

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 07-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,Ph
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$350,700	\$862,000
Interior Architecture	\$86,900	\$352,400
Electrical	\$184,200	\$1,549,100
Mechanical		\$51,300
Total	\$621,800	\$2,814,700
Importance Code A	\$350,700	\$862,000
Importance Code B	\$271,000	\$1,826,900
Importance Code C		\$125,800
Total	\$621,800	\$2,814,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$44,800		\$22,900	\$1,600
Interior Architecture	\$37,100	\$14,300	\$9,600	\$17,700
Electrical	\$44,100	\$31,500	\$28,200	\$36,300
Mechanical	\$52,300	\$53,800	\$83,700	\$62,900
Site Pavements	\$1,500			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$209,500	\$129,200	\$173,900	\$148,100
Importance Code A	\$46,800	\$7,000	\$25,500	\$3,600
Importance Code B	\$143,200	\$115,600	\$148,500	\$144,500
Importance Code C	\$19,500	\$6,600		
Total	\$209,500	\$129,200	\$173,900	\$148,100



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	42%			LIFE	**	5	\$98,800	
	Masonry: Granite	5%	0-2	\$77,800	LIFE	**	5	\$8,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Metal Panel	5%			2049	**	5-10	\$80,800	
	Pre-Cast Concrete	3%			LIFE	**	5	\$22,900	
	Stucco Cement	7%			2042	**	5	\$41,200	
	Window Wall	38%			2049	**	5	\$335,100	
Windows									
	Aluminum	95%			2045	**	5	\$3,200	
	Metal Louvers	5%			2038	**	10	\$1,100	
Parapets									
	Concrete Masonry Unit	30%			LIFE	**	5	\$2,900	
	Masonry: Brick	35%	Now	\$3,900	LIFE	**	5	\$3,000	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Base Flashing Loose On The South Wall									
	Metal Panel	5%			2049	**	5	\$1,700	
	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	\$13,300	2034	**			
Vegetation Growth, Extent : Light, Area Affected : 100%									
Location : Lower Roof Adjacent To Generator And Skylight Gutter									
	Sloped Glazing	35%	Now	\$105,400	LIFE	**	5	\$536,800	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Various Locations At Exterior Skylight Gutter									
Soffits									
	Stucco Cement	100%			2042	**	5		

Interior

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BELLEVUE HOSPITAL AMBULATORY CARE BUILDING
Asset # : 13727

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	2%			2028	\$87,700	3	\$12,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : Auditorium							
	Cast in Place Concrete	5%			LIFE	**	5	\$33,600	
	Ceramic Tile	5%			2038	**	5	\$15,400	
	Granite Panels	25%			LIFE	**	5	\$57,600	
	Sheet Vinyl/Rubber	20%	4+	\$40,800	2034	**	5	\$46,100	
		Seams Open/Split, Extent : Light, Area Affected : 10%							
		Location : Balconies							
	Traffic Topping	5%			2034	**	5	\$19,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Refers To Epoxy Paint With Sand							
	Vinyl Tile	38%			2034	**	3	\$58,400	
Interior Walls									
	Cast in Place Concrete	2%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Wall Location							
	Ceramic Tile	5%			2038	**	5	\$13,300	
	Concrete Masonry Unit	5%			LIFE	**	5	\$5,300	
	Glass: Single Pane	2%			LIFE	**	5	\$4,000	
	Gypsum Board	79%	Now	\$19,500	LIFE	**	5	\$125,800	
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Various Walls Located Below Skylight Base							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Various Walls Located Below Skylight Base							
	Masonry: Brick	5%			LIFE	**			
	Wood	2%			LIFE	**	5	\$21,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : Auditorium							

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BELLEVUE HOSPITAL AMBULATORY CARE BUILDING
Asset # : 13727

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2042	**	5	\$92,200	
Exposed Concrete	15%			LIFE	**	5	\$7,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement And Mechanical Space							
	Explanation : Ceiling Location							
Exposed Struc: Steel	5%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement And Penthouse							
	Explanation : Ceiling Location							
Exposed Struc: Steel	30%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 30%							
	Location : At Entrance Lobby							
	Explanation : Space Frame							
Gypsum Board	20%			LIFE	**	5	\$76,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	Now	\$1,500	2042	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Northwest Corner Of Building							
Pavers/Stone	10%			2038	**			
On-Site Walkways								
Cast in Place Concrete	10%			2042	**			
Masonry: Granite	10%			LIFE	**			
Pavers/Stone	80%			2038	**			
Parking/Driveway								
Asphalt	100%			2032	**			

Electrical		Current Repair		Future 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%			2049	**	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four 4,000 Ampere For Services A, B, C And D									
Transformers									
Dry Type		100%			2042	**	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Multiple Locations									
Explanation : Five 50 Kilowatt Ampere Transformers									

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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	30%			2049	**	5	\$300	
	Molded Case Bkrs	70%			2049	**	5	\$3,800	
Raceway									
	Conduit	100%			2049	**	1		
Panelboards									
	Fused Disc Sw	10%			2045	**	5	\$500	
	Molded Case Bkrs	90%			2045	**	5	\$4,900	
Wiring									
	Thermoplastic	100%			2049	**	1		
Motor Controllers									
	Locally Mounted	20%			2042	**	5	\$300	
	Motor Control Center	50%			2042	**	5	\$2,800	
	Variable Frequency Drive	30%			2042	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$3,000	
Stand-by Power									
Transfer Switches									
	Automatic	90%			2042	**	1	\$57,300	
		Other Observation, Extent : Light, 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%	4+	\$7,800	2038	**	1	\$72,100	
		Enclosure Corroded, Extent : Moderate, Area Affected : 1%							
		Location : Corroded Exhaust In Penthouse							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : One 1,000 Kilowatt							
Batteries									
	Lead/Acid	100%			2023	\$1,700	5	\$7,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 200 Kilowatt Load Bank Present							

