	5	\$26,000	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Stairwell K								
Ceilings									
	Exposed Concrete	75%			LIFE	* *	5	\$8,800	
	Exposed Struc: Steel	25%			LIFE	* *			

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	80%			2027	\$17,400	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four- 5000 Amperes Main Disconnect Switch									
	Fused Disc Sw	20%			2027	\$4,300	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2000 Amperes Main Disconnect Switch For Fire Pump									
Transformers									
	Dry Type	100%			2025	\$16,500	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 3 - 15 Kva , 480pri - 208/120sec									
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	

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	70%			2023	\$64,600	1	\$21,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Two 1000 Kw							
	Diesel	30%			2023	\$27,700	1	\$9,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 1400kw							
Batteries									
	Nickel Cadmium	100%			2019	\$1,600	5	\$17,800	
Fuel Storage									
	Day Tank	50%			2026	\$3,000	5	\$7,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 100 Gallons Capacity							
	Underground Storage	50%			LIFE	**	5	\$2,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : 10,000 Gallons Capacity							
Lighting									
Interior Lighting									
	Fluorescent	20%			2035	**	10	\$14,700	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	75%			2027	\$1,031,200	10	\$55,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2032	**	10	\$3,700	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2027	\$20,600	1		
	Emergency, Service	10%			2035	**	1		
	Exit, Service	40%			2027	\$11,100	1		
Exterior Lighting									
	HID	100%			2022	\$315,900	10	\$200	
Alarm									
Security System									
	No Component	90%							
	Generic	10%			2027	\$25,300	1	\$3,000	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2027	\$173,200	1-3	\$9,900	

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2047	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2040	**	1	\$79,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 4 Units To Service The Entire Hospital Complex. 2 Heat Exchangers Convert Steam / Hot Water								
	Distribution								
	Hot Wtr Piping/Pump	20%			2043	**	4	\$1,200	
	Central Plant Steam Piping/Pmp	80%			2037	**	4	\$3,200	
	Terminal Devices								
	Air Handler	60%	Now	\$66,100	2027	\$660,900	1	\$26,700	
	Corroded, Extent : Moderate, Area Affected : 30%								
	Location : 2nd And 3rd Floor Mechanical Rooms								
	Fan Coil Unit/Heat	20%			2027	\$234,600	1	\$5,200	
	Unit Heater - Steam	20%			2027	\$56,000	4	\$2,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2036	**	1	\$86,600	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Refrigeration Plant								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Refrigeration Plant								
	Explanation : 4 Units Service The Entire Hospital Complex								
	Distribution								
	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	100%	0-2	\$297,300	2032	**	2	\$64,400	
	Corroded, Extent : Moderate, Area Affected : 30%								
	Location : Roof								
	Damaged, Extent : Severe, Area Affected : 20%								
	Location : Roof								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600	
	Exhaust Fans								
	Interior	95%			2027	\$264,800	2	\$2,300	
	Roof	5%			2027	\$6,500	2	\$100	

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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 : 100%								
	Location : 3rd Floor Mechanical Room								
	Explanation : Provide Hot Water To Entire Hospital Complex								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	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 : 100%								
	Location : Basement								
	Explanation : Services The Entire Hospital Complex								

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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
Program / Asset # : HHC0011.020 / 749 **Yr Built/Renovated** : 1963 / 2004
Area Sq Ft : 166,746 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 05-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL	FY 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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$32,100			
Interior Architecture	\$12,500	\$15,600		\$17,200
Mechanical	\$19,900	\$20,200	\$36,200	\$18,600
Elevators/Escalators	\$41,500	\$41,500	\$41,500	\$41,500
Total	\$105,900	\$77,200	\$77,600	\$77,200
Importance Code A	\$38,700	\$6,600	\$6,600	\$7,600
Importance Code B	\$67,200	\$70,600	\$71,000	\$69,600
Importance Code C				
Total	\$105,900	\$77,200	\$77,600	\$77,200



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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Asset # : 749

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	80%			LIFE	**	5	\$158,300		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : All Data Is From October 2008 Survey, Building Closed Due To Hurricane Sandy Flooding - Updated Survey Required									
Metal/Glass Curt Wall	15%			LIFE	**	5	\$55,600		
Window Wall	5%			2044	**	5	\$37,100		
Windows									
Aluminum	100%	4+	\$1,954,600	2049	**	5	\$22,300		
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Penthouse									
Weather Strip Missing, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Parapets									
Masonry: Brick	80%			LIFE	**	5	\$21,700		
Metal Rail	20%			2037	**	5-10	\$98,100		
Roof									
IRMA/Protected Membrane	40%			2024	\$247,800	10	\$29,700		
Modified Bitumen	10%	2-4	\$13,600	2029	**				
Vegetation Growth, Extent : Moderate, Area Affected : 30%									
Location : Main Roof									
Traffic Topping	50%	Now	\$94,500	2024	\$236,100				
Water Penetration, Extent : Severe, Area Affected : 60%									
Location : Throughout Outdoor Tennis Courts									
Interior									
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	15%	Now	\$99,800	2024	\$332,800	3	\$14,000		
Loose/Delam Surface, Extent : Severe, Area Affected : 40%									
Location : 14th Floor									
Under Construction	5%								
Interior Walls									
Concrete Masonry Unit	15%			LIFE	**	5	\$20,400		
Plaster	70%			LIFE	**	5	\$71,500		
Plaster	10%	Now	\$57,100	LIFE	**	5	\$10,200		
Cracking/Crumbling, Extent : Severe, Area Affected : 40%									
Location : 14th Floor									
Under Construction	5%								

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Asset # : 749

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	70%			2037	**	5	\$218,400	
AcousTileSusp.Lay-In	15%	Now	\$63,300	2029	**	5	\$18,700	
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout From Tennis Court Roof</i>								
Exposed Concrete	10%			LIFE	**	5	\$3,900	
Under Construction	5%							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : This Building Was Flooded Due To Hurricane Sandy.</i>								
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Panelboards								
Not Accessible	100%							
Wiring								
Not Accessible	100%							
Motor Controllers								
Not Accessible	100%							
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Not Accessible	100%							
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Not Accessible	100%							
Egress Lighting								
Not Accessible	100%							

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Asset # : 749

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							
Alarm								
Security System								
Not Accessible	100%							
Fire/Smoke Detection								
Not Accessible	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%	Now	\$3,300	2034		* *	1	
<i>Corroded, Extent : Severe, Area Affected : 20%</i> <i>Location : Steam Line In Tunnel From Main Building</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : First Avenue</i> <i>Explanation : Temporary Boiler Set Up On Street Due To Hurricane Sandy Flood Damage</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	80%			2020	\$188,100	1	\$66,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout Basement</i> <i>Explanation : No Access For Survey Due To Hurricane Sandy Flooding</i>								
Pres. Reducing Valve/LP Steam	20%			2027	\$21,600	5	\$2,000	
Distribution								
Hot Wtr Piping/Pump	80%	Now	\$61,100	2032		* *	4	\$6,600
<i>Corroded, Extent : Severe, Area Affected : 30%</i> <i>Location : Basement Mechanical Room</i>								
Central Plant Steam Piping/Pmp	20%	Now	\$110,500	2034		* *	4	\$1,600
<i>Corroded, Extent : Severe, Area Affected : 30%</i> <i>Location : Basement Mechanical Room</i>								
Terminal Devices								
Air Handler	20%	Now	\$137,800	2024	\$459,200	1	\$18,600	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i> <i>Location : Basement</i>								
Convactor/Radiator	80%			2029		* *	1	\$43,100
Air Conditioning								
Energy Source								
Electricity	100%			2032		* *	1	

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Asset # : 749

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2024	\$277,200	1	\$15,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : No Access For Survey							
	Window/Wall Unit	50%			2019	\$170,100	1		
	No Component	30%							
Distribution									
	CW & CHW Wtr	20%			2024	\$27,900	4	\$2,500	
	Pipe/Pump								
	No Component	80%							
Terminal Devices									
	Air Handler/Cool/Ht	20%			2024	\$256,400	1	\$20,600	
	No Component	80%							
Heat Rejection									
	Evaporative Condenser	20%	Now	\$70,900	2034	* *	2	\$18,600	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Basement Mechanical Room							
		Obsolete Equipment, Extent : Severe, Area Affected : 10%							
		Location : Basement Mechanical Room							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$93,000	
Exhaust Fans									
	Roof	100%			2029	* *	2	\$5,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : No Access For Survey							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
HW Heat Exchanger									
	Steam Fired	100%	0-2	\$260,000	2054	* *	4	\$16,500	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : 14th Floor							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building							
		Explanation : 1 - 3,000 Gallon Tank Serving Upper Floors							
		1 - 500 Gallon Tand Serving Lower Floors							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : No Access For Survey							

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Asset # : 749

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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 : Light, Area Affected : 100%							
		Location : B-16							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Not Accessible	100%							
	Sprinkler								
	Not Accessible	100%							
	Fire Pump								
	Not Accessible	100%							
	Chemical System								
	Not Accessible	100%							

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Print Date : 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
Program / Asset # : HHC0011.010 / 281 **Yr Built/Renovated** : 1955 / 2004
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



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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	2%	Now	\$48,600	LIFE	* *	5	\$82,400		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Canopies At Receiving Courtyard									
Masonry: Brick	88%			LIFE	* *	5	\$1,449,800		
Masonry: Brick	2%	Now	\$52,000	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%									
Location : Walkway To Pediatric Entrance									
Explanation : Angles Supporting Concrete Walkway Are Severily Deteriorated. The Walkway Is Temporarily Supported By Wood Columns.									
Masonry: Granite	3%			LIFE	* *	5	\$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	\$2,282,000	2053	* *	5	\$26,000		
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout Basement									
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Aluminum	10%	Now	\$1,521,400	2053	* *	5	\$17,400		
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%									
Location : Floors 4-9 Abutting Mental Health Building									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Floors 4-9 Abutting Mental Health 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 Fasteners, Extent : Severe, Area Affected : 20%									
Location : Boiler Building And 8th Floor Adjacent To Patient Drop Off									

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Asphalt Macadam	10%	Now	\$96,300	2038	* *	5	\$9,000	1	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Parking Driveway Over Central Stores And Trade Shops (Fronting 2nd Avenue)									
Water Penetration, Extent : Severe, Area Affected : 50%									
Location : Parking Driveway Over Central Stores And Trade Shops (Fronting 2nd Avenue)									
Built-Up (BUR)	10%			2028	\$129,000	10	\$26,900		
IRMA/Protected Membrane	5%	Now	\$140,300	2038	* *				
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : Over New Born Pavillion On Fifth Floor									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Over New Born Pavillion On Fifth Floor									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Over New Born Pavillion									
Explanation : Traffic Surface									
IRMA/Protected Membrane	10%	Now	\$224,500	2038	* *			1	
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Over Auditorium, 1st Floor, 9th Floor And Boiler Building Roofs									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Over Auditorium, 1st Floor, 9th Floor And Boiler Building Roofs									
Modified Bitumen	5%	Now	\$8,200	2036	* *				
Ponding, Extent : Severe, Area Affected : 10%									
Location : At Roof Drain Above Emergency									
Modified Bitumen	50%	Now	\$41,000	2033	* *			1	
Blisters, Extent : Severe, Area Affected : 15%									
Location : 8th Floor Roof Abutting Patient Drop Off									
Drains Clogged, Extent : Severe, Area Affected : 5%									
Location : 8th Floor Roof Abutting Patient Drop Off									
Seams Open/Split, Extent : Severe, Area Affected : 20%									
Location : 8th Floor Roof Abutting Patient Drop Off									
Single Ply Membrane	5%	Now	\$9,500	2028	\$47,400				
Seams Open/Split, Extent : Moderate, Area Affected : 10%									
Location : Over Third Floor Opd									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Third Floor Opd									
Skylight, Plastic	3%			2041	* *	1			
Traffic Topping	2%			2033	* *	10	\$9,000		
Soffits									
Weathering Steel	100%	Now	\$70,900	LIFE	* *	1			
Broken/Missing Elements, Extent : Severe, Area Affected : 40%									
Location : Receiving Service Courtyard									

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			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%	4+	\$60,600	2041	**	5	\$30,200	
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Basement 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/Eroded, Extent : Moderate, Area Affected : 5%								
	Location : Basement Mechanical								
	Vinyl Tile	5%	Now	\$597,400	2038	**	3	\$25,200	
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : 4th Floor Wing								
	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 : Mechanical Areas And Base Of Walls In Corridors And Kitchen								
	SGFT/Glazed Masonry	17%			LIFE	**	10	\$174,800	
	Wood	5%	Now	\$2,392,700	LIFE	**	5	\$411,300	
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Auditorium And 4th Floor Wing								

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTile,Adhered	5%	Now	\$130,700	2033	**	5	\$33,600	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 30%							
		Location : Electrical Room							
	AcousTileConcealSpLn	45%	Now	\$511,500	2033	**	5	\$378,000	
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : New Born Pavillion, Emergency Room							
	AcousTileConcealSpLn	5%	Now	\$568,300	2048	**	5	\$42,000	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : 4th Floor Wing							
	AcousTileSusp.Lay-In	28%			2041	**	5	\$376,300	
	Exposed Concrete	5%	Now	\$1,130,400	LIFE	**	5	\$10,500	
		Exposed Reinforcement, Extent : Severe, Area Affected : 25%							
		Location : Central Stores Room In Basement							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : Central Stores Room In Basement							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Central Stores Room In Basement							
		Explanation : Expansion Joint Failure							
	Metal Panel	5%	Now	\$1,173,200	LIFE	**	5	\$84,000	
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : Kitchen And Basement Corridors							
	Metal Panel	2%			LIFE	**	5	\$67,200	
	Plaster	5%			LIFE	**	5-10	\$115,500	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Auditorium							
Site Enclosure									
Fence/Gates									
	Chain link	100%			2038	**			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$28,000	2038	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 35%							
		Location : Perimeter Vault And Conduit Walls							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$6,200	2048	**			
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : At 99th Street Ramp							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$64,700	2033	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations							
		Sinking/Subsiding, Extent : Severe, Area Affected : 20%							
		Location : 2nd Avenue Walkway At OPD Entrance							

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$283,800 2031 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%
Location : 2nd Avenue Driveway, Courtyards

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

50% 2028 \$102,700 5 \$2,300

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room 1
Explanation : 2- Main Service Disconnect Switches Rated @ 3000 Amperes

Air Circuit Breaker

25% 2028 \$51,300 5 \$1,200

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room 2
Explanation : 1- Main Service Disconnect Switch Rated @ 4000 Amperes

Fused Disc Sw

25% 2038 * * 5 \$1,000

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room 2
Explanation : 1- Main Service Disconnect Switch Rated @ 5000 Amperes.