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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
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2045	**	5	\$19,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Penthouse							
		Explanation : One 250 Gallon							
	Main Tank	50%			2044	**	5	\$3,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 15,000 Gallons Shared With Building Z							
Lighting									
	Interior Lighting								
	Fluorescent	97%			2034	**	10	\$184,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%							
		Location : Throughout							
	HID	1%	4+	\$100	2034	**			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Controls Not Working In 4th Floor Waiting Area							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Atrium							
		Explanation : 4th Floor Canopy And Waiting Area							
	Incandescent	1%	4+	\$800	2034	**	2		
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Controls Not Working In 4th Floor Waiting Area							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4th Floor Waiting Area							
		Explanation : Halogen Lights Observed							
	LED	1%			2034	**			
Egress Lighting									
	Emergency, Service	50%			2034	**	1		
	Exit, LED	5%			2057	**	1		
	Exit, Service	45%			2034	**	1		
Exterior Lighting									
	HID	100%	4+	\$17,500	2034	**			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Controls Not Working For Roof Lighting							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2029	\$350,200	1	\$38,700	

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BELLEVUE HOSPITAL AMBULATORY CARE BUILDING
Asset # : 13727

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

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2029

\$1,198,900

1-3

\$63,800

*Other Observation, Extent : Light, 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%

2049

* *

1

Conversion Equipment

Heat Exchanger, Plate & Frame

20%

2038

* *

1

\$20,500

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

Pres. Reducing Valve/LP Steam

80%

2038

* *

5

\$9,800

Distribution

Hot Wtr Piping/Pump

20%

2045

* *

4

\$2,000

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

Central Plant Steam Piping/Pmp

80%

2049

* *

4

\$8,200

Terminal Devices

Air Handler

80%

2034

* *

1

\$102,400

Convactor/Radiator

20%

2042

* *

1

\$13,400

Air Conditioning

Energy Source

Electricity

2%

2045

* *

1

No Component

98%

Conversion Equipment

Exterior Pkg Unit - Cooling

2%

2034

* *

2

\$300

*Other Observation, Extent : Light, Area Affected : 2%**Location : Roof**Explanation : Split Units*

No Component

98%

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BELLEVUE HOSPITAL AMBULATORY CARE BUILDING
Asset # : 13727

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$15,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building H									
Explanation : Chilled Water From Adjacent Building									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2034	**	1	\$128,000	
Heat Rejection									
	Dry Cooler	2%			2029	\$500	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	40%	Now	\$6,200	2034	**	2	\$2,000	
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%									
Location : Penthouse									
	Roof	60%			2034	**	2	\$3,800	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2055	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2049	**	4	\$20,500	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2034	**	4	\$6,600	
Backflow Preventer									
	Generic	100%			2034	**	1	\$12,700	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Three Units From Basement To 4th Floor, Three Units From Ground To 4th Floor									
Explanation : 6 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2049	**	1-5	\$108,200	

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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
	Sprinkler							
	Generic	100%		2049	* *	1-2	\$58,000	
	Fire Pump							
	Generic	100%		2038	* *	1	\$38,700	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 14-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors G,1,7,8,9,ph
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$3,412,300	\$881,300
Interior Architecture	\$870,200	\$1,174,200
Electrical	\$2,472,200	\$1,814,000
Mechanical	\$676,100	\$4,468,900
Total	\$7,430,800	\$8,338,400
Importance Code A	\$3,488,300	\$881,300
Importance Code B	\$3,494,500	\$7,259,400
Importance Code C	\$448,000	\$197,600
Total	\$7,430,800	\$8,338,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$24,800	\$5,200		
Interior Architecture	\$132,800	\$29,900	\$14,400	\$571,300
Electrical	\$22,700	\$22,700	\$21,000	\$24,800
Mechanical	\$33,000	\$47,600	\$73,600	\$38,500
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$252,800	\$144,900	\$148,500	\$674,100
Importance Code A	\$33,000	\$12,200	\$6,200	\$7,100
Importance Code B	\$175,000	\$116,900	\$142,300	\$667,100
Importance Code C	\$44,800	\$15,700		
Total	\$252,800	\$144,900	\$148,500	\$674,100



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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									
	Masonry: Brick	65%	Now	\$1,021,300	LIFE	* *	5	\$302,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Courtyard							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : West Facade							
	Masonry: Granite	5%	0-2	\$61,600	LIFE	* *	5	\$17,500	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : West Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : West Facade							
	Masonry: Limestone	5%			LIFE	* *	5	\$17,500	
	Metal Panel	20%			2049	* *	5-10	\$640,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Stainless Steel Panel							
	Pre-Cast Concrete	5%			LIFE	* *	5	\$75,700	
Windows									
	Aluminum	98%	Now	\$700,700	2045	* *	5	\$37,400	
		Air Infiltration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Bronze/Brass	2%	Now	\$148,900	2037	* *	5	\$4,800	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Chapels							
		Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
		Location : Chapels							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Chapels							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Chapels 2nd Floor							
		Explanation : Stained Glass Windows							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,900	LIFE	**	5	\$3,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Brick	80%	Now	\$42,300	LIFE	**	5	\$6,500	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout, East Facade, West Facade							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Worn/Eroded, Extent : Light, Area Affected : 30%							
	Location : Throughout							
Metal Panel	5%	Now	\$3,500	2049	**	5	\$800	
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Metal Rail	10%			2042	**	5-10	\$14,800	
Roof								
Copper/Terne	5%	0-2	\$9,400	2044	**			
	Deformed/Dented, Extent : Moderate, Area Affected : 5%							
	Location : Roof Fascia Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Modified Bitumen	25%	Now	\$47,400	2034	**			
	Blisters, Extent : Moderate, Area Affected : 5%							
	Location : Throughout Lower Roofs							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Panel/Paver: Cer/Brk	10%			2039	**	10	\$16,600	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : At Roof Drains							
Roll Roofing	5%			2028	\$28,800	5	\$10,400	
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Bulkheads Over Main Roof							
	Explanation : Refers To Green Painted Roofing Covering Rooftop Bulkheads							
Single Ply Membrane	55%	Now	\$1,215,400	2039	**			
	Adhesion Failure, Extent : Moderate, Area Affected : 50%							
	Location : Throughout Upper Roof							
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Throughout Upper Roof							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
	Location : Throughout Upper Roof							
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%			2025	\$538,300	3	\$75,400	
	Ceramic Tile	5%			2038	* *	5	\$18,900	
	Granite Panels	5%			LIFE	* *	5	\$14,100	
	Sheet Vinyl/Rubber	15%			2034	* *	5	\$84,800	
	Terrazzo	20%	Now	\$196,100	LIFE	* *	5	\$58,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : At All Stairs								
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : At Stairs								
	Traffic Topping	5%	Now	\$26,200	2029	\$261,600	5	\$11,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Basement								
	Vinyl Tile	10%			2029	\$523,500	3	\$14,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : 1st Floor Corridors								
	Vinyl Tile	30%			2034	* *	3	\$56,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	5%			2038	* *	5	\$31,500	
	Concrete Masonry Unit	5%	4+	\$15,600	LIFE	* *	5	\$12,600	
	Diagonal Cracks, Extent : Light, Area Affected : 2%								
	Location : Basement								
	Gypsum Board	20%	0-2	\$29,200	LIFE	* *	5	\$75,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Granite Panels	5%			LIFE	* *			
	Plaster	38%	Now	\$107,300	LIFE	* *	5	\$71,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Chapels, Penthouse And Throughout								
	SGFT/Glazed Masonry	25%	Now	\$340,700	LIFE	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 75%								
	Location : Various Locations At The Basement Level								
	Wood	2%			LIFE	* *	5	\$50,300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTile,Adhered	10%			2034	**	5	\$28,800	
	AcousTileSusp.Lay-In	20%			2042	**	5	\$57,700	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Exposed Concrete	15%	Now	\$77,900	LIFE	**	5	\$6,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Gypsum Board	5%			LIFE	**	5	\$18,000	
	Plaster	50%	Now	\$105,900	LIFE	**	5	\$90,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Chapels And Throughout							
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2049	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Located At Areaways							
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2034	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Throughout							

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	60%			2055	**	5	\$1,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Ground Floor									
Explanation : Two 4,000 Ampere Main Disconnect Switches									
	Air Circuit Breaker	40%			2055	**	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Ground Floor									
Explanation : Two 2,500 Ampere Main Disconnect Switches									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2046	**	5	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room And Electrical Closet							
		Explanation : Two 300 Kilovolt-ampere And Eight Different Ratings In Kilovolt-ampere 480 High Voltage - 208/120 Low Voltage							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2055	**	5	\$8,600	
Raceway									
	Conduit	80%			2029	\$349,100	1		
	Conduit	20%			2055	**	1		
Panelboards									
	Fused Disc Sw	5%			2051	**	5	\$400	
	Fused Disc Sw	5%			2028	\$20,100	5	\$400	
	Molded Case Bkrs	80%			2028	\$321,000	5	\$6,900	
	Molded Case Bkrs	10%			2051	**	5	\$900	
Wiring									
	Braided Cloth	80%	2-4	\$537,800	2054	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	10%			2029	\$67,200	1		
	Thermoplastic	10%			2055	**	1		
Motor Controllers									
	Locally Mounted	30%			2027	\$251,000	5	\$700	
	Motor Control Center	60%			2027	\$475,500	5	\$5,300	
	Variable Frequency Drive	10%			2046	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	**	1	\$100,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room And Electrical Closet							
		Explanation : 6- Units With Different Ratings							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2034	**	10	\$196,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2034	**	10	\$23,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	5%			2037	**			

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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%			2034	* *	1		
	Exit, LED	20%			2064	* *	1		
	Exit, Service	20%			2034	* *	1		
	Exterior Lighting								
	HID	70%			2024	\$961,500	10	\$700	
	LED	30%			2037	* *			
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$330,100	1	\$36,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : 150 CCTV Cameras								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	20%			2024	\$753,400	1-3	\$40,100	
	Generic, Digital	10%			2034	* *	1-3	\$20,600	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2039	* *	1		
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	20%	4+	\$1,500	2025	\$76,000	1	\$22,400	
		Other Observation, Extent : Severe, Area Affected : 33%							
		Location : Basement Mechanical Room							
		Explanation : Deteriorating Insulation							
	Heat Exchanger, Plate & Frame	30%			2032	* *	1	\$37,400	
	Pres. Reducing Valve/LP Steam	40%			2032	* *	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%			2028	\$205,700	4	\$6,200	
On Extended Life, Extent : Light, Area Affected : 80%									
Location : Hydronic Hot Water Piping Beyond The Mechanical Room Is Beyond Useful Life Cycle Rating									
	Hot Wtr Piping/Pump	15%			2045	**	4	\$1,900	
	Central Plant Steam Piping/Pmp	25%	0-2	\$55,800	2029	\$1,116,700	4	\$3,100	
Insul. Deteriorating, Extent : Severe, Area Affected : 30%									
Location : Throughout									
On Extended Life, Extent : Severe, Area Affected : 80%									
Location : Steam And Condensate Piping Beyond The Mechanical Room Is Beyond Useful Life Cycle Rating									
	Central Plant Steam Piping/Pmp	10%			2049	**	4	\$1,200	
Terminal Devices									
	Air Handler	25%			2034	**	1	\$39,000	
	Convactor/Radiator	70%	Now	\$98,900	2027	\$989,000	1	\$51,300	
Leak Evident, Extent : Severe, Area Affected : 25%									
Location : Throughout									
On Extended Life, Extent : Severe, Area Affected : 95%									
Location : Hot Water Radiators Are Beyond Their Useful Life Cycle Rating									
	Convactor/Radiator	5%			2046	**	1	\$4,100	
Air Conditioning									
Energy Source									
	Electricity	100%			2037	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	15%			2038	**	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%			2034	**			
	Window/Wall Unit	75%			2024	\$412,500	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	15%			2049	**	4	\$1,900	
	No Component	85%							
Terminal Devices									
	Air Handler/Cool/Ht	15%			2034	**	1	\$23,400	
	No Component	85%							
Ventilation									
Distribution									
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$21,100	
	No Component	85%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	10%			2029	\$93,900	2	\$800	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2029	\$1,967,300	1		
	HW Heat Exchanger								
	Steam Fired	100%			2055	* *	4	\$37,400	
	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 : Light, 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%			2034	* *	4	\$10,300	
	Sewage Ejector(s)								
	Compressed Air	100%			2029	\$63,500	4	\$3,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 8th Floor								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2039	* *	1-5	\$127,000	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$14,100	
	Fire Pump								
	Generic	100%			2038	* *	1	\$47,100	
	Chemical System								
	Generic	100%			2024	\$29,200	1-3	\$3,700	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 14-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors G,1,8,9,Ph
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,468,500	\$367,700
Interior Architecture	\$589,300	\$1,915,500
Electrical	\$1,082,400	\$1,604,900
Mechanical	\$1,066,800	\$4,916,700
Total	\$4,207,100	\$8,804,900
Importance Code A	\$1,671,300	\$367,700
Importance Code B	\$2,418,100	\$8,346,900
Importance Code C	\$117,700	\$90,200
Total	\$4,207,100	\$8,804,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$5,100		\$47,100	\$20,800
Interior Architecture	\$156,700			\$574,500
Electrical	\$15,400	\$14,900	\$22,700	\$17,000
Mechanical	\$30,600	\$27,100	\$33,000	\$34,600
Site Enclosure	\$4,300			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$247,600	\$77,500	\$138,300	\$682,400
Importance Code A	\$14,400	\$6,600	\$53,700	\$27,900
Importance Code B	\$143,700	\$70,900	\$84,600	\$654,400
Importance Code C	\$89,500			
Total	\$247,600	\$77,500	\$138,300	\$682,400