Transformers

Dry Type

50% 2033 * * 5 \$1,700

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room 1
Explanation : 2- 112 Kva, 480/277/208 Volts And 1-150kva, 480/277/208 Volts

Dry Type

25% 2033 * * 5 \$800

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room 2
Explanation : 150 Kva, 480/277/120 Volts

Dry Type

25% 2041 * * 5 \$800

Other Observation, Extent : Moderate, Area Affected : 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

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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%	0-2	\$1,021,100	2053	**	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout 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 Drive	80%			2045	**			
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 Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room 1							
		Explanation : Wauksha Diesel Generator Rated @ 600 Kw							
	Diesel	50%			2024		1	\$173,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room 3							
		Explanation : Mitsubishi Diesel Generator Rated @ 750 Kw							
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$33,300	

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	25%			2044	* *	5	\$41,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room 3							
		Explanation : 30 Gallons Rated Capacity							
	Day Tank	25%			2044	* *	5	\$41,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room 1							
		Explanation : 50 Gallons Rated Capacity							
	Main Tank	50%			2068	* *	5	\$13,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 2- Newly Installed Main Tanks Rated @ 8000 Gallons Each							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2033	* *	10	\$164,700	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways, Offices							
	Fluorescent	2%			2023	\$308,700	10	\$16,500	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	63%			2033	* *	10	\$518,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	14%			2033	* *	10	\$115,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	HID	1%			2033	* *	10	\$300	
Egress Lighting									
	Emergency, Service	50%			2028	\$230,900	1		
	Exit, LED	40%			2043	* *	1		
	Exit, Service	10%			2028	\$31,300	1		
Exterior Lighting									
	HID	100%			2028	\$3,545,700	10	\$2,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 46- HID Fixtures And 12 Light Poles Controlled By Photocells							
Alarm									
	Security System								
	Generic	100%			2028	\$2,840,400	1	\$335,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Camera System, Intrusion Alarm System And Infant Protection System							

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

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

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2028 \$9,723,700 1-3 \$570,200
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Horns And Smoke Detectors

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

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2058 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Underground
Explanation : 2 Units Of 35,000 Gallon Tank (new) And 2- 50,000 Gallon Tanks Are Abandoned

Conversion Equipment

Heat Exchanger, Plate & Frame 10% 2031 * * 1 \$44,400
 Steam Boiler 90% 2048 * * 1 \$800,400

Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 3 Units (Recently Installed)

Distribution

Hot Wtr Piping/Pump 90% 2036 * * 4 \$59,800
 Central Plant Steam 10% Now \$74,400 2038 * * 4 \$4,400
 Piping/Pmp

Corroded, Extent : Moderate, Area Affected : 5%
Location : Condensate Return Line Coming From 16th Floor

Terminal Devices

Air Handler 30% 2028 \$3,709,500 1 \$166,600
 Convector/Radiator 70% 2033 * * 1 \$203,000

Air Conditioning

Energy Source
Electricity

100% 2044 * * 1

Conversion Equipment

Centrifugal, Elec Chiller 75% 2031 * * 1 \$728,900
R-134a Refrigerant, Extent : Light, Area Affected : 100%
Location : 2 Main Chillers In The Basement And 5 Units On The Roof

Window/Wall Unit 25% 2023 \$458,100 1

Distribution

CW & CHW Wtr 75% 2038 * * 4 \$33,200
 Pipe/Pump
 No Component 25%

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	75%			2028	\$7,396,700	1	\$416,500	
	No Component	25%							
Heat Rejection									
	Water Cooling Tower	60%			2026	\$2,002,300	2	\$542,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Units							
	No Component	10%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Roof							
		Explanation : Part Of The 5 Chillers							
	No Component	30%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$162,100	LIFE	**	2-5	\$500,800	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : 3rd Floor							
Exhaust Fans									
	Interior	80%			2028	\$2,502,800	2	\$22,000	
	Roof	20%	Now	\$292,000	2038	**	2	\$4,400	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2038	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2048	**	4	\$133,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units - Instantaneous Type							
Sanitary Piping									
	Cast Iron	100%	Now	\$321,800	LIFE	**	1		
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	100%	Now	\$91,600	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Side Yard							
Sump Pump(s)									
	Non-Submersible	100%	Now	\$13,400	2028	\$134,100	4	\$19,000	
		Malfunctioning, Extent : Moderate, Area Affected : 15%							
		Location : Basement							

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

Asset # : 281

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Sewage Ejector(s)	Electric	70%	0-2	\$177,300	2038	* *	4	\$25,000	
		Obsolete Equipment, Extent : Severe, Area Affected : 100% Location : Basement							
	Electric	30%			2036	* *	4	\$16,100	
		Recent Installation, Extent : Light, Area Affected : 30% Location : 1 Unit, Basement							
Backflow Preventer									
	Generic	100%			2033	* *	1	\$55,000	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : 7 Units Basement : 15th, 2 Units 6th To 16th Floor, 3 Units In O.P.D. Room, Basement To 7th Floor Explanation : 12 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2048	* *	1-5	\$452,800	
Sprinkler									
	No Component	70%							
	Generic	30%			2048	* *	1-2	\$75,500	
Fire Pump									
	Generic	100%			2037	* *	1	\$167,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 1 Unit							
Chemical System									
	Wet	10%			2026	\$200	1-3	\$400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Kitchen Explanation : Ansul 102							
	No Component	70%							
	Generic	20%			2026	\$400	1-3	\$700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Fire Extinguishers							

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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
Program / Asset # : HHC0011.030 / 750 **Yr Built/Renovated** : 1973 / 2004
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



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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$512,600	
Granite Panels	5%			LIFE	**	5	\$21,400	
Marble Panels	5%	Now	\$131,300	LIFE	**	5	\$10,700	
Loose/Delam Surface, Extent : Severe, Area Affected : 15%								
Location : 3rd Floor Roof Deck								
Windows								
Aluminum	100%	Now	\$1,726,300	2053	**	5	\$19,700	
Air Infiltration, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Component Extended Far Beyond Useful Life								
Parapets								
Masonry: Brick	65%			LIFE	**	5-10	\$105,200	
Masonry: Limestone	10%			LIFE	**	5-10	\$28,900	
Metal Rail	25%			2041	**	5-10	\$106,900	
Roof								
Asphalt Macadam	10%	Now	\$22,600	2038	**	5	\$2,100	1
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Driveway Over Storage Area In Basement								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Over Storage Area In Basement								
IRMA/Protected Membrane	40%	Now	\$211,000	2038	**			
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : 2nd Floor, 3rd Floor, 9th Floor And 14th Floor Roofs								
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%			2036	**	3	\$11,700	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : 2nd And 3rd Floors								
Vinyl Tile	10%			2023	\$276,800	3	\$15,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : 9 Inch X 9 Inch Tiles								

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd And 3rd Floors</i>								
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	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd And 3rd Floors</i>								
Exposed Concrete	5%	Now	\$157,100	LIFE	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Explanation : Expansion Joint Failure</i>								
Gypsum Board	5%			LIFE	**	5-10	\$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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2028	\$82,100	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated @ 4000 Amperes Each.</i>								

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	70%			2033	* *	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 500 Kva And 300 Kva, 480/208 Volts									
	Dry Type	30%			2045	* *	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 225 Kva, 220/480 Volts									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2028	\$357,600	5	\$5,500	
Raceway									
	Conduit	10%			2048	* *	1		
	Conduit	20%			2038	* *	1		
	Conduit	70%			2028	\$285,500	1		
Panelboards									
	Fused Disc Sw	5%			2036	* *	5	\$200	
	Molded Case Bkrs	80%			2027	\$300,000	5	\$4,400	
	Molded Case Bkrs	5%			2036	* *	5	\$300	
	Molded Case Bkrs	10%			2044	* *	5	\$500	
Wiring									
	Braided Cloth	60%	2-4	\$377,000	2053	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2038	* *	1		
	Thermoplastic	10%			2048	* *	1		
Motor Controllers									
	Locally Mounted	10%			2033	* *	5	\$100	
	Locally Mounted	5%			2041	* *	5	\$100	
	Locally Mounted	15%			2026	\$117,300	5	\$200	
	Motor Control Center	70%			2026	\$518,600	5	\$4,000	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$6,100	
Stand-by Power									
Transfer Switches									
	Automatic	10%			2033	* *	1	\$6,400	
	Automatic	70%			2026	\$32,900	1	\$44,800	
	Automatic	20%	0-2	\$9,400	2048	* *	1	\$11,500	
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Basement									
Generators									
	Diesel	100%			2024	\$365,400	1	\$80,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : Caterpillar Generatpr Rated @ 675 Kw									

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$7,700	
Fuel Storage								
Day Tank	50%			2036	* *	5	\$19,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 56 Gallons Rated Capacity							
Main Tank	50%			2068	* *	5	\$3,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Underground							
	Explanation : Newly Installed Main Tank With 8000 Gallons Rated Capacity							
Lighting								
Interior Lighting								
Fluorescent	2%			2023	\$71,500	10	\$3,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : T-12 Lamps							
Fluorescent	80%			2033	* *	10	\$152,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	10%			2033	* *	10	\$19,100	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Hallways							
Fluorescent	6%			2028	\$214,500	10	\$11,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Compact Fluorescent Lamps							
HID	1%			2028	\$5,300	10	\$100	
Incandescent	1%			2023	\$35,800	2		
Egress Lighting								
Emergency, Service	50%			2028	\$53,500	1		
Exit, LED	40%			2056	* *	1		
Exit, Service	10%			2023	\$7,200	1		
Exterior Lighting								
HID	60%			2028	\$492,900	10	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 16 - HID Light Fixtures Controlled By Photocells							
LED	40%			2036	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Outside							
	Explanation : 11- LED Light Fixtures Controlled By Photocells							

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

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

Alarm

Security System
Generic

100% 2028 \$658,100 1 \$77,700
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Hallways, Lobby, Outside
Explanation : CCTV Surveillance Camera System

Fire/Smoke Detection
Generic, Digital

100% 2028 \$2,252,800 1-3 \$132,100
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors

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

Heating

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

Leak Evident, Extent : Moderate, Area Affected : 10%
Location : Pressure Reducing Valve And Shut Off Valves

Distribution

Hot Wtr Piping/Pump 80% 2036 * * 4 \$12,300
 Central Plant Steam 20% 0-2 \$34,500 2038 * * 4 \$2,100
 Piping/Pmp

Corroded, Extent : Severe, Area Affected : 100%
Location : Throughout

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

Electricity 100% 2036 * * 1

Conversion Equipment

Split Unit 5% 2036 * *
 No Component 95%
Other Observation, Extent : Light, Area Affected : 0%
Location : 11th Floor
Explanation : 2 Unit Chillers Very Old And Not In Use

Distribution

CW & CHW Wtr Pipe/Pump 100% 2038 * * 4 \$10,300

Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Provided From Adjacent Main Hospital Building

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2028	\$114,200	1	\$128,700	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$183,700	
Exhaust Fans									
	Interior	90%			2028	\$652,300	2	\$5,700	
	Roof	10%			2028	\$33,800	2	\$600	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2048	* *	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2028	\$31,100	4	\$6,600	
Backflow Preventer									
	Generic	100%			2033	* *	1	\$12,700	
Fixtures									
	Generic	100%							
Vertical 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 12th Floor									
Explanation : 6 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2048	* *	1-5	\$104,900	
Sprinkler									
	No Component	60%							
	Generic	40%			2048	* *	1-2	\$23,300	
Other Observation, Extent : Severe, Area Affected : 40%									
Location : 15th Floor									
Explanation : One Pressurized Storage Tank Is Corroded									
Chemical System									
	No Component	80%							
	Generic	20%			2026	\$400	1-3	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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

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

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

Print Date : 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
Program / Asset # : HHC0018.020 / 1005 **Yr Built/Renovated** : 1973 / 1999
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



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 Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER ANNEX
Asset # : 1005

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	100%	Now	\$401,000	LIFE	**	5	\$42,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Exit To Parking Area,Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Loose/Delam Surface, Extent : Severe, Area Affected : 5%									
Location : Exit To Parking Area									
Windows									
	Aluminum	100%	Now	\$85,700	2036	**	5	\$4,900	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Parapets									
	Masonry: Brick	75%	Now	\$37,900	LIFE	**	5	\$3,100	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Metal Cornice	15%			2056	**	10	\$2,000	
	Metal: Cage/Fence	10%	Now	\$900	2041	**	5	\$1,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
	Modified Bitumen	100%	Now	\$74,900	2033	**			1
Blisters, Extent : Severe, Area Affected : 25%									
Location : Throughout Offices									
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%									
Location : Throughout Third Floor Roof.									
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$1,800	LIFE	**	5	\$7,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : First Floor									
	Quarry Tile	5%			2041	**	5	\$2,500	
	Vinyl Tile	85%			2028	\$255,800	3	\$14,400	
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,800	
	Gypsum Board	90%			LIFE	**	5-10	\$52,600	
Ceilings									
	AcousTileConcealSpLn	25%			2041	**	5	\$10,600	
	AcousTileSusp.Lay-In	75%			2041	**	5	\$25,400	

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER ANNEX
Asset # : 1005

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			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 : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2023	\$116,600	10	\$6,200	
		Other Observation, Extent : Moderate, Area Affected : 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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2044	* *	4	\$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Of Adjacent Building								
Explanation : Hot Water Pumps Located In Adjacent Building Basement - Only Piping In This Building								

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER ANNEX
Asset # : 1005

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	70%	0-2	\$10,900	2028	\$218,000	1	\$8,800	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : At Bottom Of The Unit, 3rd Floor Mechanical Room							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : At Bottom Of The Unit, 3rd Floor Mechanical Room							
	Convactor/Radiator	30%			2033	**	1	\$2,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Distribution								
	CW & CHW Wtr	100%			2048	**	4	\$1,700	
	Pipe/Pump								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Chilled Water Pumps Are Located In Adjacent Building - Only Chw Piping Is In This Building							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2028	\$248,400	1	\$14,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,000	
	Exhaust Fans								
	Interior	100%			2028	\$78,800	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	**	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2019	\$800	4	\$800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2048	**	1-5	\$11,400	

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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
Program / Asset # : HHC0018.010 / 1004 **Yr Built/Renovated** : 1973 / 1999
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



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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.

Asset # : 1004

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$159,100	
	Masonry: Brick	22%	Now	\$220,800	LIFE	**	5	\$23,300	
Expansion Jnt Failure, Extent : Severe, Area Affected : 100%									
Location : Between Annex And Main Building									
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : At Perimeter Joint Between Building And Sidewalks									
	Window Wall	3%			2038	**	5	\$11,900	
Windows									
	Aluminum	100%	Now	\$1,012,100	2053	**	5	\$11,600	
Hardware Missing, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Unit Inoperable, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Weather Strip Missing, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Parapets									
	Masonry: Brick	90%			LIFE	**	5-10	\$83,000	
	Metal Cornice	10%			2043	**	10	\$4,300	
Roof									
	Modified Bitumen	100%	Now	\$383,100	2038	**			
Blisters, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Ponding, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior									
Floors									
	Cast in Place Concrete	15%	Now	\$7,700	LIFE	**	5	\$31,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement									
	Ceramic Tile	3%			2037	**	5	\$2,900	
	Quarry Tile	25%	Now	\$71,400	2033	**	5	\$17,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Entrance									
	Vinyl Tile	57%	Now	\$48,100	2028	\$481,300	3	\$20,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : At Expansion Joint Between Main Building And Annex									

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.
Asset # : 1004

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	10%	Now	\$232,600	LIFE	**			
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Sub-basement							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Sub-basement							
	Ceramic Tile	5%			2037	**	5	\$8,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$14,100	
	Gypsum Board	73%	Now	\$55,700	LIFE	**	5	\$77,000	
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Basement							
	Masonry: Brick	2%			LIFE	**	10	\$1,100	
Ceilings									
	AcousTileConcealSpLn	30%	Now	\$24,100	2041	**	5	\$17,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Basement							
	AcousTileSusp.Lay-In	50%	Now	\$40,200	2041	**	5	\$23,700	
		Water Penetration, Extent : Moderate, Area Affected : 60%							
		Location : Radiology, Basement.							
	Exposed Concrete	10%	Now	\$63,900	LIFE	**	5	\$1,500	
		Exposed Reinforcement, Extent : Severe, Area Affected : 10%							
		Location : Basement Mail Room							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : At Expansion Joint In Basement, Below Stair							
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Sub-basement Below Entrance							
		Explanation : Cracking Concrete Beam							
	Gypsum Board	5%			LIFE	**	5-10	\$16,300	
	Plaster	5%			LIFE	**	5-10	\$8,200	
Site Enclosure									
Fence/Gates									
	Chain link	90%	Now	\$2,700	2038	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Both Side Of Building							
	Iron Picket	10%	Now	\$200	2063	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : Gerrard Ave							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$5,400	2048	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
		Location : Parking Lot							
		Water Penetration, Extent : Severe, Area Affected : 40%							
		Location : Parking Lot							
Site Pavements									

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.
Asset # : 1004

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$6,500	2033	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Nex To Parking Lot</i>								

On-Site Walkways

Cast in Place Concrete	100%			2033	* *			
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Parking/Driveway

Asphalt	100%	Now	\$19,700	2031	* *			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parking Lot</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2028	\$17,400	5		\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>									

Fused Disc Sw	20%			2048	* *	5		\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : 600 Amperes Service Switch For Fire Pump</i>									

Transformers

Dry Type	100%			2026	\$16,500	5		\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : One 184 Kva And 75 Kva 480hv - 208/120lv</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2048	* *	5		\$1,900	
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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

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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.**

Asset # : 1004

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2026	\$11,800	1	\$22,100	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Electrical And Water Pump Room					
				Explanation : Two Automatic Transfer Switch					
Generators									
	Diesel	100%			2024	\$92,200	1	\$27,800	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : One 30 Kw					
Batteries									
	Lead/Acid	100%			2019	\$1,600	5	\$2,700	
Fuel Storage									
	Day Tank	100%			2027	\$4,800	5	\$11,800	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Generator Room Basement					
				Explanation : One 25 Gallons					
Lighting									
	Interior Lighting								
	Fluorescent	50%			2028	\$545,400	10	\$29,100	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : T-12 Lamps					
	Fluorescent	45%			2033	**	10	\$26,200	
				T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
	Fluorescent	5%			2033	**	10	\$2,900	
				Compact Fluorescent Light, Extent : Moderate, Area 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	
Alarm									
	Security System								
	Generic	100%			2033	**	1	\$26,800	
Fire/Smoke Detection									
	Generic, Digital	100%			2033	**	1-3	\$44,200	

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.
Asset # : 1004

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2048	* *	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Tanks Of 15,000 Gallons Each							
	Conversion Equipment								
	Steam Boiler	100%			2033	* *	1	\$62,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Units. And 2 Heat Exchangers To Convert Steam To Hot Water.							
	Distribution								
	Hot Wtr Piping/Pump	95%			2036	* *	4	\$4,500	
	Steam Piping/Pump	5%			2048	* *			
	Terminal Devices								
	Air Handler	70%			2028	\$611,700	1	\$27,500	
	Convactor/Radiator	30%			2026	\$138,600	1	\$6,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	95%			2031	* *	1	\$65,200	
		Other Observation, Extent : Moderate, Area Affected : 95% Location : Basement Mechanical Room Explanation : R-11. (2) Water Cooled Chillers Also Feed Air Handlers On 3rd Floor							
	Reciprocating Compr/Chiller	5%	Now	\$26,400	2038	* *	1	\$1,300	
		Obsolete Equipment, Extent : Severe, Area Affected : 5% Location : Communication Room							
	Distribution								
	CW & CHW Wtr Pipe/Pump	95%			2038	* *	4	\$3,000	
	No Component	5%							
	Terminal Devices								
	Air Handler/Cool/Ht Fan Coil - 2 Pipe	95%			2028	\$662,100	1	\$37,300	
		5%	Now	\$59,100	2038	* *	1	\$900	
		Other Observation, Extent : Severe, Area Affected : 5% Location : Communication Room Explanation : Malfunctioning Unit							

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.
Asset # : 1004

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Dry Cooler	5%	Now	\$16,900	2038	* *	2	\$1,800	
Unit Inoperable, Extent : Severe, Area Affected : 5%									
Location : Roof									
	Water Cooling Tower	95%			2026	\$224,000	2	\$60,700	
Repairs In Progress, Extent : Light, Area Affected : 95%									
Location : Roof									
Other Observation, Extent : Moderate, Area Affected : 95%									
Location : Roof									
Explanation : (2) Cooling Towers									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$18,700	LIFE	* *	2-5	\$35,400	
Corroded, Extent : Moderate, Area Affected : 5%									
Location : Roof									
Exhaust Fans									
	Interior	90%			2033	* *	2	\$1,800	
	Roof	10%	Now	\$10,300	2038	* *	2	\$200	
Obsolete Equipment, Extent : Moderate, Area Affected : 10%									
Location : Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2038	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2038	* *	4	\$6,300	
Sanitary Piping									
	Cast Iron	100%	Now	\$9,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%									
Location : House Trap In Basement X Ray Section									
Storm Drain Piping									
	Cast Iron	100%	Now	\$2,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%									
Location : Roof Drain Over Union Office									
Sump Pump(s)									
	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%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 50%									
Location : Basement To 3rd Floor									
Explanation : (2) Elevators. Both Are On Extended Life									
Fire Suppression									

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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.**

Asset # : 1004

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

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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
Program / Asset # : HHC0013.000 / 732 **Yr Built/Renovated** : 1976 / 2002
Area Sq Ft : 655,542 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 07-May-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,7,9,11,13,17,ph
Block : 3327 **Lot** : 200 **BIN** : 2017787

CAPITAL	FY 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		
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



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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	57%			LIFE	**	5	\$228,400	
	Metal Panel	2%	Now	\$12,100	2035	**	5	\$15,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Above Overhead Doors									
Deformed/Dented, Extent : Severe, Area Affected : 20%									
Location : Above Overhead Doors									
	Metal Coiling Doors	3%			2030	**	5	\$37,600	
	Pre-Cast Concrete	5%	Now	\$86,600	LIFE	**	5	\$65,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Over Emergency Entrance									
Vertical Cracks, Extent : Light, Area Affected : 100%									
Location : Over Emergency Entrance									
	Pre-Cast Concrete	30%			LIFE	**	5	\$390,700	
	Window Wall	3%	Now	\$181,400	2045	**	5	\$22,500	
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : Lobby And Various Other Locations									
Weather Strip Missing, Extent : Moderate, Area Affected : 25%									
Location : Lobby									
Windows									
	Aluminum	95%	Now	\$4,203,700	2050	**	5	\$48,000	
Air Infiltration, Extent : Moderate, Area Affected : 75%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Stairs									
	Metal Louvers	5%			2034	**	10	\$31,600	
Parapets									
	Cast in Place Concrete	5%	Now	\$8,900	LIFE	**	5	\$13,800	
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%									
Location : Parapet Enclosing Cooling Tower									
	Masonry: Brick Cavity	60%			LIFE	**	5	\$16,000	
	Metal Panel	5%			2045	**	5	\$5,200	
	Metal Rail	10%			2038	**	5-10	\$48,200	
	Pre-Cast Concrete	20%			LIFE	**	5	\$33,600	

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	15%			LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Over 13th Floor								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Over 11th And 13th Floors								
Modified Bitumen	50%			2030	**	10	\$72,300	
Panel/Paver: Cer/Brk	35%	Now	\$598,100	2055	**			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Terrace Over Second Floor								
Vegetation Growth, Extent : Moderate, Area Affected : 40%								
Location : Terrace Over Second Floor								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Terrace Over Second Floor								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$176,400	
Ceramic Tile	5%			2034	**	5	\$40,300	
Panel/Paver: Cer/Brk	15%			2041	**	5	\$272,200	
Quarry Tile	5%			2038	**	5	\$60,500	
Vinyl Tile	35%			2030	**	3	\$105,800	
Vinyl Tile	5%			2033	**	3	\$15,100	
Vinyl Tile	20%			2025	\$1,433,700	3	\$80,600	
Under Construction	5%							
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2034	**	5	\$7,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,900	
Glass: Single Pane	2%			LIFE	**	5	\$2,200	
Gypsum Board	63%			LIFE	**	5	\$56,100	
Masonry: Brick	5%			LIFE	**			
Plaster	5%			LIFE	**	5	\$2,200	
Under Construction	5%							
Ceilings								
AcousTileConcealSpLn	45%			2030	**	5	\$452,300	
AcousTileSusp.Lay-In	10%			2038	**	5	\$80,400	
Exposed Concrete	15%			LIFE	**	5	\$18,800	
Metal Panel	25%			LIFE	**	5	\$251,300	
Under Construction	5%							

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2025	\$164,300	5	\$3,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 4- 4000 Amperes Service Protectors									
Transformers									
	Dry Type	90%			2023	\$14,900	5	\$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 3- 150 Kva, 2-75 Kva, 2-50 Kva, 2-45 Kva 460/208/120 Volts									
	Dry Type	10%			2038	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
Explanation : 1- 75 Kva, 2- 45 Kva									
Switchgear / Switchboard									
	Fused Disc Sw	95%			2025	\$631,000	5	\$2,700	
	Fused Disc Sw	5%			2045	* *	5	\$100	
Raceway									
	Busway	20%			2023	\$163,200	1		
	Conduit	70%			2025	\$571,100	1		
	Conduit	10%			2045	* *	1		
Panelboards									
	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									
	Busway	20%			2023	\$251,400	1		
	Thermoplastic	70%			2025	\$879,700	1		
	Thermoplastic	10%			2045	* *	1		
Motor Controllers									
	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 Drive	5%			2038	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$9,600	
Stand-by Power									

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	10%			2030	* *	1	\$20,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Basement							
		Explanation : 400 Amperes For Fire Pump							
	Automatic	70%			2023		1	\$141,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 3- 1600 Amperes And 1- 1200 Amperes							
	Automatic	10%			2023		1	\$20,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : First Basement							
		Explanation : 400 Amperes For Sprinkler Pump							
	Automatic	10%			2023		1	\$20,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Second Basement							
		Explanation : 400 Amperes For Standpipe Pump							
Generators									
	Diesel	100%			2021		1	\$253,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 2- Emergency Generators Rated @ 750 Kw Each							
Batteries									
	Lead/Acid	100%			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 Capacity							
	Main Tank	50%			2028	\$34,100	5	\$7,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 3rd Basement							
		Explanation : 20,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	92%			2025	\$8,519,200	10	\$454,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2025	\$185,200	10	\$9,900	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : 12th Floor							
	Fluorescent	5%			2030	* *	10	\$24,700	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 4th, 6th, 7th Floors							
	Incandescent	1%			2020	\$92,600	2	\$100	

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2025	\$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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Mechanical Rooms, Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	30%			2020	\$2,129,500	1-3	\$121,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basements,</i>								
<i>Explanation : Manual Pull Station And Alarm Bells</i>								
Generic, Digital	70%			2025	\$4,968,700	1-3	\$291,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2035	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : 3 - 20,000 Gallon Tanks For #2 Fuel Oil</i>								

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment									
Heat Exchanger, Plate & Frame	10%			2028	\$76,000	1	\$26,600		
			Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : Heat Exchanger Serves Reheat System And Radiation						
Steam Boiler	70%			2038	* *	1	\$373,500		
			Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 4 Boilers Out Of 5 Are Newer Units						
Steam Boiler	20%	2-4	\$682,900	2045	* *	1	\$96,000		
			Other Observation, Extent : Severe, Area Affected : 100% Location : Boiler Room Explanation : Boiler No-2 Is Beyond It's Useful Life Cycle And Defective - It Should Be Replaced						
Distribution									
Hot Wtr Piping/Pump	30%			2033	* *	4	\$8,000		
Central Plant Steam Piping/Pmp	70%			2035	* *	4	\$27,900		
Terminal Devices									
Air Handler	50%	0-2	\$370,900	2020	\$3,709,400	1	\$149,900		
			Corroded, Extent : Moderate, Area Affected : 100% Location : Air Handler Pans On Extended Life, Extent : Severe, Area Affected : 100% Location : Throughout Other Observation, Extent : Moderate, Area Affected : 100% Location : Level B-2, 5th And 18th Floors Explanation : Air Handler Doors Leaking Air						
Air Handler	10%			2033	* *	1	\$33,300		
Convactor/Radiator	30%			2030	* *	1	\$52,200		
Fan Coil Unit/Heat	10%			2025	\$790,100	1	\$17,400		
			Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Reheat System						
Air Conditioning									
Energy Source									
Electricity	100%			2041	* *	1			

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Conversion Equipment									
Centrifugal, Elec Chiller	80%			2034	* *	1	\$466,500		
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Explanation : 4 Of 5 Chillers Are Newer Units								
Centrifugal, Elec Chiller	20%			2021	\$1,194,100	1	\$116,600		
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Explanation : 1 Of 5 Chillers Is An Older Unit								
Distribution									
CW & CHW Wtr Pipe/Pump	80%	Now	\$25,700	2025	\$514,800	4	\$21,200		
	Corroded, Extent : Moderate, Area Affected : 5%								
	Location : Connections To Air Handling Units								
CW & CHW Wtr Pipe/Pump	20%			2045	* *	4	\$5,300		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Explanation : Pumps Replaced In 1999								
Terminal Devices									
Air Handler/Cool/Ht	85%	0-2	\$1,005,900	2020	\$5,029,500	1	\$254,900		
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Air Handler Pans								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Air Handler Doors Leaking Air - 23 Out Of 27 Air Handlers Are Beyond Their Useful Life Cycle Rating								
Air Handler/Cool/Ht	15%			2030	* *	1	\$50,000		
Heat Rejection									
Water Cooling Tower	100%			2019	\$2,002,200	2	\$542,200		
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : The Water Cooling Tower Is Beyond the Useful Life Cycle Rating								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$300,400		
	Needs Cleaning, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	98%			2020	\$1,839,500	2	\$16,200	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Mechanical Room, 5th Floor, B3 And 18th Floor Explanation : Ehaust Fans Are Beyond Their Useful Life Cycle Rating							
	Roof	2%			2020	\$17,500	2	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof Explanation : Exhaust Fans Beyond Useful Life Cycle							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100% Location : Water Pump Room							
	HW Heat Exchanger								
	Steam Fired	100%			2035	* *	4	\$79,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : 2 Units With 5,000 Gallon Tanks							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	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								
	Generic	100%			2030	* *	1	\$33,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Fire And Domestic / Repairs In Progress							
	Fixtures								
	Generic	100%							
Vertical Transport									

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Estimates are rounded to the nearest hundred dollars.*

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

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

HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	65%		LIFE		* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : (1) Sb2-2, (1) Sb1-2, (3) 1-4, (4) Sb1-17, (1) Sb2-17, (2) Sb1-16 Explanation : 12 Units							
	Geared Traction	25%		LIFE		* *			
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Level Explanation : 3 Patient Elevators Operating Unreliably According To Building Staff							
	Geared Traction	10%		LIFE		* *			
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Level Explanation : 1 Passenger Elevator In Unreliable Condition According To Building Staff							
Fire Suppression									
Standpipe									
	Generic	100%		2035		* *	1-5	\$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 Affected : 100% Location : Basement Explanation : Fire Pumps Are Beyond Their Useful Life Cycle							
	Generic	50%		2034		* *	1	\$50,300	
Chemical System									
	Generic	33%		2019	\$700		1-3	\$1,300	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : Chemical System Is Beyond It's Useful Life Cycle							
	Generic	67%		2024	\$1,300		1-3	\$2,500	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof Explanation : No Access For Proper Inspection							

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

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*** 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



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

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

HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$11,900	LIFE	**	5	\$4,600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Column Supports At Covered Walkway									
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Column Supports At Covered Walkway									
Efflorescence, Extent : Moderate, Area Affected : 15%									
Location : Column Supports At Covered Walkway									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Column Supports At Covered Walkway									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Base Of Perimeter Walls									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building 50 - Integrated Facility									
Explanation : OCME Contained Within Larger Seaview Hospital Building That Includes Asset #14007									
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%									
Location : Rooftop Mechanical Enclosure									
Metal Sect. OHD	5%			2033	**	5	\$2,900		
Weathering Steel	5%	Now	\$7,100	LIFE	**	1			
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Scuppers Of Covered Walkway Roof									
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Column Supports At Covered Walkway									
Explanation : Corrosion - This Component Is Actually Ordinary Structural Steel									
Window Wall	10%			2048	**	5	\$6,900		
Windows									
Aluminum	100%			2044	**	5	\$700		
Parapets									
Pre-Cast Concrete	85%			LIFE	**	5	\$3,900		
No Component	15%								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Single Ply Membrane	100%	Now	\$81,100	2038		* *		
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : 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%								
	Location : Existing Walking Areas Very Slippery								
Soffits									
	Metal Panel	100%	Now	\$3,700	2048		* *	5	\$8,500
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Underside Perimeter Of Covered Walkway								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Underside Perimeter Of Covered Walkway								
Interior									
Floors									
	Not Accessible	100%							
Interior Walls									
	Not Accessible	100%							
Ceilings									
	Not Accessible	100%							
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%			2048		* *		
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	50%			2041		* *		
	Pavers/Stone	50%			2037		* *		

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Not Accessible	100%							
	Switchgear / Switchboard								
	Not Accessible	100%							
	Raceway								
	Not Accessible	100%							

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	* *	1		
	Conversion Equipment								
	Furnace	50%			2028	\$7,100	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof, EMS And Fire Department Garages							
		Explanation : 2 Packaged Rooftop Units With Gas Heat And 5 Gas Fired Space Heaters							
	Hot Water Boiler	50%			2033	* *	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : EMS And Fire Department Boiler Rooms							
		Explanation : 4 Gas Fired Hot Water Boilers							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$200	2044	* *	4	\$300	
		Insul. Deteriorating, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	100%			2041	* *	1	\$1,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2028	\$75,500	2	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Package Rooftop Units						
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$9,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,000	
	Exhaust Fans								
	Roof	100%			2033	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	* *	1		
	Water Heater								
	Electric	20%			2026	\$1,100	4		
	Gas Fired	80%			2026	\$2,900	2	\$100	
	Sanitary Piping								
	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								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : EMS Side Of The Facility Floors 1 To 2						
			Explanation : The Unit Is Functional But Not Used						
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2048	* *	1-2	\$400	

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*** 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 MAIN BLDG.
Address : 82-70 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.170 / 13440 **Yr Built/Renovated** : 2001 / 2012
Area Sq Ft : 342,964 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 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



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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal/Glass Curt Wall	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									
	Metal Panel	30%			2047	**	5	\$21,700	
	Metal Rail	10%	4+	\$1,300	2040	**	5	\$13,300	
Corrosion/Rusting, Extent : Light, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : West Facade									
Explanation : Structural Steel Components									
	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 Membrane	35%	Now	\$48,900	2032	**			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%									
Location : A Wing									
	Modified Bitumen	30%			2035	**	10	\$50,200	
	Single Ply Membrane	5%	Now	\$600	2035	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor - Department Of Emergency Administration Suite									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Emergency Facility									
Explanation : New Addition									
	Sloped Glazing	15%	Now	\$153,700	LIFE	**	5	\$335,000	1
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Active Water Leaks Throughout Atrium									
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	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Third Floor									

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

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

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

Interior

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 Evident, Extent : Light, Area Affected : 100%

Location : Third 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		

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

Under 600 Volts

Service Equipment

Fused Disc Sw	75%		2047	**	5	\$1,100		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Four 4000 Amperes And One 3000 Amperes Main Disconnect Switch

Fused Disc Sw	25%		2047	**	5	\$400		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1600 Amperes Main Disconnect Switch For Emergency

Transformers

Dry Type	100%		2040	**	5	\$1,300		
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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		
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Raceway

Conduit	100%		2047	**	1			
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Panelboards

Fused Disc Sw	10%		2043	**	5	\$800		
Molded Case Bkrs	90%		2043	**	5	\$8,100		

Wiring

Thermoplastic	100%		2047	**	1			
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Estimates are rounded to the nearest hundred dollars.*

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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 Monitored By Bms								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$5,000	
Stand-by Power									
	Transfer Switches								
	Automatic	50%			2040	**	1	\$52,800	
	Automatic	50%			2044	**	1	\$52,800	
Generators									
	Diesel	50%			2036	**	1	\$66,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : One 1500 Kw Onan Genset								
	Diesel	50%			2040	**	1	\$66,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room								
	Explanation : One 1500 Kw								
Batteries									
	Nickel Cadmium	50%			2022	\$800	5	\$38,200	
	Nickel Cadmium	50%			2022	\$800	5	\$38,200	
Fuel Storage									
	Day Tank	50%			2043	**	5	\$31,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : One 300 Gallons								
	Day Tank	50%			2049	**	5	\$31,800	
Lighting									
	Interior Lighting								
	Fluorescent	85%			2032	**	10	\$267,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Using T-8 Lamps								
	Fluorescent	10%			2032	**	10	\$31,500	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	LED	5%			2035	**			

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Estimates are rounded to the nearest hundred dollars.*

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

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

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

Heating

Energy Source

Plant Campus Steam / PRV	100%			2047	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Steam Provided From Adjacent Building E

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2030	**	5	\$20,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Steam Provided From Adjacent Building E

Distribution

Hot Wtr Piping/Pump	60%			2043	**	4	\$15,200	
Central Plant Steam Piping/Pmp	40%			2047	**	4	\$10,100	

Terminal Devices

Air Handler	70%			2032	**	1	\$148,500	
Convactor/Radiator	30%			2040	**	1	\$33,200	

Air Conditioning

Energy Source

Electricity	100%			2043	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2036	* *	1	\$334,000	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement</i>								
<i>Explanation : R123 Refrigerant</i>								
Reciprocating Compr/Chiller	10%			2032	* *	1	\$15,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2047	* *	4	\$25,400	
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	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (7) B-5, (1) B Penthouse</i>								
<i>Explanation : 8 Units</i>								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

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

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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
Program / Asset # : HHC0014.110 / 996 **Yr Built/Renovated** : 1935 / 2012
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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$113,400			\$18,000
Interior Architecture	\$42,300	\$1,600		\$5,900
Electrical	\$15,000	\$1,100	\$2,800	\$19,100
Mechanical	\$2,200	\$1,600	\$2,000	\$10,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$180,800	\$12,200	\$12,700	\$61,700
Importance Code A	\$113,400			\$18,000
Importance Code B	\$66,200	\$12,100	\$12,700	\$43,700
Importance Code C	\$1,200	\$100		
Total	\$180,800	\$12,200	\$12,700	\$61,700



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.