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$70,700	
Masonry: Brick	80%	Now	\$763,700	LIFE	**	5	\$226,300	
	Joint 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	\$93,500	LIFE	**	5	\$10,600	
	Joint 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	\$172,800	LIFE	**	5	\$10,600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Cornice							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Cornice							
Metal Panel	5%			2049	**	5-10	\$97,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Stainless Steel Panel							
Windows								
Aluminum	100%			2045	**	5	\$41,600	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$83,200	LIFE	**	5	\$18,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : At 6th And 7th Floor Roofs And Throughout							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	85%	Now	\$130,800	LIFE	**	5	\$20,300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : At Corners Throughout							
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Panel	5%	Now	\$5,100	2049	**	5	\$2,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : At Copings							

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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									
Roof									
	Copper/Terne	10%			2044	* *	10	\$20,500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Upper Roof							
		Explanation : Snow Guards Damaged							
	Modified Bitumen	90%	Now	\$224,500	2034	* *			
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Upper Roof, East Side Lower Roof							
		Drains Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Lower Roof							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		
Interior									
Floors									
	Carpet	10%	0-2	\$26,200	2025	\$524,000	3	\$55,100	
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Cast in Place Concrete	10%	Now	\$8,500	LIFE	* *	5	\$80,300	
		Water Penetration, Extent : Severe, Area Affected : 75%							
		Location : Water Main Supply Room							
	Ceramic Tile	5%			2032	* *	5	\$18,400	
	Terrazzo	5%	Now	\$128,800	LIFE	* *	5	\$14,300	
		Horizontal Cracks, Extent : Light, Area Affected : 25%							
		Location : Various Locations Throughout Corridors							
	Vinyl Tile	25%			2034	* *	3	\$45,900	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : 6th Floor Administrative Space							
		Explanation : High Impact Resistant Vinyl With Wood Grain Finish							
	Vinyl Tile	45%	4+	\$78,500	2029	\$1,570,700	3	\$61,900	
		Worn/Eroded, Extent : Light, Area Affected : 5%							
		Location : Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Cast in Place Concrete	5%	Now	\$25,600	LIFE	**				
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Water Main Room, Basement								
Ceramic Tile	5%			2032	**	5	\$18,100		
Concrete Masonry Unit	5%	Now	\$22,500	LIFE	**	5	\$7,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
Gypsum Board	20%			LIFE	**	5	\$43,500		
Granite Panels	5%			LIFE	**				
Plaster	43%	Now	\$28,000	LIFE	**	5	\$46,700		
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Mechanical Penthouse Wall								
SGFT/Glazed Masonry	15%	Now	\$117,700	LIFE	**				
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
Wood	2%			LIFE	**	5	\$29,000		
Ceilings									
AcousTile,Adhered	50%	0-2	\$95,400	2042	**	5	\$91,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
AcousTileSusp.Lay-In	20%			2034	**	5	\$73,400		
Exposed Concrete	5%	Now	\$132,100	LIFE	**	5	\$2,900		
	Diagonal Cracks, Extent : Light, Area Affected : 8%								
	Location : Various Areas On Basement Ceiling								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
	Location : Basement Corridors								
	Paint Peeling, Extent : Moderate, Area Affected : 60%								
	Location : Throughout Basement								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : Basement Corridors								
Gypsum Board	10%			LIFE	**	5	\$45,900		
Plaster	15%	Now	\$16,200	LIFE	**	5	\$34,400		
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : 8th Floor								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 8th Floor								
Site Enclosure									

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
	Aluminum Picket	45%	Now	\$1,700	2039		* *		
Deteriorated Finish, Extent : Light, Area Affected : 25%									
Location : Throughout									
Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Gate On South Side									
	Chain Link	15%			2049		* *		
	Iron Picket	40%	Now	\$2,600	2049		* *		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Along 1st Avenue									
Deteriorated Finish, Extent : Light, Area Affected : 75%									
Location : Along 1st Avenue									
Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Along 1st Avenue									
Retaining Walls									
	Cast in Place Concrete	100%			2049		* *		
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Throughout									
On-Site Walkways									
	Cast in Place Concrete	25%			2042		* *		
	Pavers/Stone	75%			2032		* *		
Activity Yard									
	Rubber Matting	100%			2034		* *		

Electrical		Current Repair		Future 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 : Light, Area Affected : 100%									
Location : Electrical Room Ground Floor									
Explanation : Two 3,000 Ampere And Two 1,600 Ampere Main Disconnect Switches									
Transformers									
	Dry Type	10%			2046	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1,000 Kilovolt-ampere, 480 High Voltage - 208/120 Low Voltage									
	Dry Type	90%			2042	* *	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Ground Floor And Electrical Closets									
Explanation : 12 Different Ratings In Kilovolt-ampere, 480 High Voltage - 208/120 Low Voltage									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2055	**	5	\$5,900	
	Raceway								
	Busway	10%			2046	**	1		
	Conduit	70%			2029	\$305,500	1		
	Conduit	20%			2055	**	1		
	Panelboards								
	Fused Disc Sw	5%			2051	**	5	\$300	
	Fused Disc Sw	5%			2051	**	5	\$300	
	Fused Toggle Switch	15%	2-4	\$60,200	2054	**	5	\$400	
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
	Location :								
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Closets Throughout The Building								
	Molded Case Bkrs	15%			2051	**	5	\$900	
	Molded Case Bkrs	60%			2028	\$240,700	5	\$3,500	
	Wiring								
	Braided Cloth	55%	2-4	\$369,700	2054	**	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Busway	5%			2042	**	1		
	Thermoplastic	30%			2029	\$201,700	1		
	Thermoplastic	10%			2055	**	1		
	Motor Controllers								
	Locally Mounted	30%			2027	\$251,000	5	\$500	
	Locally Mounted	10%			2046	**	5	\$200	
	Motor Control Center	40%			2027	\$317,000	5	\$2,400	
	Variable Frequency Drive	20%			2046	**			
	Ground								
	Grounding Devices								
	Generic	50%			LIFE	**	5	\$1,600	
	Generic	50%			LIFE	**	5	\$1,600	
	Stand-by Power								
	Transfer Switches								
	Automatic	100%			2046	**	1	\$68,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Ground Floor								
	Explanation : 4 Units								
	Lighting								