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	Now	\$14,600	LIFE	* *	5	\$4,100	1
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : Loading Dock									
Cracking/Crumbling, Extent : Severe, Area Affected : 35%									
Location : Loading Dock									
	Copper/Terne	5%			2047	* *	10	\$3,200	
	Masonry: Brick	80%	Now	\$139,300	LIFE	* *	5	\$22,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Masonry: Granite	5%	Now	\$17,100	LIFE	* *	5	\$1,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Building Base									
	Masonry: Limestone	3%	Now	\$9,500	LIFE	* *	5	\$600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Slate Panels	2%	Now	\$30,200	LIFE	* *	5	\$400	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Window Sills									
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Window Sills									
	Weathering Steel	2%	Now	\$38,700	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Above Entry Points And Loading Docks									
Explanation : Canopies In Disrepair									

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

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Aluminum	5%			2043	**	5		
	Steel	90%	Now	\$29,600	2052	**	5	\$3,400	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Wood	5%	Now	\$900	2052	**	5	\$200	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : At Clearstory							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : At Clearstory							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : At Clearstory							
Parapets									
	Masonry: Brick	90%	Now	\$51,900	LIFE	**	5	\$4,300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : At Corners							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : North Facade, South Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : North Facade, South Facade							
	Masonry: Limestone	10%	Now	\$5,200	LIFE	**	5	\$600	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
Roof									
	Modified Bitumen	50%			2032	**	10	\$18,000	
	Single Ply Membrane	50%	Now	\$6,300	2035	**			
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Within Paint And Electrical Shops, 2nd Floor							
Interior									
	Floors								
	Cast in Place Concrete	65%			LIFE	**	5	\$37,800	
	Ceramic Tile	5%			2030	**	5	\$1,300	
	Vinyl Tile	25%			2032	**	3	\$2,500	
	Vinyl Tile 9" X 9"	5%	Now	\$15,300	2037	**	3	\$500	
		Worn/Eroded, Extent : Severe, Area Affected : 25%							
		Location : 2nd Floor Shops							

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
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 Affected : 20%									
Location : Storage Area On Second Floor									
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Storage Area On Second Floor									
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 Affected : 10%									
Location : Second Floor									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Elctrical And Paint Shops - 2nd Floor									
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	50%			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		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	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	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2023	\$58,900	1	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 375 Kva To Supply The Main Building</i>								
Batteries								
Nickel Cadmium	100%			2019	\$1,600	5	\$2,900	
Fuel Storage								
Day Tank	100%			2026	\$1,400	5	\$3,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 335 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2032	* *	10	\$15,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	5%			2022	\$2,300	10		
Egress Lighting								
Emergency, Service	55%			2032	* *	1		
Emergency, Battery	5%			2027	\$1,300	10	\$200	
Exit, Service	40%			2027	\$2,500	1		
Exterior Lighting								
HID	100%			2022	\$50,500	10		
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	* *	1-3	\$1,600	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building E</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$294,600	4	\$1,300	
Terminal Devices								
Convactor/Radiator	85%			2025	\$79,200	1	\$4,900	
Fan Coil Unit/Heat	15%			2027	\$39,100	1	\$900	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

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

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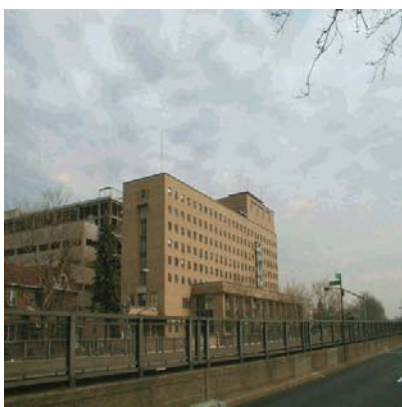
Print Date : 22-Sep-2017

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
Program / Asset # : HHC0014.060 / 991 **Yr Built/Renovated** : 1956 / 2003
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



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

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	\$475,900	LIFE	**	5	\$150,900	
Diagonal Cracks, Extent : Light, Area Affected : 15%								
Location : East Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Lintels Above Windows - East Facade - All Floors								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above Window Lintels On East Facade At Pool And Staff Training Area								
Masonry: Limestone	10%			LIFE	**	5	\$13,800	
Slate Panels	3%			LIFE	**	5	\$4,100	
Window Wall	5%			2037	**	5	\$34,500	
Windows								
Aluminum	75%	Now	\$2,226,600	2052	**	5	\$25,400	1
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout - Floors 4-8								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%								
Location : Floors 3, 4, 5, 6, 7, 8								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Upper Floors								
Aluminum	20%			2043	**	5	\$13,600	
Steel	5%	Now	\$185,100	2052	**	5	\$21,200	1
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stair Platforms								
Explanation : Fixed Windows								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$7,700	
Masonry: Limestone	10%	4+	\$1,900	LIFE	**	5	\$1,100	
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Coping Stones								
Roof								
Modified Bitumen	100%			2032	**	10	\$70,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Floors 2, 3, 8								
Explanation : Roofs Replace In 2002								
Interior								
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	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$14,600	
Ceramic Tile	3%			2023	\$253,100	5	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Decommissioned Pool</i>								
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	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	40%			2027	\$17,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Amperes Main Disconnect Switch</i>								
Air Circuit Breaker	20%			2027	\$8,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	20%			2027	\$8,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	20%			2027	\$8,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch For Emergency</i>								
Transformers								
Dry Type	100%			2025	\$16,500	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$229,900	5	\$3,600	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	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 : Basement							
		Explanation : One 188 Kva Kohler							
	Diesel	50%			2023	\$63,500	1	\$26,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : One 313 Kva Kohler							
Batteries									
	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 Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 330 Gallon Tanks							
Lighting									

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	78%			2032	* *	10	\$123,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2035	* *	10	\$31,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2027	\$7,900	10	\$3,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
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		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2030	* *	5	\$10,200	
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	* *	4	\$8,500	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	15%			2027	\$355,800	1	\$16,000	
Convactor/Radiator	85%			2032	**	1	\$47,300	
Air Conditioning								
Energy Source								
District C.W.	15%			2053	**	1		
	Other Observation, Extent : Light, Area Affected : 15%							
	Location : Basement							
	Explanation : Chilled Water Provided From Adjacent Building E							
Electricity	85%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2027	\$71,600	1	\$4,000	
	R-134a Refrigerant, Extent : Light, Area Affected : 5%							
	Location : Roof							
Window/Wall Unit	70%			2020	\$246,000	1		
No Component	25%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Chilled Water Provided From Adjacent 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%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$96,100	
Exhaust Fans								
Interior	100%			2027	\$600,100	2	\$5,300	
Plumbing								
H/C Water Piping								
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		

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$8,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-8							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2037	* *	1-5	\$90,100	
	Sprinkler								
	Generic	100%			2037	* *	1-2	\$48,300	
	Fire Pump								
	Generic	100%			2036	* *	1	\$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
Importance Code C		\$5,700		
Total	\$74,000	\$96,600	\$91,000	\$108,300



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
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%			LIFE	**	5	\$353,200	
Windows								
Aluminum	100%			2043	**	5		
Parapets								
Metal Panel	30%			2047	**	5	\$11,700	
Metal Rail	10%			2040	**	5-10	\$18,200	
Pre-Cast Concrete	60%			LIFE	**	5	\$38,000	
Roof								
IRMA/Protected Membrane	35%			2032	**	10	\$24,600	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100% Location : Main Roof							
Modified Bitumen	60%	Now	\$5,100	2032	**			
	Ponding, Extent : Light, Area Affected : 15% Location : Throughout Seams Open/Split, Extent : Light, Area Affected : 15% Location : Material Runnig Up Interior Of Parapet Wall Water Penetration, Extent : Moderate, Area Affected : 3% Location : Within Suite P4 12 On Fourth Floor							
Single Ply Membrane	5%			2032	**	10	\$3,500	
Interior								
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%			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	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 4000 Amperes Main Disconnect Switch							
Transformers								
Dry Type	100%			2044	**	5	\$500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room And Electrical Closets							
	Explanation : One 500kva,One 75kva 480hv-208/120lv And Every Electrical Closet Has Different Ratings.							
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$600	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	5%			2049	**	5	\$200	
Molded Case Bkrs	95%			2049	**	5	\$3,500	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
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 : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Using T-8 Lamps							
Fluorescent	5%			2035	**	10	\$6,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-5 Lamps							
Fluorescent	5%			2035	**	10	\$6,400	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
LED	5%			2035	**			

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

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

Lighting

Egress Lighting								
Emergency, Service	50%			2035	**	1		
Emergency, Battery	5%			2035	**	10	\$1,700	
Exit, LED	40%			2062	**	1		
Exit, Service	5%			2035	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$400	

Alarm

Security System								
No Component	90%							
Generic	10%			2035	**	1	\$5,200	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$8,600	

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

Heating

Energy Source								
Plant Campus Steam / PRV	100%			2053	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Steam Provided From Adjacent Building E</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2036	**	5	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 60%</i> <i>Location : Basement</i> <i>Explanation : 2 Heat Exchangers Converting To Hot Water For The Heating Devices</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2049	**	4	\$4,100	
Central Plant Steam Piping/Pmp	40%			2053	**	4	\$2,800	
Terminal Devices								
Air Handler	60%			2035	**	1	\$52,000	
Convactor/Radiator	40%			2044	**	1	\$18,100	

Air Conditioning

Energy Source								
District C.W.	100%			2053	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Chilled Water Provided From Adjacent Building E</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$6,900	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	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								
	Brass/Copper	100%			2053	**	1		
	HW Heat Exchanger								
	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								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (3) B, G, 1-5, (2) B, G, 1-6								
	Explanation : 5 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2053	**	1-5	\$70,600	
	Sprinkler								
	Generic	100%			2053	**	1-2	\$39,200	
	Fire Pump								
	Generic	100%			2030	**	1	\$26,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Building E								
	Explanation : Fire Pump Is Located In Building E								

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Print Date : 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
Program / Asset # : HHC0014.100 / 995 **Yr Built/Renovated** : 1935 / 2003
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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$56,900	\$2,500		\$42,100
Interior Architecture	\$1,500	\$1,000		\$8,900
Electrical	\$30,900	\$2,000	\$3,700	\$14,500
Mechanical	\$8,100	\$3,500	\$5,300	\$11,500
Total	\$97,500	\$8,900	\$9,000	\$76,900
Importance Code A	\$62,500	\$4,200	\$1,700	\$43,900
Importance Code B	\$35,000	\$4,700	\$7,300	\$33,000
Importance Code C				
Total	\$97,500	\$8,900	\$9,000	\$76,900



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

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$264,000	LIFE	* *	5	\$27,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Diagonal Cracks, Extent : Light, Area Affected : 10%							
		Location : Corners							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : At Window Lintels							
	Masonry: Granite	3%	Now	\$23,000	LIFE	* *	5	\$700	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Building Base							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Building Base							
	Masonry: Limestone	5%	Now	\$35,400	LIFE	* *	5	\$1,200	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : North Facade							
		Staining/Discoloring, Extent : Severe, Area Affected : 100%							
		Location : North Facade							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
	Slate Panels	2%	Now	\$33,900	LIFE	* *	5	\$500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Window Sills							
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Window Sills							
Windows									
	Aluminum	20%			2043	* *	5	\$900	
	Steel	80%	Now	\$199,800	2052	* *	5	\$22,900	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 45%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Parapets									
	Masonry: Brick	85%			LIFE	* *	5	\$1,900	
	Masonry: Limestone	5%			LIFE	* *	5	\$100	
	Metal Rail	10%			2040	* *	5-10	\$4,100	
Roof									
	Metal Panel	25%			2032	* *	10	\$16,000	
	Modified Bitumen	75%			2032	* *	10	\$26,200	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

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

Interior

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	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2047	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Mechanical Chiller Room 1st Floor
Explanation : Two 2000 Amperes Main Disconnect Switch

Fused Disc Sw	30%			2037	**	5		
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Boiler Room Basement
Explanation : One 4000 Amperes Main Disconnect Switch

Transformers

Dry Type	100%			2040	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : One 500 Kva 480hv-208/120lv

Switchgear / Switchboard

Fused Disc Sw	30%			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	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	60%	2-4	\$29,300	2052	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Thermoplastic	30%			2037	**	1		
	Thermoplastic	10%			2047	**	1		
Motor Controllers									
	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									
	Diesel	100%			2036	**	1	\$7,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Two 375 Kw Generators - One Generator Supplies The Pavillion Building									
Batteries									
	Lead/Acid	100%			2021	\$1,600	5	\$700	
Fuel Storage									
	Day Tank	100%			2043	**	5	\$3,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Two 335 Gallon Tanks									
Lighting									
Interior Lighting									
	Fluorescent	78%			2032	**	10	\$12,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	20%			2035	**	10	\$3,200	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	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	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2030	* *	5	\$400	
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2032	* *	1-3	\$2,400	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2037	* *	1		
	Conversion Equipment								
	Steam Boiler	100%	Now	\$5,600	2032	* *	1	\$15,600	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Control System								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Power Plant								
	Explanation : 3 Units Providing Steam To Adjacent Buildings								
	Distribution								
	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	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	1%			2036	* *	1	\$200	
	R-134a Refrigerant, Extent : Light, Area Affected : 1%								
	Location : 1st Floor AC Room								
	Other Observation, Extent : Light, Area Affected : 1%								
	Location : 1st Floor AC Room								
	Explanation : Providing Chilled Water To The Adjacent Buildings Only								
	Window/Wall Unit	10%			2022	\$3,600	1		
	No Component	89%							
	Heat Rejection								
	Air Cooled Condenser Unit	1%			2035	* *	2	\$100	
	Other Observation, Extent : Light, Area Affected : 1%								
	Location : Roof								
	Explanation : Providing Chilled Water To The Adjacent Buildings Only								
	No Component	99%							

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Of Power Plant								
	Explanation : Provides Hot Water To Adjacent 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, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Also Services The Adjacent Buildings								

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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



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$37,200	LIFE	* *	5	\$15,800	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Canopy At South Entrance							
	Masonry: Brick	90%	Now	\$358,200	LIFE	* *	5	\$56,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Corners							
		Misaligned/Bulging, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Masonry: Limestone	2%			LIFE	* *	5	\$900	
	Metal Coiling Doors	3%			2025	\$112,300	5	\$5,900	
Windows									
	Steel	80%	Now	\$312,900	2052	* *	5	\$35,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Steel	20%			2043	* *	5	\$17,900	
Parapets									
	Masonry: Brick	95%	Now	\$172,100	LIFE	* *	5	\$7,100	
		Diagonal Cracks, Extent : Severe, Area Affected : 15%							
		Location : East Facade							
		Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%							
		Location : East Facade							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$4,100	LIFE	* *	5	\$500	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 60%							
		Location : Coping Throughout							
Roof									
	Built-Up (BUR)	100%	Now	\$266,300	2037	* *			
		Blisters, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Roof Top							
		Explanation : Solar Thermal Panels							