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	65%			2034	* *	10	\$133,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2037	* *	10	\$41,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2037	* *	10	\$20,500	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	5%			2037	* *			
Egress Lighting									
	Emergency, Service	40%			2034	* *	1		
	Emergency, Service	20%			2037	* *	1		
	Exit, LED	10%			2064	* *	1		
	Exit, Service	20%			2034	* *	1		
	Exit, Service	10%			2024	\$8,300	1		
Exterior Lighting									
	HID	50%			2034	* *	10	\$300	
	LED	50%			2037	* *			
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$227,400	1	\$25,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : 100 CCTV Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	20%			2024	\$518,900	1-3	\$27,600	
	Generic, Digital	10%			2034	* *	1-3	\$14,200	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	98%			2039	* *	1		
	Electricity	2%			2049	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Electric Heat In Air Handling Units Serving 7th And 8th Floors							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	60%			2025	\$202,700	1	\$66,500	
	Pres. Reducing Valve/LP Steam	40%			2032	* *	5	\$5,300	
	Distribution								
	Hot Wtr Piping/Pump	60%			2028	\$219,400	4	\$6,600	
		On Extended Life, Extent : Light, Area Affected : 80%							
		Location : Hot Water Piping Is Beyond Useful Life Cycle Rating							
	Hot Wtr Piping/Pump	10%			2045	* *	4	\$1,100	
	Central Plant Steam Piping/Pmp	20%			2029	\$794,300	4	\$2,200	
		Insul. Deteriorating, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
		On Extended Life, Extent : Light, 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%			2049	* *	4	\$1,100	
	Terminal Devices								
	Air Handler	15%			2034	* *	1	\$20,800	
	Convactor/Radiator	85%			2027	\$1,067,800	1	\$61,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Hot Water Radiators Are Beyond Useful Life Cycle Rating							
Air Conditioning									
	Energy Source								
	Electricity	100%			2028	\$709,400	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	5%			2032	* *	1	\$12,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : East Side By Parking Lot							
		Explanation : Serves Telecommunications							
	Int Pkg Unit - Heating/Cooling Window/Wall Unit	5%			2030	\$249,500	2	\$700	
		90%			2024	\$440,100	1		
	Distribution								
	CW & CHW Wtr Pipe/Pump	15%			2049	* *	4	\$1,700	
	No Component	85%							
	Terminal Devices								
	Air Handler/Cool/Ht	15%			2024	\$394,800	1	\$20,800	
	No Component	85%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2029	\$1,749,200	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Domestic Water Distribution Piping Beyond Useful Life Cycle Rating							

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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
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
			On Extended Life, Extent : Light, Area Affected : 100%						
			Location : Sanitary Piping 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%			2034	**	4	\$7,100	
	Sewage Ejector(s)								
	Electric	100%			2029	\$67,600	4	\$8,900	
	Backflow Preventer								
	Generic	100%			2029	\$59,600	1	\$13,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 8th Floor						
			Explanation : 4 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2039	**	1-5	\$112,900	
	Sprinkler								
	No Component	60%							
	Generic	40%			2049	**	1-2	\$25,100	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 13-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,12,13,14,21,22,23,Ph
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$8,247,400	\$1,776,500
Interior Architecture	\$6,755,900	\$36,481,600
Electrical	\$5,747,800	\$11,780,500
Mechanical	\$39,362,100	\$30,334,800
Site Pavements	\$160,600	
Total	\$60,273,800	\$80,373,400
Importance Code A	\$8,293,900	\$1,823,000
Importance Code B	\$51,321,100	\$77,141,100
Importance Code C	\$658,800	\$1,409,200
Total	\$60,273,800	\$80,373,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$37,000		\$9,000	
Interior Architecture	\$119,700			\$1,874,100
Electrical	\$166,500	\$168,100	\$192,900	\$177,900
Mechanical	\$364,500	\$510,200	\$926,100	\$454,800
Site Enclosure	\$700			
Elevators/Escalators	\$499,400	\$499,400	\$499,400	\$499,400
Total	\$1,187,900	\$1,177,700	\$1,627,500	\$3,006,200
Importance Code A	\$42,200	\$1,600	\$10,600	\$5,500
Importance Code B	\$1,145,700	\$1,176,100	\$1,616,800	\$3,000,700
Total	\$1,187,900	\$1,177,700	\$1,627,500	\$3,006,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	3%	0-2	\$41,100	LIFE	* *	5	\$12,200	
	Diagonal Cracks, Extent : Light, Area Affected : 5%								
	Location : Penthouse								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse								
	Metal Panel	2%	Now	\$6,500	2049	* *	5	\$15,200	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Old Emergency Entrance, North Side								
	Deformed/Dented, Extent : Moderate, Area Affected : 5%								
	Location : Old Emergency Entrance, North Side								
	Deteriorated Finish, Extent : Light, Area Affected : 50%								
	Location : Old Emergency Entrance, North Side								
	Pre-Cast Concrete	93%	Now	\$1,395,600	LIFE	* *	5	\$1,226,800	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 60%								
	Location : Throughout								
	Window Wall	2%	Now	\$8,700	2049	* *	5	\$15,200	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Old Emergency Entrance, North Side								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Old Emergency Entrance, North Side								
Windows									
	Aluminum	73%	Now	\$6,374,700	2054	* *	5	\$226,700	
	Air Infiltration, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
	Location : Various Locations Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 40%								
	Location : Various Locations Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations Throughout								
	Weather Strip Missing, Extent : Moderate, Area Affected : 75%								
	Location : Various Locations Throughout								
	Aluminum	27%			2054	* *	5	\$167,700	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Metal Rail	2%	Now	\$500	2034	**	5	\$2,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Pre-Cast Concrete	98%	0-2	\$12,100	LIFE	**	5	\$94,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Four Corners At Upper Roof							
Roof									
	IRMA/Protected Membrane	75%	Now	\$120,800	2034	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations Throughout							
		Broken Paver Blocks, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : Various Areas Throughout Between Concrete Block Ballast							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations Throughout							
	Modified Bitumen	5%			2034	**	10	\$9,000	
	Skylight, Metal/Glass	5%	Now	\$149,300	2049	**			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : 4 Units							
	Traffic Topping	15%	Now	\$9,200	2034	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Drains Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Soffits									
	Pre-Cast Concrete	100%	Now	\$82,100	LIFE	**	5	\$144,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Carpet	5%			2025	\$1,709,500	3	\$239,500		
Cast in Place Concrete	10%	0-2	\$55,700	LIFE	**	5	\$523,900		
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout Basement And Penthouse</i>									
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout Basement And Penthouse</i>									
Ceramic Tile	5%	0-2	\$129,800	2038	**	5	\$59,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Sheet Vinyl/Rubber	40%	0-2	\$1,589,600	2029	\$31,792,900	5	\$718,500		
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Seams Open/Split, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Slate	3%			LIFE	**	5	\$76,300		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lobby</i>									
<i>Explanation : Grout Joints Eroding</i>									
Vinyl Tile	20%			2034	**	3	\$239,500		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>									
<i>Location : 16th Floor And Elevator Core Areas Throughout</i>									
<i>Explanation : This Tile Is A Quartz/ Natural Stone Composite Material</i>									
Vinyl Tile	15%	Now	\$341,600	2034	**	3	\$134,700		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Wood	2%			2057	**	5	\$89,800		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Indoor Inmate/ Psychiatric Basketball Court Area</i>									
<i>Explanation : Refers To Oak Flooring</i>									