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

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

Interior

Floors

Carpet	5%			2023	\$46,400	3	\$5,200	
Cast in Place Concrete	75%			LIFE	**	5	\$114,200	
Cast in Place Concrete	15%	Now	\$11,400	LIFE	**	5	\$22,800	

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : First And Third Floors

Vinyl Tile	5%			2032	**	3	\$1,300	
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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, Extent : Moderate, Area Affected : 10%

Location : Atrium Vestibule

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, Area Affected : 35%

Location : Basement Underneath Loading Dock

Exposed Reinforcement, Extent : Moderate, Area Affected : 40%

Location : Under Loading Dock

Exposed Concrete	80%			LIFE	**	5	\$8,700	
Plaster	5%			LIFE	**	5	\$2,200	

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2027	\$5,100	5	\$1,300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amperes Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2027	\$33,800	5	\$1,300	
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Raceway

Conduit	100%			2027	\$32,800	1		
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Panelboards

Fused Disc Sw	10%			2026	\$3,100	5	\$100	
Molded Case Bkrs	90%			2026	\$28,100	5	\$1,200	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$23,200	2052	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
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								
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 Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2030	* *	5	\$2,800	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2037	**	4	\$2,300	
	Terminal Devices								
	Convactor/Radiator	30%			2032	**	1	\$4,500	
	Fan Coil Unit/Heat	70%			2032	**	1	\$10,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2027	\$36,900	2	\$300	
		R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Roof							
	Window/Wall Unit	65%			2022	\$61,700	1		
	No Component	25%							
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	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : This Is A Solar System							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : B-3 Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2037	**	1-5	\$24,300	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	Generic	100%			2037	* *	1-2	\$13,000	

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

Print Date : 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
Program / Asset # : HHC0014.030 / 735 **Yr Built/Renovated** : 1938 / 1999
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



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

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$304,500	LIFE	**	5	\$86,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Canopy At North Entrance								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Exposed Rebar At Undersides Of All West Elevation Balconies From The Third Floor To The Ninth Floor.								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Underneath East Elevation Entrance Canopy								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Building Entire								
Explanation : Building 90% Unoccupied. Slated For Transfer Of Onwership In 2017. Report To Follow Is A Carryover Fron Jan 2012								
Copper/Terne	3%			2047	**	10	\$12,100	
Masonry: Brick	77%			LIFE	**	5	\$132,600	
Masonry: Limestone	5%	Now	\$98,300	LIFE	**	5	\$6,500	
Staining/Discoloring, Extent : Severe, Area Affected : 75%								
Location : West Elevation Base And All Window Sills Throughout.								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%	Now	\$12,900	2037	**	5	\$16,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : At Balconies								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : At Balconies								
Windows								
Aluminum	10%			2035	**	5	\$9,200	
Steel	90%	Now	\$4,534,400	2052	**	5	\$518,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	80%	Now	\$96,300	LIFE	**	5	\$16,000	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : 10th Floor West Wall								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : 10th Floor								
Masonry: Limestone	10%	Now	\$21,800	LIFE	**	5	\$2,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Wood Rail	10%	Now	\$30,600	2032	**	5	\$14,100	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Missing Section 9th Floor On The South Side								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Built-Up (BUR)	97%	Now	\$521,300	2037	**			
Blisters, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Stair C, Room 10 B-3, Kitchen								
Worn/Eroded, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Copper/Terne	3%			2042	**	10	\$8,400	
Interior								
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	\$8,000	2022	\$160,300	3	\$6,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Sixth Floor								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Room B C-10 A								
Explanation : 9x9s Evident								
Vinyl Tile	5%	Now	\$160,300	2037	**	3	\$6,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Lobby								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Lobby								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

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

Interior

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 : 10th Floor

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

Location : 10th Floor

Plaster	40%			LIFE	**	5	\$47,200	
SGFT/Glazed Masonry	20%	Now	\$318,500	LIFE	**			

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

Location : Abandoned Kitchen In The Basement.

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 Penetration, Extent : Moderate, Area Affected : 20%

Location : Stair C, Room 10 B-c, Kitchen

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2027		\$82,100	5	\$6,400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 2500 Amperes Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2027		\$357,600	5	\$6,400	
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Raceway

Conduit	100%			2027		\$407,900	1		
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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			
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	20%			2027		\$125,700	1		
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 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, Area Affected : 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, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : One 350 Kw							
	Batteries								
	Lead/Acid	100%			2019	\$1,600	5	\$9,100	
	Fuel Storage								
	Main Tank	100%			2030	* *	5	\$7,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 500 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2027	\$3,934,100	10	\$209,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Incandescent	5%			2022	\$207,100	2	\$300	
	Egress Lighting								
	Emergency, Service	60%			2027	\$74,400	1		
	Exit, Service	40%			2022	\$33,600	1		
	Exterior Lighting								
	HID	100%			2022	\$965,000	10	\$700	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2030	* *	5	\$1,200	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2027	\$77,300	1	\$9,100	
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2022	\$264,600	1-3	\$15,500	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2037	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Steam Provided From Adjacent Building E					
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2027	\$3,993,300	4	\$17,800	
	Terminal Devices								
	Convactor/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								
	Window/Wall Unit	75%			2020	\$368,800	1		
	No Component	25%							
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 : Severe, Area Affected : 30%					
				Location : Water Main, Basement					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$36,500	4	\$7,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (2) B-10, (2) B-9					
				Explanation : 4 Units					
Fire Suppression									

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	Generic	100%			2037	* *	1-5	\$126,000	
Sprinkler									
	No Component	85%							
	Generic	15%			2037	* *	1-2	\$10,100	
Fire Pump									
	Generic	100%			2036	* *	1	\$45,000	

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

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

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

Print Date : 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
Program / Asset # : HHC0015.250 / 1001 **Yr Built/Renovated** : 1973 / 2000
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



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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%	0-2	\$42,400	LIFE	**	5	\$66,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : South West Corner Of Building								
Masonry: Brick Cavity	85%			LIFE	**	5	\$224,500		
Window Wall	5%			2048	**	5	\$24,800		
Windows									
Aluminum	100%			2044	**	5	\$53,000		
Parapets									
Cast in Place Concrete	65%			LIFE	**	5	\$192,100		
Masonry: Brick Cavity	15%			LIFE	**	5-10	\$14,700		
Metal Panel	5%			2048	**	5	\$2,800		
Metal Rail	15%			2041	**	5-10	\$38,800		
Roof									
Built-Up (BUR)	5%	0-2	\$2,200	2033	**				
	Vegetation Growth, Extent : Light, Area Affected : 20%								
	Location : Various Locations Throughout								
IRMA/Protected Membrane	95%	Now	\$144,500	2028	\$722,600				
	Ponding, Extent : Light, Area Affected : 15%								
	Location : Various Locations Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Above 5 East Wing								
Interior									
Floors									
Carpet	10%			2027	\$356,200	3	\$36,800		
Cast in Place Concrete	10%	0-2	\$58,000	LIFE	**	5	\$53,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Basement Corridor								
	Worn/Eroded, Extent : Moderate, Area Affected : 30%								
	Location : Basement 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		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen And Receiving Area								
Sheet Vinyl/Rubber	5%	Now	\$82,800	2033	**	5	\$9,200		
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : Kitchen								
Vinyl Tile	10%			2033	**	3	\$9,200		
Vinyl Tile 9" X 9"	50%			2028	\$1,536,800	3	\$61,300		
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Basement And Upper Floor Corridors								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%	4+	\$190,200	LIFE	**	5	\$62,500	
	Paint Peeling, Extent : Moderate, Area Affected : 50%								
	Location : Various Locations Throughout								
	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/Eroded, Extent : Moderate, Area Affected : 40%								
	Location : Ground Floor Gathering Spaces								
	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 : 5th Floor Corridors								
	Plaster	50%			LIFE	**	5-10	\$210,700	
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$1,000	2063	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Loading Dock Areas								
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2041	**			
Parking/Driveway									
	Asphalt	100%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2028	\$47,800	5	\$4,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated @ 2000 Amperes.								
Transformers								
Liquid Filled	100%			2026	\$18,000	5	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : No Available Nameplate Ratings								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$194,600	5	\$4,300	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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 Affected : 100%								
	Location : Basement								
	Explanation : Connected To Metal Water 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 Nameplate Ratings								
Generators									
	Diesel	100%			2024	\$397,700	1	\$63,500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated @ 250kw								
Batteries									
	Lead/Acid	100%			2022	\$1,700	5	\$6,100	
Fuel Storage									
	Day Tank	50%			2036	**	5	\$15,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 30 Gallons Rated Capacity								
	Main Tank	50%			2031	**	5	\$2,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Underground								
	Explanation : 1080 Gallons Rated Capacity								
Lighting									

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SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	3%			2033	* *	10	\$4,500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	50%			2033	* *	10	\$75,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Incandescent	2%			2023	\$61,300	2	\$100	
	LED	2%			2036	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
		Explanation : LED Lights							
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, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 6 Hid Light Fixtures Controlled By Photo Cells							
Alarm									
	Security System								
	Generic	100%			2033	* *	1	\$61,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	* *	1-3	\$101,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Horns, Manual Pull Stations, Strobe Lights							

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2048	**	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Building 15						
			Explanation : From New Power Plant						
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2037	**	5	\$9,700	
	Distribution								
	Hot Wtr Piping/Pump	50%			2036	**	4	\$6,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Hot Water Pumps Serve The Dual Temperature Induction Units						
	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, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Dual Temperature Induction Units Observed						
Air Conditioning									
	Energy Source								
	Plant Campus Steam / PRV	90%			2048	**	1		
	Electricity	10%			2044	**	1		
	Conversion Equipment								
	Absorption Chiller/Steam/HW	90%			2037	**	1	\$159,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Pit						
			Explanation : 2 Steam Driven Absorption Chillers With Lithium Bromide Refrigerant						
	Interior Pkg Unit - Cooling	10%			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								
	Dry Cooler	10%			2028	\$95,000	2	\$11,400	
	Water Cooling Tower	90%			2029	**	2	\$148,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Unit						

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$144,700	
	Exhaust Fans								
	Interior	75%			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, Area Affected : 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								
	Generic	100%			2038	* *	1-2	\$45,900	
	No Backflow Preventer, Extent : Light, Area Affected : 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



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	Now	\$125,100	LIFE	**	5	\$26,400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
		Location : Over Main Entrance							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Over Main Entrance							
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
		Location : At 1st And 2nd Floor Window Sills							
	Ceramic Tile	3%			2038	**	10	\$1,900	
	Copper/Terne	7%	Now	\$153,800	2048	**			
		Deformed/Dented, Extent : Moderate, Area Affected : 15%							
		Location : Courtyard							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Courtyard							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Courtyard							
	Stucco Cement	85%	Now	\$378,400	2033	**	5	\$71,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Courtyard							
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Various Locations Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Courtyard							
		Water Penetration, Extent : Light, Area Affected : 15%							
		Location : Various Locations Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Perimeter Walls							
		Explanation : Steel Framed Building With Terra Cotta Infill							
Windows									
	Aluminum	10%	Now	\$6,700	2036	**	5	\$400	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Connector Tunnel At South Administration Offices And Shops							
	Wood	90%	Now	\$203,100	2053	**	5	\$31,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$61,400	LIFE	* *	5	\$8,200	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
	Location : Interior Courtyard							
Copper/Terne	45%	Now	\$93,600	2048	* *	5	\$11,600	
	Deformed/Dented, Extent : Light, Area Affected : 10%							
	Location : Various Locations Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Various Locations Throughout							
Metal Panel	30%			2038	* *	5	\$12,300	
Stucco Cement	15%	Now	\$14,000	2033	* *	5	\$2,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
	Location : Courtyard							
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
	Location : Courtyard							
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : Various Locations In Courtyard							
Roof								
Built-Up (BUR)	10%	Now	\$33,500	2038	* *			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%							
	Location : Over Storage Area And Offices							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area And Offices							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area And Offices							
Clay Tile	45%	Now	\$164,700	2038	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Modified Bitumen	35%	Now	\$149,100	2038	* *			
	Alligatoring, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area							
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area							
Skylight, Metal/Glass	10%	Now	\$216,200	2038	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : Over Storage Area							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Courtyard							

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Carpet	25%	4+	\$74,700	2024	\$248,900	3	\$25,700	
		Worn/Eroded, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
		Wrinkling, Extent : Light, Area Affected : 25%							
		Location : First Floor							
	Ceramic Tile	5%	Now	\$15,100	2031	**	5	\$1,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : Restrooms On Ground And 2nd Floors							
		Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
		Location : Restrooms On Ground And 2nd Floors							
	Quarry Tile	10%	0-2	\$44,800	2033	**	5	\$5,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : South Corridor							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : South Corridor							
	Terrazzo	30%	0-2	\$108,800	LIFE	**	5	\$16,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Ground Floor							
	Vinyl Tile	30%			2028	\$199,000	3	\$10,300	
Interior Walls									
	Cast in Place Concrete	10%	Now	\$163,000	LIFE	**			
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : First Floor Tunnel Area @ Shops And South Service Tunnel							
	Ceramic Tile	10%	Now	\$106,700	2031	**	5	\$5,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Ground Floor Corridors, Restrooms							
	Glass: Single Pane	3%			LIFE	**	5	\$5,100	
	Plaster	57%	Now	\$176,800	LIFE	**	5	\$19,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : South Corridor And Tunnel Under Administration Offices							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : South Corridor And Tunnel Under Administration Offices							
	Wood	20%			LIFE	**	5	\$181,200	

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SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%	0-2	\$6,300	2033	* *	5	\$3,400	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 15%

Location : South Side Offices And Corridor

Exposed Concrete	10%	0-2	\$25,100	LIFE	* *	5	\$1,100	
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Spalling, Extent : Moderate, Area Affected : 20%

Location : First Floor Tunnel Area @ Shops And South Service Tunnel

Glass: Susp Panels	2%			LIFE	* *	10	\$1,000	
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Plaster	78%	0-2	\$159,700	LIFE	* *	5	\$33,400	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Second Floor, Various Locations Throughout

Paint Peeling, Extent : Moderate, Area Affected : 25%

Location : 2nd Floor Offices

Worn/Eroded, Extent : Severe, Area Affected : 20%

Location : Ground Floor Corridors And Administrative Extension

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2041	* *			
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Parking/Driveway

Asphalt	100%			2031	* *			
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2038	* *	5	\$1,000	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated @ 3000 Amperes.

Transformers

Liquid Filled	100%			2033	* *	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : No Available Nameplate Ratings

Switchgear / Switchboard

Molded Case Bkrs	100%			2038	* *	5	\$1,000	
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Raceway

Conduit	20%			2038	* *	1		
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Conduit	80%			2028	\$54,000	1		
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Panelboards

Fused Disc Sw	10%			2027	\$6,800	5	\$100	
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Molded Case Bkrs	80%			2027	\$54,400	5	\$800	
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Molded Case Bkrs	10%			2036	* *	5	\$100	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	30%	0-2	\$27,700	2053	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2038	* *	1		
	Thermoplastic	40%			2028	\$37,000	1		
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	5%			2028	\$11,800	10	\$1,700	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Hallways And Office									
	Fluorescent	95%			2023	\$224,100	10	\$31,700	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Battery	100%			2023	\$55,900	10	\$8,800	
Exterior Lighting									
	Fluorescent	50%			2023	\$66,400	10	\$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : 2- CFL (Compact Fluorescent Light) Fixtures									
	HID	50%			2023	\$78,200	10	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : 2- HID Light Fixtures									
Alarm									
Fire/Smoke Detection									
	Generic, Analog	100%			2023	\$429,000	1-3	\$23,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
Explanation : Manual Pull Stations And Alarm Bells									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2048	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building 15									
Explanation : From New Power Plant									

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$2,200	
Distribution								
Central Plant Steam Piping/Pmp	100%			2028	\$656,600	4	\$2,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit								
Terminal Devices								
Convactor/Radiator	100%			2026	\$207,700	1	\$11,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
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	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,100	
Exhaust Fans								
Interior	80%			2028	\$110,400	2	\$900	
Roof	20%			2028	\$12,900	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Sanitary Piping Is Beyond Useful Life Cycle Limit								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Storm Piping Is Beyond Useful Life Cycle Limit								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Perimeter Of The Building								
Explanation : Leaders And Gutters Down To Cast Iron Pipping Below Grade								
Sump Pump(s)								
Submersible	100%			2019	\$1,300	4	\$1,200	
Fixtures								
Generic	100%							
Fire Suppression								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe								
	Generic	100%			2048	* *	1-5	\$18,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Next To Stairwells									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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
Program / Asset # : HHC0015.120 / 979 **Yr Built/Renovated** : 1930 / 1999
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

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



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$5,400	
Copper/Terne	7%	4+	\$6,100	2048	**			
	Staining/Discoloring, Extent : Moderate, Area Affected : 35%							
	Location : Raised Roof							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Second Story							
	Explanation : Raised Roof							
Glazed Ceramic Panel	1%			LIFE	**	5	\$1,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : South West Corner							
Masonry: Brick	75%	2-4	\$21,100	LIFE	**	5	\$8,100	
	Patching Evident, Extent : Moderate, Area Affected : 15%							
	Location : South West Corner							
	Vegetation Growth, Extent : Light, Area Affected : 25%							
	Location : West And South Facades							
	Vertical Cracks, Extent : Light, Area Affected : 10%							
	Location : Single Story Addition - East Side							
Masonry: Limestone	7%	2-4	\$2,100	LIFE	**	5	\$600	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : All Facades							
	Vegetation Growth, Extent : Light, Area Affected : 15%							
	Location : West Facade							
Stucco Cement	5%			2033	**	5	\$1,300	
Windows								
Aluminum	10%			2044	**	5	\$200	
Bronze/Brass	5%			2036	**	5	\$600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Second Story Transom Windows							
	Explanation : Decorative Window Grilles							
Glass Block	5%	Now	\$1,000	LIFE	**	5	\$100	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
	Location : East Facade							
Wood	80%	0-2	\$4,600	2027	\$46,300	5	\$7,300	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
	Location : Attic Windows And 2nd Story Windows - South East Corner							
	Paint Peeling, Extent : Moderate, Area Affected : 25%							
	Location : Exterior Side Of Windows							

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Estimates are rounded to the nearest hundred dollars.