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior									
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$152,700	
	Concrete Masonry Unit	10%	Now	\$379,300	LIFE	**	5	\$122,100	
Diagonal Cracks, Extent : Light, Area Affected : 75%									
Location : Fire Pump Room In Basement									
Misaligned/Bulging, Extent : Severe, Area Affected : 5%									
Location : Penthouse, Water Tank Room									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout Basement And Penthouse									
	Glass: Single Pane	5%			LIFE	**	5	\$114,500	
	Gypsum Board	15%	0-2	\$42,500	LIFE	**	5	\$274,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout Basement									
	Plaster	63%			LIFE	**	5	\$577,100	
	Wood	2%			LIFE	**	5	\$244,300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTile,Adhered	25%	0-2	\$622,600	2049	* *	5	\$299,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	AcousTileSusp.Lay-In	5%			2042	* *	5	\$119,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Elevator Lobby And Corridors							
	Exposed Concrete	5%	Now	\$215,500	LIFE	* *	5	\$18,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead, Loading Dock							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 2%							
		Location : Bulkhead, Loading Dock							
	Exposed Struc: Steel	5%	Now	\$1,410,300	LIFE	* *			
		Corrosion/Rusting, Extent : Severe, Area Affected : 10%							
		Location : Penthouse							
	Gypsum Board	20%	Now	\$541,800	LIFE	* *	5	\$598,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	20%	0-2	\$894,500	LIFE	* *	5	\$598,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
		Location : Basement Corridor							
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Plaster	20%	Now	\$351,600	LIFE	* *	5	\$299,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : 23rd Floor, Lobby, Library							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
Fence/Gates									
	Chain Link	75%			2039	* *			
	Iron Picket	25%			2049	* *			
Free Standing Walls									
	Cast in Place Concrete	100%			2064	* *			
Retaining Walls									
	Cast in Place Concrete	100%	2-4	\$700	2064	* *			
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : East Side Of Building							
Site Pavements									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		* *		
			Cracking/Crumbling, Extent : Light, Area Affected : 5%					
			Location : Throughout					
On-Site Walkways								
Cast in Place Concrete	50%			2042		* *		
			Cracking/Crumbling, Extent : Light, Area Affected : 5%					
			Location : Throughout					
Pavers/Stone	50%	Now	\$124,500	2032		* *		
			Cracking/Crumbling, Extent : Moderate, Area Affected : 75%					
			Location : Throughout					
Parking/Driveway								
Asphalt	100%	4+	\$36,100	2038		* *		
			Cracking/Crumbling, Extent : Light, Area Affected : 10%					
			Location : South Side Of Building					
			Ponding, Extent : Moderate, Area Affected : 10%					
			Location : Loading Dock					
			Other Observation, Extent : Severe, Area Affected : 2%					
			Location : Loading Dock					
			Explanation : Trench Drain Cover Damaged					

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2055	* *	5	\$7,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 13th Floor Electrical Room							
	Explanation : Five 4,000 Ampere Main Disconnect Switches							
Transformers								
Dry Type	100%			2042	* *	5	\$5,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room On Each Floor							
	Explanation : Two 300 Kilovolt-ampere, Two 150 Kilovolt-ampere, One 112.5 Kilovolt-ampere And One 45 Kilovolt-ampere 480hv-208/120lv - Each Electrical Closet Per Floor							
Switchgear / Switchboard								
Air Circuit Breaker	75%			2055	* *	5	\$5,900	
Molded Case Bkrs	25%			2055	* *	5	\$10,000	
Raceway								
Busway	10%			2049	* *	1		
Conduit	50%			2029	\$872,700	1		
Conduit	25%			2049	* *	1		
Conduit	15%			2055	* *	1		