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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Masonry: Brick	45%			LIFE	**	5-10	\$5,600		
Masonry: Limestone	40%	0-2	\$6,500	LIFE	**	5	\$900		
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
	Location : East And South Cornice								
	Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
	Location : Underside Of Cornice Throughout								
Pre-Cast Concrete	10%			LIFE	**	5	\$2,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Single Story Building - Coping								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Single Story Building - Coping								
No Component	5%								
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : South Side								
	Explanation : Single 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		
Interior									
Floors									
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%			2031	**	5	\$1,300		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Level								
	Explanation : Component Actually A Raised Dance Floor								
Terrazzo	50%	4+	\$9,000	LIFE	**	5	\$2,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Door Thresholds In Basement								
Interior Walls									
Plaster	80%	Now	\$9,800	LIFE	**	5	\$1,600		
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : Basement, Second Floor Offices								
	Paint Peeling, Extent : Moderate, Area Affected : 15%								
	Location : Staircase								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Second Floor Offices								
SGFT/Glazed Masonry	20%			LIFE	**	10	\$700		

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Second Floor Offices								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Second Floor Offices								
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	100%			2048	* *			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$700	2033	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Stair Treads At North Entrance								
	Parking/Driveway								
	Asphalt	100%			2037	* *			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2038	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : Main Service Disconnect Switch Rated @ 400 Amperes								
	Transformers								
	Liquid Filled	100%			2026	\$18,000	5		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside								
	Explanation : No Nameplate 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	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	40%	0-2	\$8,300	2053	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	40%			2028	\$8,300	1		
	Thermoplastic	20%			2038	* *	1		
Ground									
Grounding Devices									
	Generic	100%	0-2	\$10,800	LIFE	* *	5	\$100	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Boiler Room									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	5%			2028	\$1,500	10	\$200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
	Fluorescent	95%			2023	\$28,100	10	\$4,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
Exterior Lighting									
	Fluorescent	100%			2023	\$16,600	10	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : 8- CFL (Compact Fluorescent Light Fixtures)									
Alarm									
Fire/Smoke Detection									
	Generic, Analog	100%			2023	\$53,800	1-3	\$2,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
Explanation : Manual Pull Stations And Alarm Bells									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2038	* *	1		

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	10%			2041	**	1	\$200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement Level							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Level							
		Explanation : Serves Ballet Studio							
	Steam Boiler	90%			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	**	4		
	Central Plant Steam Piping/Pmp	90%			2038	**	4	\$200	
Terminal Devices									
	Convactor/Radiator	90%			2033	**	1	\$1,300	
	Fan Coil Unit/Heat	10%			2028	\$7,300	1	\$200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2023	\$2,000	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
	Exhaust Fans								
	Roof	10%			2028	\$800	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		
	Water Heater								
	Gas Fired	100%			2023	\$3,000	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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Print Date : 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
Program / Asset # : HHC0015.140 / 980 **Yr Built/Renovated** : 1921 / 1997
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



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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	12%	Now	\$39,000	LIFE	* *	5	\$15,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Base Of Stair Columns - West Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : West And East Facades At Foundation								
Worn/Eroded, Extent : Light, Area Affected : 25%								
Location : Stucco Finish Worn Off - All Facades								
Cast Stone/Terra Cotta	4%	Now	\$9,400	LIFE	* *	5	\$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Decorative Banding - All Facades								
Glazed Ceramic Panel	1%			LIFE	* *	5	\$2,400	
Masonry: Brick	80%	Now	\$317,100	LIFE	* *	5	\$20,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : South Facade At Door Openings								
Diagonal Cracks, Extent : Severe, Area Affected : 15%								
Location : South And East Corner								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Various Locations - All Facades								
Patching Evident, Extent : Light, Area Affected : 20%								
Location : West And South Facades								
Staining/Discoloring, Extent : Severe, Area Affected : 15%								
Location : At Downspouts - South And North Facades								
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : East Facade								
Pre-Cast Concrete	3%	Now	\$5,700	LIFE	* *	5	\$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Window Sills								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Window Sills								
Windows								
Wood	100%	Now	\$144,500	2053	* *	5	\$16,900	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : All Windows								
Dry Rot/Decay, Extent : Moderate, Area Affected : 35%								
Location : South Facing And Trim Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : All Windows								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : South Facing And Trim Throughout								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : All Windows								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	90%	Now	\$156,400	LIFE	* *	5	\$22,700	
			Diagonal Cracks, Extent : Moderate, Area Affected : 15%					
			Location : Cornice - All Facades					
			Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
			Location : Cornice - All Facades					
			Staining/Discoloring, Extent : Moderate, Area Affected : 50%					
			Location : Cornice - All Facades					
			Vertical Cracks, Extent : Moderate, Area Affected : 20%					
			Location : Cornice - All Facades					
Metal Panel	5%			2038	* *	5	\$600	
No Component	5%							
			Other Observation, Extent : Light, Area Affected : 0%					
			Location : West Facade					
			Explanation : No Cornice At Entry Portico					
Roof								
Asphalt Shingle	80%	Now	\$5,100	2037	* *			
			Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%					
			Location : North, East And South Facing Gutters					
			Loose Units, Extent : Moderate, Area Affected : 15%					
			Location : Entry Portico - West Side					
			Water Penetration, Extent : Moderate, Area Affected : 10%					
			Location : Over Restrooms - West Wing					
Modified Bitumen	10%			2028	\$10,700	10	\$1,600	
Skylight, Metal/Glass	10%	Now	\$93,700	2038	* *			
			Thermally Inefficient, Extent : Moderate, Area Affected : 100%					
			Location : Main Dining Hall And Kitchen Area					
			Unit Inoperable, Extent : Moderate, Area Affected : 65%					
			Location : Main Dining Hall					
Interior								
Floors								
Carpet	2%	Now	\$4,900	2030	* *	3	\$500	
			Worn/Eroded, Extent : Moderate, Area Affected : 100%					
			Location : Vestibule Off Of Kitchen					
Cast in Place Concrete	5%			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%	4+	\$44,500	2043	* *	5	\$11,100	
			Deflection Evident, Extent : Moderate, Area Affected : 20%					
			Location : Various Locations Throughout Perimeter Of Reception / Dining Hall					
			Deteriorated Finish, Extent : Light, Area Affected : 100%					
			Location : Throughout Dining/ Reception Hall					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

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

Interior

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 Affected : 20%

Location : Main Hall - Northeast Wall, Backstage Area, Offices And Loft Area

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

Location : Main Hall - Northeast Wall, Backstage Area, Offices And Loft Area

Ceilings

AcousTileSusp.Lay-In	5%			2041	**	5	\$800	
Plaster	95%	0-2	\$24,100	LIFE	**	5	\$10,100	

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

Location : Vestibule Off Of Kitchen, Offices And Loft Area

Paint Peeling, Extent : Moderate, Area Affected : 10%

Location : Vestibule Off Of Kitchen, Offices And Loft Area

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Vestibule Off Of Kitchen, Offices And Loft Area

Site Pavements

On-Site Walkways

Asphalt	10%	Now	\$2,200	2037	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : West Entry

Cast in Place Concrete	90%			2041	**			
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Parking/Driveway

Asphalt	100%			2037	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2038	**	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated @ 1000 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2038	**	5	\$400	
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Raceway

Conduit	100%			2038	**	1		
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Panelboards

Fused Disc Sw	10%			2036	**	5		
Molded Case Bkrs	90%			2036	**	5	\$300	

Wiring

Thermoplastic	100%			2038	**	1		
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Ground

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : In The Crawlspace							
Lighting								
Interior Lighting								
Fluorescent	15%			2028	\$39,000	10	\$1,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Kitchen And Office							
	Explanation : T-12 Lamps							
Fluorescent	5%			2033	* *	10	\$600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Corridor And Toilets							
Incandescent	80%			2028	\$208,000	2	\$200	
Egress Lighting								
Emergency, Battery	40%			2033	* *	10	\$1,300	
Exit, Service	60%			2033	* *	1		
Exterior Lighting								
Fluorescent	65%			2028	\$33,000	10	\$800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 7- CFL (Compact Fluorescent Light) Fixtures							
HID	35%			2028	\$20,900	10		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 4- HID Light Fixtures							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$163,800	1-3	\$8,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hall							
	Explanation : Manual Pull Stations And Alarm Bells							

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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2044	**	4	\$1,000	
	Terminal Devices								
	Air Handler	50%			2028	\$104,200	1	\$4,300	
	Convactor/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								
	Reciprocating Compr/Chiller	100%			2028	\$125,700	1	\$6,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground Level							
		Explanation : Unit Mounted On Exterior 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								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,300	
	Exhaust Fans								
	Interior	100%			2033	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2041	**	1		
		Recent Replace Evident, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Water Heater								
	Electric	50%			2023	\$6,500	4	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Second Floor Mechanical Room							
		Explanation : Unit Serves Restrooms							
	Gas Fired	50%			2026	\$4,500	2	\$100	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Kitchen							
		Explanation : Unit Serves Kitchen							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

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

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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



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	**	5	\$18,600		
Concrete Masonry Unit	75%			LIFE	**	5	\$17,400		
Stucco Cement	15%	4+	\$9,200	2033	**	5	\$3,500		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : East Wall									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Facades On Rear Additions									
Windows									
Steel	50%	Now	\$14,800	2036	**	5	\$6,800		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Lead Framed Stained Glass Windows In Nave									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Stained Glass Windows In Nave									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Stained Glass Windows In Nave									
Steel	50%	Now	\$65,000	2053	**	5	\$6,800	1	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : 2nd Floor Office And Rear Addition Windows									
Corrosion/Rusting, Extent : Severe, Area Affected : 25%									
Location : 2nd Floor Office And Rear Addition Windows									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : 2nd Floor Office And Rear Addition Windows									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : 2nd Floor Office And Rear Addition Windows									
Parapets									
Cast Stone/Terra Cotta	3%	Now	\$1,700	LIFE	**	5	\$1,900		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Coping On Rear Addition Parapets									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Coping									
Explanation : Component 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 Elements, Extent : Moderate, Area Affected : 25%									
Location : Balconies									
Corrosion/Rusting, Extent : Severe, Area Affected : 25%									
Location : Balconies									
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Balconies									
Stucco Cement	3%	Now	\$700	2033	**	5	\$300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
No Component	75%								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Clay Tile	75%			2048	**	10	\$10,400	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Roof Entire							
	Copper/Terne	5%	Now	\$10,600	2068	**			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : Over Circular Stair							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Over Circular Stair							
	Modified Bitumen	20%			2033	**	10	\$2,800	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Rear Additions							
Interior									
Floors									
	Ceramic Tile	5%			2037	**	5	\$500	
	Sheet Vinyl/Rubber	5%			2033	**	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Second Floor Offices							
		Explanation : Recent Installation							
	Terrazzo	60%			LIFE	**	5	\$10,000	
	Wood	30%			2056	**	5	\$6,000	
Interior Walls									
	Gypsum Board	20%			LIFE	**	5-10	\$5,500	
	Plaster	5%	Now	\$7,400	LIFE	**	5	\$200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Spiral Staircase - North East Corner							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : Spiral Staircase - North East Corner							
	Plaster	75%			LIFE	**	5-10	\$10,300	
Ceilings									
	AcousTileSusp.Lay-In	25%	Now	\$2,400	2033	**	5	\$1,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
		Location : First Floor Offices - From Plenum Space Ductwork							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : First Floor Offices - From Plenum Space Ductwork							
	Exposed Struc: Wood	65%			LIFE	**	10	\$10,000	
	Plaster	10%			LIFE	**	5-10	\$1,800	
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$7,800	2041	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : At Curbs, Flags And Stair Landing - East Side							
Parking/Driveway									
	Asphalt	100%	0-2	\$4,300	2037	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : East Drive And Parking Lot							

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2038	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Garage							
		Explanation : Main Service Disconnect Switch Rated @ 800 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2038	**	5	\$100	
	Raceway								
	Conduit	100%			2038	**	1		
	Panelboards								
	Fused Disc Sw	5%			2036	**	5		
	Molded Case Bkrs	95%			2036	**	5	\$100	
	Wiring								
	Thermoplastic	100%			2038	**	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Crawlspace							
Lighting									
	Interior Lighting								
	Fluorescent	75%			2028	\$29,900	10	\$2,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2028	\$2,000	10	\$200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Garage							
	Incandescent	20%			2028	\$8,000	2		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Chandeliers							
	Egress Lighting								
	Emergency, Battery	50%			2028	\$2,700	10	\$400	
	Exit, Service	50%			2028	\$300	1		
	Exterior Lighting								
	HID	100%			2023	\$15,000	10		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 6 HID Light Fixtures							

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

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

Alarm

Security System
Generic

100% 2028 \$12,000 1 \$1,300
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Hallways And Outside
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2023 \$41,200 1-3 \$2,200
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Lobby
Explanation : Manual Pull Station And Alarm Bells

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

Heating

Energy Source
Natural Gas

100% 2038 * * 1

Conversion Equipment
Furnace

100% 2036 * * 1 \$1,700
Other Observation, Extent : Light, Area Affected : 100%
Location : Celing, 1st And 2nd 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

Ventilation

Exhaust Fans

Wall Unit

20% 2036 * * 2

No Component

80%

Plumbing

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 : Light, Area Affected : 100%
Location : Leaders And Gutters On Perimeter Of The Roof
Explanation : Leaders And Gutters Run Into Cast Iron Piping Below Grade

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Fixtures									
Generic		100%							

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

Print Date : 22-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
Program / Asset # : HHC0015.160 / 981 **Yr Built/Renovated** : 1934 / 2013
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



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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	20%			LIFE	* *	5	\$70,100	
	Stucco Cement	75%	Now	\$216,700	2033	* *	5	\$32,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Perimeter Walls									
Explanation : Wood Framed Exterior Walls With Stucco Finish									
	Wood	5%	Now	\$133,000	2048	* *	5	\$4,400	1
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Protruding Beams									
Paint Peeling, Extent : Severe, Area Affected : 25%									
Location : Perimeter Fascia Boards									
Split/Cracked, Extent : Severe, Area Affected : 25%									
Location : Protruding Beams									
Windows									
	Steel	90%	Now	\$80,900	2053	* *	5	\$7,500	1
Broken/Missing Elements, Extent : Severe, Area Affected : 35%									
Location : Throughout									
Corrosion/Rusting, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Stained Glass									
	Wood	10%	Now	\$4,200	2053	* *	5	\$700	1
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Rear Addition Windows									
Dry Rot/Decay, Extent : Severe, Area Affected : 50%									
Location : Rear Addition Windows									
Parapets									
	Cast in Place Concrete	20%			LIFE	* *	5	\$3,600	
	Stucco Cement	5%	Now	\$300	2033	* *	5	\$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Limestone Coping - Rear Addition									
Miss/Damaged Copings, Extent : Moderate, Area Affected : 25%									
Location : Limestone Coping - Rear Addition									
	No Component	75%							

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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	80%			2041	* *	10	\$600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Main Roof							
Built-Up (BUR)	15%			2036	* *	10	\$600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Rear Addition							
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	
	Deteriorated Finish, Extent : Moderate, Area Affected : 75%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Interior Walls								
Gypsum Board	75%			LIFE	* *	5-10	\$10,000	
Plywood/Hardboard	25%			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								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%			2038	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated @ 400 Amperes.									
Transformers									
Liquid Filled		100%			2033	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : No Available Nameplate Rating									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2038	* *	5	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$200	
Wiring								
Thermoplastic	100%			2038	**	1		
Ground								
Grounding Devices								
Not Accessible	100%	Other Observation, Extent : Light, Area Affected : 0%						
		Location :						
		Explanation : Crawlspace						
Lighting								
Interior Lighting								
Fluorescent	10%			2023	\$6,700	10	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Office						
		Explanation : T-12 Lamps						
Fluorescent	10%			2028	\$6,700	10	\$500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area 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 : Moderate, Area Affected : 100%						
		Location : Outside						
		Explanation : 4- Floodlights						
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$69,500	1-3	\$3,800	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Office						
		Explanation : Manual Pull Stations And Alarm Bells						

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2058	* *	1		

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2028	\$14,800	1	\$2,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Furnace Room							
		Explanation : 1 Unit							
	Terminal Devices								
	Fan Coil Unit/Heat	50%			2033	* *	1	\$1,000	
		Other Observation, Extent : Light, Area 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, Area Affected : 100%							
		Location : The Domestic Hot And Cold Water Piping Is Beyond Useful Life Cycle Limit							
	Water Heater								
	Electric	100%			2023	\$5,500	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : The Sanitary Piping Is Beyond Useful Life Cycle Limit							
	Fixtures								
	Generic	100%							

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

Print Date : 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
Program / Asset # : HHC0015.170 / 982 **Yr Built/Renovated** : 1921 / 2012
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



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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	25%			LIFE	**	5	\$66,100		
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : Base Of Building									
Other Observation, Extent : Light, Area 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, Area Affected : 100%									
Location : First Floor Office									
Explanation : Stained Glass Windows									
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		
Interior									
Floors									
Carpet	20%			2027	\$70,200	3	\$7,200		
Cast in Place Concrete	40%			LIFE	**	5	\$42,300		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Corridors And Various Classrooms									
Explanation : Spray Applied Epoxy Coating									
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, Area Affected : 100%									
Location : Flanking Gathering Rooms									
Explanation : Original Herringbone Flooring									
Interior Walls									
Ceramic Tile	5%			2041	**	5	\$1,900		
Gypsum Board	95%			LIFE	**	5-10	\$60,100		
Ceilings									
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

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

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

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2054

* *

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room/ Ground Floor**Explanation : Main Service Disconnect Switch Rated @ 600 Amperes.*

Transformers

Liquid Filled

100%

2045

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : No Available 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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	8%			2036	* *	10	\$1,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
	Fluorescent	90%			2036	* *	10	\$16,600	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2036	* *	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$2,400	
	Exit, LED	50%			2063	* *	1		
Exterior Lighting									
	LED	100%			2036	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 3- LED Light Fixtures							
Alarm									
	Security System								
	Generic	100%			2036	* *	1	\$7,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2036	* *	1-3	\$12,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Smoke Detectors, Manual Pull Stations, Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2058	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2045	* *	1	\$9,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Gas Fired Hot Water Boilers							
Distribution									
	Hot Wtr Piping/Pump	100%			2050	* *	4	\$1,000	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	20%			2036	* *	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Heat Recovery Ventilating Unit Observed							
	Fan Coil Unit/Heat	80%			2036	* *	1	\$5,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ceiling Plenum							
		Explanation : Fan Powered Boxes With Reheat Coil Observed							
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2036	* *	1	\$9,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Adjacent To Building							
		Explanation : Air Cooled Chiller With Plate And Frame Heat Exchanger Observed							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2054	* *	4	\$1,000	
Ventilation									
	Exhaust Fans								
	Roof	100%			2036	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		
	Water Heater								
	Gas Fired	100%			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%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 1st , 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2058	* *	1-2	\$5,600	
	Chemical System								
	Generic	100%			2027	\$2,200	1-3	\$3,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 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
Program / Asset # : HHC0015.030 / 13435 **Yr Built/Renovated** : 1916 / 2012
Area Sq Ft : 11,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 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



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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	10%	Now	\$30,500	2044	* *			
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
Stucco Cement	90%	4+	\$83,300	2029	* *	5	\$15,800	
	Staining/Discoloring, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Windows								
Aluminum	50%			2032	* *	5	\$2,000	
Wood	50%	Now	\$65,300	2049	* *	5	\$10,200	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
	Location : First Floor							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : First Floor							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : First Floor							
Parapets								
Copper/Terne	100%			2044	* *	5	\$12,700	
Roof								
Clay Tile	70%	Now	\$20,500	2044	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Southeast Corridor							
Copper/Terne	5%			2039	* *	10	\$1,900	
Sloped Glazing	25%			LIFE	* *	5	\$51,500	
Interior								
Floors								
Carpet	25%			2025	\$57,900	3	\$8,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Second Floor, 2012							
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 Evident, Extent : Light, Area Affected : 100%							
	Location : Second Floor, 2012							

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

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

Interior

Interior Walls

Ceramic Tile	40%	0-2	\$20,300	2027	\$203,500	5	\$3,200	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Boiler Room

Concrete Masonry Unit	10%			LIFE	**	5	\$600	
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Gypsum Board	45%			LIFE	**	5	\$4,400	
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Recent Replace Evident, Extent : Light, Area Affected : 75%

Location : Second Floor, 2012

Plaster	5%	Now	\$700	LIFE	**	5	\$200	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Boiler Room

Ceilings

AcousTileSusp.Lay-In	50%			2044	**	5	\$8,000	
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Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Second Floor, 2012

Other Observation, Extent : Moderate, Area Affected : 25%

Location : Second Floor

Explanation : Luminous Panels

Ceramic Tile	10%			LIFE	**	5	\$1,000	
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Gypsum Board	10%			LIFE	**	5	\$2,000	
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Recent Replace Evident, Extent : Light, Area Affected : 50%

Location : Second Floor, 2012

Plaster	30%			LIFE	**	5	\$3,000	
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2050	**	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amperes Main Disconnect Switch

Transformers

Liquid Filled	100%			2029	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : One 13.8 Kva 480hv-208/120lv

Switchgear / Switchboard

Molded Case Bkrs	100%			2050	**	5	\$300	
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Raceway

Conduit	50%			2034	**	1		
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Conduit	50%			2050	**	1		
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Estimates are rounded to the nearest hundred dollars.*

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2032	**	5		
	Molded Case Bkrs	30%			2032	**	5	\$100	
	Molded Case Bkrs	60%			2046	**	5	\$200	
Wiring									
	Braided Cloth	20%	2-4	\$4,000	2049	**	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Thermoplastic	30%			2034	**	1		
	Thermoplastic	50%			2050	**	1		
Motor Controllers									
	Locally Mounted	100%			2041	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	50%			2024	\$99,600	10	\$4,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 1st floor								
	Explanation : T-12 Lamps								
	Fluorescent	50%			2032	**	10	\$4,900	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : 2nd Floor								
Egress Lighting									
	Emergency, Battery	50%			2032	**	10	\$1,300	
	Exit, Service	50%			2032	**	1		
Exterior Lighting									
	HID	100%			2024	\$49,800	10		
Alarm									
Fire/Smoke Detection									
	Generic	100%			2032	**	1-3	\$7,200	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2034	* *	1		

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	50%			2032	* *	1	\$2,600	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Next To Building							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ceiling							
		Explanation : Gas Furnace Units Serve Second Floor Only							
	Hot Water Boiler	50%			2041	* *	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Hydronic Loop Serves First Floor Only							
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$3,000	
	Hot Wtr Piping/Pump	50%			2032	* *	4	\$400	
	Terminal Devices								
	Convactor/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								
	Brass/Copper	100%			2034	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2050	* *	4	\$1,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Perimeter Of The Building							
		Explanation : Leaders And Gutters							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-2							
		Explanation : 1 Unit							

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	No Component	50%							
	Generic	50%			2044	* *	1-5	\$2,700	

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

Print Date : 22-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
Program / Asset # : HHC0015.180 / 983 **Yr Built/Renovated** : 1930 / 2013
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
Exterior Architecture	\$20,700	\$1,000		
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	\$21,800	\$2,100	\$1,100	\$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



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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	35%	Now	\$18,500	LIFE	**	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : At Window Openings - Police Surgeon (South) Side							
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%							
		Location : At Window Openings - Police Surgeon (South) Side							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%							
		Location : At Window Openings - Police Surgeon (South) Side							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Police Surgeon (South) Side							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Basement Walls Below Police Surgeon Offices							
	Masonry: Brick	65%			LIFE	**	5	\$4,000	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Grace Foundation (North) Side							
Windows									
	Wood	100%			2050	**	5	\$2,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Building Entire							
Roof									
	Asphalt Shingle	95%	0-2	\$200	2041	**			
		Gut/DS Non Func/Miss, Extent : Light, Area Affected : 50%							
		Location : Debris In Gutters							
		Misaligned/Bulging, Extent : Light, Area Affected : 15%							
		Location : At Vent Hoods							
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Roof Entire							
	Copper/Terne	5%			2056	**	10	\$300	
Interior									
	Floors								
	Carpet	40%			2029	**	3	\$500	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Grace Foundation (North) Side							
	Cast in Place Concrete	12%	2-4	\$300	LIFE	**	5	\$200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Unfinished Basement Area Under Police Surgeon Office							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Perimeter Walls - Basement							
	Ceramic Tile	2%			2031	**	5		
	Ceramic Tile	3%			2031	**	5		
	Vinyl Tile	23%			2028	\$1,700	3	\$100	
	Vinyl Tile	20%			2036	**	3	\$100	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Grace Foundation (North) Side							

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Glass: Single Pane	2%			LIFE	**	5	\$100		
Gypsum Board	65%			LIFE	**	5-10	\$1,900		
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Grace Foundation (North) Side									
Masonry: Brick	5%	Now	\$400	LIFE	**				
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Basement Walls - West Facade									
Plaster	28%	Now	\$1,300	LIFE	**	5	\$100		
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Unfinished Basement									
Staining/Discoloring, Extent : Severe, Area Affected : 50%									
Location : Unfinished Basement									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Unfinished Basement									
Ceilings									
AcousTileSusp.Lay-In	55%			2045	**	5	\$400		
Exposed Struc: Steel	3%	Now	\$5,500	LIFE	**				
Corrosion/Rusting, Extent : Severe, Area Affected : 25%									
Location : Vaulted Area Under Stair Platform - West Side									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underside Of Stair Landing (West) Side									
Explanation : This Component Is Actually Structural Decking									
Gypsum Board	10%			LIFE	**	5-10	\$300		
Plaster	32%	Now	\$1,500	LIFE	**	5	\$200		
Cracking/Crumbling, Extent : Severe, Area Affected : 35%									
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	\$5,400	2048	**				
Impact Damage, Extent : Moderate, Area Affected : 15%									
Location : East Entrance									
Free Standing Walls									
Cast in Place Concrete	100%	Now	\$400	2048	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Base Of Ramp - East Side									
Retaining Walls									
Masonry: Brick	100%	0-2	\$9,000	2038	**				
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Stair Landing - West Side									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Stairs To Basement									

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$26,200	2041	* *		
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*Sinking/Subsiding, Extent : Moderate, Area Affected : 25%**Location : South And West Sides*

Parking/Driveway

Asphalt	100%	Now	\$16,800	2031	* *		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 35%**Location : Parking Area - West Side**Potholes, Extent : Moderate, Area Affected : 25%**Location : West Side*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2048	* *	5	\$400
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Main Service Disconnect Switch Rated @ 400 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	20%			2048	* *	5	
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Fused Knife Sw	40%	0-2	\$11,100	2058	* *	5	
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*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Basement*

Molded Case Bkrs	40%			2048	* *	5	\$200
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Raceway

Conduit	50%			2028	\$2,100	1	
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Conduit	50%			2054	* *	1	
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Panelboards

Fused Disc Sw	5%			2027	\$400	5	
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Molded Case Bkrs	45%			2027	\$3,800	5	\$200
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Molded Case Bkrs	50%			2050	* *	5	\$200
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Wiring

Thermoplastic	50%			2028	\$4,600	1	
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Thermoplastic	50%			2054	* *	1	
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Motor Controllers

Locally Mounted	100%			2045	* *	5	\$100
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Ground

Grounding Devices

Not Accessible	100%						
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Lighting

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2023	\$10,700	10	\$3,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Police Precint Office</i>								
Fluorescent	60%			2036	**	10	\$7,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Grace Foundation Area</i>								
Fluorescent	10%			2036	**	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 8 LED Light Fixtures</i>								
Alarm								
Security System								
Generic	100%			2036	**	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	50%			2048	**	1	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Steam Boiler	50%			2033	**	1	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%			2053	**	4	\$400	
	Steam Piping/Pump	50%			2028	\$33,700			
Terminal Devices									
	Convactor/Radiator	50%			2033	**	1	\$2,300	
	Convactor/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 : Light, Area Affected : 100%									
Location : Domestic Hot And Cold Water Piping Are Beyond Useful Life 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 : Moderate, Area Affected : 100%									
Location : Sanitary Piping Is Beyond Useful Life Cycle Limit									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Around The Perimeter Of Building Roof									
Explanation : Leaders And Gutters To Cast Iron Piping Below Grade									
Sump Pump(s)									
	Submersible	100%			2023	\$500	4	\$500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st To 2nd Floor									
Explanation : 1 Unit									
Fire Suppression									
Chemical System									
	Generic	100%			2027	\$2,200	1-3	\$3,700	

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Estimates are rounded to the nearest hundred dollars.*

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

Print Date : 22-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
Program / Asset # : HHC0015.31A / 4079 **Yr Built/Renovated** : 1989 / 2012
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



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	0-2	\$2,600	LIFE	**	5	\$1,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Building Base							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Building Base							
	Masonry: Brick Cavity	78%	0-2	\$13,600	LIFE	**	5	\$3,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : At Door Thresholds							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 15%							
		Location : At Expansion Joints							
	Metal Panel	5%	0-2	\$200	2048	**	5	\$400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : Fascia Boards At Roof Line							
	Pre-Cast Concrete	2%			LIFE	**	5	\$500	
	Window Wall	10%	0-2	\$2,200	2038	**	5	\$800	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Windows									
	Metal Louvers	100%	0-2	\$100	2037	**			
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : At Wall Penetrations							
		Explanation : Caulking Deteriorated							
Roof									
	Built-Up (BUR)	100%			2028	\$25,700	10	\$4,900	
Soffits									
	Pre-Cast Concrete	100%	Now	\$3,400	LIFE	**	5	\$2,900	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 15%							
		Location : At Control Joints							
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$15,000	
Interior Walls									
	Cast in Place Concrete	35%			LIFE	**	10	\$3,700	
	Concrete Masonry Unit	65%	0-2	\$6,900	LIFE	**	5	\$1,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : West Facade Wall							
		Vertical Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Under Sill Plates Of Window Walls And South East Corner							
Ceilings									
	Exposed Concrete	90%			LIFE	**	5-10	\$1,600	
	Exposed Struc: Steel	10%			LIFE	**	10	\$300	
Site Enclosure									
	Fence/Gates								
	Chain link	100%			2048	**			
Site Pavements									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2041

* *

Parking/Driveway

Asphalt

100%

2037

* *

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2054

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Main Service Disconnect Switch Rated @ 200 Amperes.*

Transformers

Liquid Filled

100%

2045

* *

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : No Available Nameplate Ratings*

Raceway

Conduit

100%

2054

* *

1

Panelboards

Molded Case Bkrs

100%

2050

* *

5

\$100

Wiring

Thermoplastic

100%

2054

* *

1

Motor Controllers

Locally Mounted

50%

2033

* *

5

Locally Mounted

50%

2045

* *

5

Ground

Grounding Devices

Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : 1st Floor**Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible Covered With Insulation*

Lighting

Interior Lighting

Fluorescent

85%

2036

* *

10

\$1,800

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

HID

15%

2036

* *

10

Egress Lighting

Emergency, Battery

80%

2036

* *

10

\$500

Exit, Service

20%

2036

* *

1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting
HID

100% 2036 * * 10
Other Observation, Extent : Light, Area Affected : 100%
Location : Outside
Explanation : 4- HID Light Fixtures

Alarm

Security System
Generic

100% 2036 * * 1 \$900
Other Observation, Extent : Light, Area Affected : 100%
Location : Outside
Explanation : 1- CCTV Surveillance Camera

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2048 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Underground Vault
Explanation : (2) 25,000 Gallon Tanks

Conversion Equipment
Steam Boiler

100% 2033 * * 1 \$2,300
Other Observation, Extent : Light, Area Affected : 100%
Location : Power Plant
Explanation : 3 Units

Distribution

Central Plant Steam
Piping/Pmp

100% Now \$2,100 2038 * * 4 \$100
Insul. Deteriorating, Extent : Severe, Area Affected : 100%
Location : Throughout