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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									
Panelboards									
	Fused Disc Sw	5%			2028	\$81,100	5	\$1,700	
	Fused Disc Sw	5%			2051	* *	5	\$1,700	
	Molded Case Bkrs	25%			2051	* *	5	\$10,000	
	Molded Case Bkrs	65%			2028	\$1,054,100	5	\$26,000	
Wiring									
	Braided Cloth	50%	2-4	\$1,344,500	2054	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Busway	5%			2027	\$134,400	1		
	Thermoplastic	20%			2029	\$537,800	1		
	Thermoplastic	25%			2055	* *	1		
Motor Controllers									
	Locally Mounted	25%			2027		5	\$2,600	
	Locally Mounted	10%			2046	* *	5	\$1,000	
	Motor Control Center	55%			2027	\$1,743,500	5	\$22,800	
	Variable Frequency Drive	10%			2046	* *			
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$11,200	
	Generic	50%			LIFE	* *	5	\$11,200	
Stand-by Power									
Transfer Switches									
	Automatic	80%			2046	* *	1	\$374,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 13th Floor Electrical Room And Electrical Closets							
		Explanation : 55- Units With Different Ratings							
	Automatic	20%			2042	* *	1	\$93,600	
Generators									
	Diesel	20%			2038	* *	1	\$117,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room - 13th Floor							
		Explanation : One 600 Kilowatts							
	Diesel	80%			2042	* *	1	\$471,000	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : 13th Floor Generator Room							
		Explanation : Four 750 Kilowatt							
Batteries									
	Lead/Acid	80%			2024	\$1,300	5	\$45,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room - 13th Floor							
		Explanation : One Battery Per Generator							
	Lead/Acid	20%			2023	\$300	5	\$11,300	

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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									
	Fuel Storage								
	Day Tank	30%			2051	* *	5	\$89,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room - 13th Floor							
		Explanation : One 250 Gallon Per Generator							
	Day Tank	10%			2045	* *	5	\$29,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room - 13th Floor							
		Explanation : One 250 Gallon							
	Main Tank	60%			2044	* *	5	\$28,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 15,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	53%			2034	* *	10	\$777,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2037	* *	10	\$146,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 5%							
		Location : Throughout The Building							
	Fluorescent	30%			2037	* *	10	\$440,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 30%							
		Location : Throughout The Building							
	Fluorescent	5%			2034	* *	10	\$73,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	2%			2034	* *	10	\$1,000	
Egress Lighting									
	Emergency, Service	20%			2037	* *	1		
	Emergency, Service	40%			2034	* *	1		
	Exit, LED	15%			2064	* *	1		
	Exit, Service	20%			2034	* *	1		
	Exit, Service	5%			2024	\$29,800	1		
Exterior Lighting									
	HID	80%			2029	\$5,137,500	10	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Around The Perimeter							
		Explanation : Recessed And Wall Mounted							
	LED	20%			2037	* *			
Alarm									

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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

Alarm

Security System

No Component

70%

Generic

30%

2029

\$1,543,400

1

\$170,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : 450 CCTV Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Analog

20%

2024

\$3,522,300

1-3

\$187,400

Generic, Digital

10%

2034

* *

1-3

\$96,500

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

Utility Steam

98%

2039

* *

1

Electricity

2%

2039

* *

1

*Other Observation, Extent : Light, Area Affected : 10%**Location : Throughout**Explanation : Unreliable Operation*

Conversion Equipment

Hot Water Boiler

2%

Now

\$5,200

2034

* *

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

98%

2032

* *

5

\$93,100

Valve/LP Steam

Distribution

Hot Wtr Piping/Pump

50%

Now

\$130,600

2028

\$1,306,200

4

\$39,400

*Insul. Deteriorating, Extent : Severe, Area Affected : 20%**Location : Hot Water Piping And Pumping Systems Are Approaching End Of Their Useful Life Cycle*

Central Plant Steam

50%

Now

\$1,418,400

2029

\$14,184,100

4

\$39,400

Piping/Pmp

*Insul. Deteriorating, Extent : Severe, Area Affected : 60%**Location : Steam And Condensate Piping System Are Approaching End Of Their Useful Life Cycle*

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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									
Terminal Devices									
	Air Handler	70%	0-2	\$824,900	2024	\$16,498,400	1	\$623,400	
On Extended Life, Extent : Severe, 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%			2034	* *	1	\$99,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 13th Floor									
Explanation : Several Newer Units In Place									
	Convactor/Radiator	10%			2034	* *	1	\$51,700	
	Fan Coil Unit/Heat	10%			2029	\$2,510,300	1	\$51,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Dual Temperature Induction Units Observed									
Air Conditioning									
Energy Source									
	District Chilled Water	25%			2039	* *	1		
	Electricity	75%			2037	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	70%			2032	* *	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%			2032	* *	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%			2027	\$3,133,600	2	\$4,900	
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$102,200	2039	* *	4	\$78,900	
Corroded, Extent : Severe, Area Affected : 10%									
Location : Roof Mechanical Room									
Terminal Devices									
	Air Handler/Cool/Ht	30%			2024	\$5,639,600	1	\$296,800	
	Induction Unit	70%			2024	\$6,972,900	1	\$361,700	

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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									
Heat Rejection									
	Water Cooling Tower	97%	Now	\$3,085,000	2027	\$6,170,000	2	\$1,249,600	
On Extended Life, Extent : Severe, 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									
	Water Cooling Tower	3%			2034	**	2	\$48,300	
Recent Installation, Extent : Light, Area Affected : 3%									
Location : 22nd Floor									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$892,200	
Exhaust Fans									
	Interior	60%			2024	\$3,578,000	2	\$29,400	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : 22nd Floor - Exhaust Fans Are Beyond Their Useful Life Cycle Rating									
	Interior	40%			2034	**	2	\$19,600	
Plumbing									
H/C Water Piping									
	Brass/Copper	75%			2039	**	1		
	Galvanized Steel	25%	Now	\$183,900	2027	\$1,838,700	1		
Leak Evident, Extent : Severe, Area Affected : 25%									
Location : Ground Floor, Floors 7, 19, 20 And 21									
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Roof - Domestic Water Storage Tanks Are Approaching End Of Their Useful Life Cycle									
	Water Heater								
	Electric	4%			2024	\$59,100	4	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 13th Floor									
Explanation : For Emergency Use									
	No Component	96%							
	HW Heat Exchanger								
	Steam Fired	100%			2039	**	4	\$237,300	
Sanitary Piping									
	Cast Iron	100%	0-2	\$613,400	LIFE	**	1		
Blockage /Clogged, Extent : Severe, Area Affected : 100%									
Location : Basement									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2029	\$242,800	4	\$32,100	
Sewage Ejector(s)									
	Compressed Air	100%			2029	\$296,800	4	\$15,400	
Backflow Preventer									
	Generic	100%			2034	**	1	\$98,000	