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Fixtures									
Generic		100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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
Program / Asset # : HHC0015.040 / 978 **Yr Built/Renovated** : 1916 / 1993
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$29,200	
	Stucco Cement	90%	Now	\$221,500	2033	**	5	\$42,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : South Facade, North Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Perimeter Walls									
Explanation : Steel-framed Building With Hollow Terra Cotta Block Infill									
	Wood	5%	Now	\$22,300	2033	**	5	\$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Dormers									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Dormers									
Windows									
	Aluminum	8%	Now	\$32,900	2053	**	5	\$300	
Air Infiltration, Extent : Moderate, Area Affected : 75%									
Location : At Connecting Tunnel									
	Wood	92%	Now	\$253,100	2053	**	5	\$39,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Unit Inoperable, Extent : Severe, Area Affected : 15%									
Location : Various Locations Throughout									
Parapets									
	Copper/Terne	90%			2048	**	5	\$16,100	
	Masonry: Brick	10%	Now	\$4,900	LIFE	**	5	\$400	
Worn/Eroded, Extent : Severe, Area Affected : 30%									
Location : Low Parapet Walls At Connecting Tunnel									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Clay Tile	82%	Now	\$126,500	2038	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Various Locations At Attic Dormers									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Various Locations Throughout									
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%									
Location : Perimeter Gutters Verry Problematic During Storms									
	Copper/Terne	5%			2043	**	10	\$2,700	
	Modified Bitumen	8%	0-2	\$2,300	2028	\$11,500			
Alligatoring, Extent : Severe, Area Affected : 20%									
Location : Connector Tunnel									
Ponding, Extent : Moderate, Area Affected : 15%									
Location : Connector Tunnel									
	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	20%	Now	\$134,300	2043	**	5	\$5,600	
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Fourth Floor And Stairs									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Infiltration From Storm Drain Issues									
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : Fourth Floor And Stairs									
Interior Walls									
	Ceramic Tile	5%			2031	**	5	\$1,500	
	Glass: Single Pane	5%			LIFE	**	5	\$2,300	
	Gypsum Board	15%			LIFE	**	5-10	\$7,700	
	Plaster	67%	Now	\$111,200	LIFE	**	5	\$6,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 35%									
Location : Fourth Floor And Stairs									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Fourth Floor - Infiltration From Storm Drain Issues									
	Wood	8%			LIFE	**	5	\$19,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileSusp.Lay-In	15%			2041	**	5	\$4,500	
Plaster	85%	Now	\$227,200	LIFE	**	5	\$15,800	

Broken/Missing Elements, Extent : Severe, Area Affected : 35%

Location : Fourth Floor And Stairs

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : 1st Floor Meeting Room

Water Penetration, Extent : Moderate, Area Affected : 25%

Location : Infiltration From Storm Drain Issues

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2033	**			
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Parking/Driveway

Asphalt	100%			2037	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Not Accessible	100%							
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Switchgear / Switchboard

Not Accessible	100%							
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Raceway

Conduit	100%			2028	\$40,100	1		
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Panelboards

Molded Case Bkrs	50%			2036	**	5	\$300	
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Molded Case Bkrs	50%			2027	\$17,000	5	\$300	
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Wiring

Thermoplastic	50%			2038	**	1		
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Thermoplastic	50%			2028	\$29,300	1		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$600	
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Lighting

Interior Lighting

Fluorescent	20%			2028	\$74,600	10	\$3,700	
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Hallways And Offices

Fluorescent	80%			2023	\$298,200	10	\$14,600	
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T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Battery	50%			2028	\$15,300	10	\$2,400	
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Exit, Service	50%			2028	\$3,800	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting
HID

100% 2023 \$93,300 10 \$100
Other Observation, Extent : Moderate, Area Affected : 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 Affected : 100%
Location : Hallways
Explanation : Manual Pull Stations And Alarm Bells

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source
Plant Campus Steam /
PRV

100% 2038 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Building 15
Explanation : From 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
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Steam Piping Is Beyond Useful Life Cycle Limit

Terminal Devices

Convactor/Radiator

100% 2026 \$113,700 1 \$6,400
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit

Air Conditioning

Energy Source
Electricity

100% 2044 * * 1

Conversion Equipment

Window/Wall Unit
No Component

40% 2023 \$17,700 1

60%

Plumbing

H/C Water Piping
Galvanized Steel

100% 2033 * * 1
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : The Domestic Hot And Cold Water Distribution Piping Are Beyond Their Useful Life Cycle Limit

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Sanitary Piping Is Beyond Useful Life Cycle Limit							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Storm Piping Is Beyond Useful Life Cycle Limit							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Perimeter Of The Building Down To Cast Iron Piping Below Grade.							
		Explanation : Copper Leaders And Gutters							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	No Component	50%							
	Generic	50%			2048	* *	1-5	\$5,000	

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*** 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	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Asset # : 4370

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	* *			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Perimeter Fence</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	* *	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2- 1200 Amperes, 13.8kv</i>								
Transformers								
Liquid Filled	100%			2033	* *	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	* *	3		
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Raceway								
Conduit	100%			2038	* *	1		
Panelboards								
Molded Case Bkrs	100%			2036	* *	5		
Wiring								
Thermoplastic	100%			2038	* *	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	\$5,800	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Shed</i>								
<i>Explanation : T-12 Lamps</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

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	
Program / Asset #	: HHC0015.260 / 64	Yr Built/Renovated	: 1973 / 2012	
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



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE
Asset # : 64

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$25,300	
Metal Panel	10%			2048	**	5-10	\$11,600	
Window Wall	15%			2048	**	5	\$9,500	
Windows								
Aluminum	70%			2044	**	5	\$4,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Stained Glass								
Aluminum	30%	4+	\$9,400	2044	**	5	\$1,000	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Corridor Between Chapel And Greenhouse								
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 Penetration, Extent : Light, Area Affected : 15%								
Location : Corridor Between Greenhouse 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		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Raceway								
	Conduit	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.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE
Asset # : 64

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Greenhouse</i>								
Fluorescent	10%			2028	\$1,900	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *	1-3	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations, Strobe Lights And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2038	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
<i>Explanation : Hot Water Piping From Robitzek Building</i>								
Terminal Devices								
Air Handler	90%			2028	\$102,100	1	\$4,200	
Convactor/Radiator	10%			2033	* *	1	\$200	
Air Conditioning								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE
Asset # : 64

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	District C.W.	100%			2038	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Robitzek Building							
		Explanation : Chilled Water From Main Chillers							
Conversion Equipment									
	Heat Pump Air Sourced	35%			2032	**	2	\$200	
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : Adjacent To Building							
		Explanation : 7 Units. The Heat Pumps Serve The Green House Portion Of The Building							
	No Component	65%							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2028	\$31,700	1	\$4,700	
Ventilation									
	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								
	Generic	100%			2048	**	1-2	\$2,100	

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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
Program / Asset # : HHC0016.020 / 1002 **Yr Built/Renovated** : 1978 / 2004
Area Sq Ft : 24,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$7,800	
Weathering Steel	80%	Now	\$218,400	LIFE	**	1		
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Gasketed Joints Eroding								
Windows								
Aluminum	100%			2042	**	5	\$6,600	
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$100	
Weathering Steel	90%	Now	\$6,700	LIFE	**	1		
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Soft Joints Are Deteriorated								
Roof								
Metal Panel	35%	4+	\$11,300	2039	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : At Canted Returns, Lower Roof								
Single Ply Membrane	60%	Now	\$11,600	2031	**			
Drains Clogged, Extent : Moderate, Area Affected : 5%								
Location : West Side Above Conference Rooms								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : At Pitch Pockets								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Auditorium At Pitch Pockets And Conference Room								
Skylight, Metal/Glass	5%	Now	\$21,200	2046	**			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At Stair Towers								
Interior								
Floors								
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	**	5	\$13,700	
Plaster	28%			LIFE	**	5	\$3,200	
Ceilings								
Gypsum Board	75%	Now	\$4,800	LIFE	**	5	\$28,600	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Auditorium								
Plaster	25%			LIFE	**	5	\$4,800	

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Raceway									
Conduit		100%			2036	* *	1		
Panelboards									
Molded Case Bkrs		100%			2034	* *	5	\$600	
Wiring									
Thermoplastic		100%			2036	* *	1		

Lighting

Interior Lighting									
Fluorescent		70%			2026	\$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		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Distribution									
Hot Wtr Piping/Pump		40%			2034	* *	4	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Adjacent To Auditorium									
Explanation : From Main Building									
Central Plant Steam Piping/Pmp		60%			2036	* *	4	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Adjacent To Auditorium									
Explanation : From Main Building									
Terminal Devices									
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 Pipe/Pump		100%			2046	* *	4	\$1,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Adjacent To Auditorium									
Explanation : From Main Building									

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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
Program / Asset # : HHC0016.010 / 2726 **Yr Built/Renovated** : 1978 / 2004
Area Sq Ft : 1,058,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5,9,10
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 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



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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			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 Entrance Due To Corten Steel Panels Deteriorating								
Metal Panel	3%	4+	\$1,100	2036	**	5	\$14,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Interior Courtyard Areas								
Pre-Cast Concrete	5%			LIFE	**	5	\$41,300	
Weathering Steel	45%	Now	\$1,605,500	LIFE	**	1		
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Explanation : Gasketed Joints Eroding, Panels Corroding; Staining From Corrosion Is Clouding Adjacent Glass And Deteriorating Caulking								
Window Wall	20%	Now	\$767,200	2036	**	5	\$95,400	
Glazing Clouded, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
Location : West Wall Of 10 Story Wing And Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : East Stair Near Entrance								
Windows								
Aluminum	88%	0-2	\$15,805,900	2051	**	5	\$180,400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Unit Inoperable, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Glass Block	2%			LIFE	**	5	\$5,100	
Metal Louvers	10%			2029	**	10	\$256,200	

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,300	
	Masonry: Brick	20%			LIFE	**	5	\$4,700	
	Metal Panel	15%	4+	\$28,200	2036	**	5	\$6,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Metal Rail	20%	0-2	\$13,000	2031	**	5	\$33,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : At Pitch Pockets And Bottom Rail								
	Metal: Cage/Fence	10%	0-2	\$9,700	2031	**	5	\$7,500	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Interior Courtyards								
	Weathering Steel	30%	Now	\$24,300	LIFE	**	1		
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Lower Wing At West Side								
	Explanation : Soft Joints Are Deteriorated								
Roof									
	Cast in Place Concrete	25%	Now	\$9,900	LIFE	**			
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Expansion Joint At Entrance To Garage Platform								
	IRMA/Protected Membrane	35%	Now	\$320,000	2031	**			
	Broken Paver Blocks, Extent : Moderate, Area Affected : 15%								
	Location : Perimeter Blocks								
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Between Paver Blocks And At Roof Drains								
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : 10th Floor Roof.								
	Explanation : Roof Drains Leaking.								
	Modified Bitumen	5%			2034	**	10	\$13,700	
	Single Ply Membrane	25%	Now	\$12,100	2026	\$241,200			
	Ponding, Extent : Severe, Area Affected : 5%								
	Location : Adjacent To Stair Core 6b At 10 Story Wing								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Stair Core 6b								
	Sloped Glazing	10%	Now	\$671,200	LIFE	**	5	\$365,700	1
	Glazing Clouded, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Third Floor, Spiral Staircase								

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	**	5	\$729,100	
		Drains Inad/Misposn, Extent : Severe, Area Affected : 25%							
		Location : Fourth Floor Garage							
		Repairs in Progress, Extent : Light, Area Affected : 20%							
		Location : At Floor Drains In Fourth Floor Garage							
	Ceramic Tile	5%			2022	\$1,688,300	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%	Now	\$119,800	LIFE	**	5	\$828,700	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Third Floor Near Recovery Room,							
	Masonry: Brick	5%	Now	\$86,600	LIFE	**			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : East Stair Near Main Entrance							
	Plaster	15%	Now	\$53,500	LIFE	**	5	\$95,600	
		Water Penetration, Extent : Severe, Area Affected : 2%							
		Location : A Corridor Block 1 And 3							
Ceilings									
	AcousTile,Adhered	30%			2031	**	5	\$500,000	
	Exposed Struc: Steel	12%			LIFE	**			
	Exposed Struc: Steel	3%	Now	\$220,200	LIFE	**			
		Corrosion/Rusting, Extent : Severe, Area Affected : 5%							
		Location : Corrugated Metal Decking Rusted Through Under Ambulance Ramp, Visible From The Generator Room.							
	Gypsum Board	30%			LIFE	**	5	\$624,900	
	Metal Panel	10%	Now	\$145,500	LIFE	**	5	\$208,300	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : 4th Floor Parking Garage							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Northeast Corner Of 4th Floor Parking Garage.							
	Plaster	15%	Now	\$68,600	LIFE	**	5	\$156,200	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : A Corridor Block 1 And 3							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	60%			2026	\$131,800	5	\$2,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Four 2500 Amp.							
	Fused Disc Sw	40%			2046	**	5	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three 5000 Amp.							
Transformers									
	Dry Type	80%			2031	**	5	\$3,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Each Floor							
		Explanation : Three 300 Kva							
		.							
	Dry Type	20%			2031	**	5	\$800	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Electrical Room							
		Explanation : One 112.5 Kva.							
		One 45 Kva For Fire Alarm.							
Switchgear / Switchboard									
	Fused Disc Sw	60%			2036	**	5	\$2,700	
	Fused Disc Sw	40%			2046	**	5	\$1,800	
Raceway									
	Conduit	90%			2036	**	1		
	Conduit	10%			2046	**	1		
Panelboards									
	Fused Disc Sw	15%			2042	**	5	\$3,600	
	Fused Disc Sw	5%			2042	**	5	\$1,200	
	Molded Case Bkrs	80%			2025	\$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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Flushing Ave. Water Main							
		Explanation : Main Water Pipe							
Stand-by Power									
Transfer Switches									
	Automatic	90%			2024		1	\$293,000	
	Automatic	10%			2039	**	1	\$32,600	

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2022		1	\$409,700	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room Explanation : Two 1500 Kw.							
Batteries									
	Lead/Acid	100%			2019	\$1,600	5	\$39,200	
Fuel Storage									
	Day Tank	50%			2034	* *	5	\$103,300	
		Other Observation, Extent : Light, Area Affected : 50% Location : Generator Room Explanation : Two 275 Gallons							
	Main Tank	50%			2041	* *	5	\$16,400	
		Other Observation, Extent : Light, Area Affected : 50% Location : Underground Explanation : 15000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	93%			2031	* *	10	\$949,700	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Mostly T-8 And T-5							
	Incandescent	7%			2026	\$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								
	Generic	100%			2029	* *	5	\$2,900	
Alarm									
	Security System								
	No Component	25%							
	Generic	75%			2026	\$2,509,800	1	\$296,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Fixed Cameras.							
Fire/Smoke Detection									
	No Component	25%							
	Generic, Analog	75%			2026	\$8,592,000	1-3	\$489,000	
		Other Observation, Extent : Light, Area Affected : 75% Location : Throughout Explanation : Addressable.							

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%	2-4	\$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	20%			2035	* *	1	\$110,100	
	Steam Boiler	80%			2031	* *	1	\$882,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 3 Units								
Distribution									
	Hot Wtr Piping/Pump	50%	0-2	\$17,000	2034	* *	4	\$27,400	
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Mechanical Room								
	Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
	Location : Mechanical Spaces								
	Central Plant Steam Piping/Pmp	50%	0-2	\$184,500	2036	* *	4	\$27,400	
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Valves, Boiler Room								
	Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
	Location : Mechanical Spaces								
	Steam Traps Faulty, Extent : Light, Area Affected : 2%								
	Location : Various								
Terminal Devices									
	Air Handler	50%			2021	\$7,665,600	1	\$344,300	
	Convactor/Radiator	20%			2031	* *	1	\$71,900	
	Fan Coil Unit/Heat	30%			2026	\$4,898,600	1	\$107,900	
Air Conditioning									
	Energy Source								
	Electricity	80%			2042	* *	1		
	Steam/HW System	20%			2036	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	20%			2022	\$5,149,800	1	\$241,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : On Extended Life / 2 Units							
	Centrifugal, Elec Chiller	75%			2035	* *	1	\$903,700	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Chiller Plant 4 Units							
	Exterior Pkg Unit - Cooling	5%			2026	\$441,500	2	\$3,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Various Explanation : Split Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$133,000	2036	* *	4	\$54,900	
		Corroded, Extent : Light, Area Affected : 10% Location : Various							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2026	\$6,114,000	1	\$344,300	
	Fan Coil - 4 Pipe	50%			2026	\$9,414,800	1	\$179,800	
Heat Rejection									
	Dry Cooler	5%			2026	\$296,500	2	\$38,800	
	Water Cooling Tower	95%			2027	\$3,930,700	2	\$1,064,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$620,900	
	Exhaust Fans								
	Interior	100%	Now	\$387,900	2021	\$3,879,000	2	\$27,300	
		Obsolete Equipment, Extent : Severe, Area Affected : 20% Location : Vibration Eliminators							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$162,500	2036	* *	1		
		Leak Evident, Extent : Light, Area Affected : 10% Location : Various							
	Water Heater								
	Electric	1%			2024	\$9,600	4	\$100	
		Other Observation, Extent : Light, Area Affected : 10% Location : Mechanical Room Explanation : 1 85 Gallon / 1 50 Gallon							
	No Component	99%							
	HW Heat Exchanger								
	High Temp	100%			2036	* *	4	\$165,100	

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$159,600	LIFE	* *	1		
				Leak Evident, Extent : Light, Area Affected : 10%					
				Location : Various					
	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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819**Project : HEALTH & HOSPITALS CORP.**

CAPITAL	FY 2019 - 2022		FY 2023 - 2028	
Miscellaneous Buildings	725,200		639,700	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Miscellaneous 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 BLDG 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, REHAB CTR. BLDG 13	1,000	40,800	16,800
990	SEA VIEW HOSPITAL, REHAB CTR. BLDG 32	1,000	40,800	16,800
14830	QUEENS HOSPITAL MODULAR 1	5,000	266,000	22,000

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