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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
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 2- Ground Fl To Fl 3, 2- Basement To Fl 6, 4- Basement To Fl 21, 1- Basement To Fl 22, 2- Fl 18 To Fl 23, 1- Basement To Fl 23, 5- Fl 10 To Fl 21, 5- Basement To Fl 21						
			Explanation : All 22 Elevators Are Nearing End Of Their Useful Life Cycle						
Fire Suppression									
	Standpipe								
	Generic	100%			2039		* *	1-5	\$806,800
	Sprinkler								
	No Component	35%							
	Generic	65%			2049		* *	1-2	\$291,300
	Fire Pump								
	Generic	100%			2038		* *	1	\$298,800
	Chemical System								
	Generic	100%			2024	\$29,200		1-3	\$3,700
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Kitchen						
			Explanation : There Is No Onsite Cooking						

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

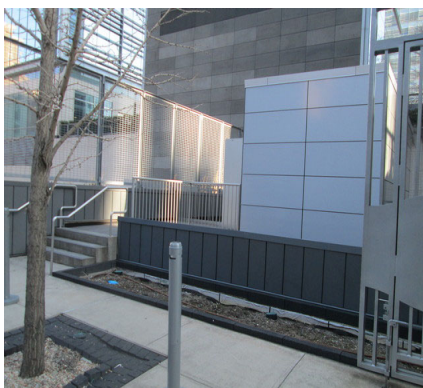
Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 15-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$107,500	\$47,100
Interior Architecture	\$932,600	\$101,100
Electrical	\$86,900	
Mechanical		\$195,200
Total	\$1,126,900	\$343,400
Importance Code A	\$107,500	\$47,100
Importance Code B	\$937,500	\$296,300
Importance Code C	\$82,000	
Total	\$1,126,900	\$343,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$4,400	
Interior Architecture	\$18,400			
Electrical	\$700	\$700	\$800	\$700
Mechanical		\$400		\$100
Total	\$19,200	\$1,100	\$5,200	\$800
Importance Code A			\$4,400	
Importance Code B	\$7,500	\$1,100	\$900	\$800
Importance Code C	\$11,700			
Total	\$19,200	\$1,100	\$5,200	\$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
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								
Metal Panel	5%			2049	**	5-10	\$10,500	
No Component	95%							
Parapets								
Metal Panel	5%			2049	**	5	\$3,000	
Metal: Cage/Fence	95%			2042	**	5-10	\$113,000	
Roof								
Modified Bitumen	100%			2034	**	10	\$41,500	
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$53,800	LIFE	**	5	\$101,100	
			Horizontal Cracks, Extent : Moderate, Area Affected : 75%					
			Location : Various Locations Throughout					
Traffic Topping	5%	Now	\$6,700	2029	\$33,700	5	\$1,500	
			Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
			Location : Throughout					
Interior Walls								
Concrete Masonry Unit	20%	Now	\$11,700	LIFE	**	5	\$1,900	
			Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
			Location : Throughout					
			Diagonal Cracks, Extent : Moderate, Area Affected : 5%					
			Location : Throughout					
Masonry: Brick	80%	Now	\$82,000	LIFE	**			
			Broken/Missing Elements, Extent : Moderate, Area Affected : 20%					
			Location : Various Locations Throughout					
			Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%					
			Location : Various Locations Throughout					
Ceilings								
Masonry: Infill Arch	100%	Now	\$796,800	LIFE	**			
			Broken/Missing Elements, Extent : Moderate, Area Affected : 50%					
			Location : Throughout					
			Loose/Delam Surface, Extent : Moderate, Area Affected : 45%					
			Location : Throughout					
			Water Penetration, Extent : Moderate, Area Affected : 20%					
			Location : Throughout					
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : Throughout					
			Explanation : Terracotta Masonry					
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2055	**	1		
	Panelboards								
	Fused Disc Sw	10%			2051	**	5	\$100	
	Molded Case Bkrs	90%			2051	**	5	\$600	
	Wiring								
	Thermoplastic	100%			2055	**	1		
	Motor Controllers								
	Locally Mounted	100%			2046	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2037	**	10	\$22,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : T-8 Lamps								
	Egress Lighting								
	Emergency, Service	60%			2037	**	1		
	Exit, Service	40%			2037	**	1		
	Exterior Lighting								
	HID	100%			2037	**	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	**	1	\$2,800	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2024	\$86,900	1-3	\$4,600	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2029	\$9,200	1		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2029	\$195,200	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2039	* *	4	\$800	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Large Storage Area								
Fire Suppression									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		90%						
Generic		10%		2049	* *	1-2	\$700	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 1,296 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 07-May-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical	\$81,800	
Total	\$81,800	
Importance Code B	\$81,800	
Total	\$81,800	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$18,700			
Interior Architecture	\$900			
Electrical	\$2,000	\$200	\$15,500	\$100
Mechanical		\$100		\$100
Site Pavements	\$3,100			
Total	\$24,700	\$300	\$15,500	\$200
Importance Code A	\$18,700			
Importance Code B	\$2,500	\$300	\$15,500	\$200
Importance Code C	\$3,600			
Total	\$24,700	\$300	\$15,500	\$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
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%	4+	\$4,900	LIFE	**	5	\$7,300	
	Staining/Discoloring, Extent : Light, Area Affected : 75%								
	Location : East Wall								
	Windows								
	Metal Louvers	100%			2032	**	10	\$1,100	
	Parapets								
	Cast Stone/Terra Cotta	10%			LIFE	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : East Elevation								
	Explanation : Lower Roof								
Masonry: Brick		20%			LIFE	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : East Elevation								
	Explanation : Lower Roof								
Metal Rail	5%			2034	**	5-10			
No Component	65%								
Roof									
Not Accessible	100%								
Soffits									
Cast in Place Concrete	100%	Now	\$12,700	LIFE	**	5	\$5,000		
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior									
Floors									
Cast in Place Concrete	100%	Now	\$500	LIFE	**	5	\$4,200		
Horizontal Cracks, Extent : Light, Area Affected : 75%									
Location : Adjacent To The Generator Mounts									
Interior Walls									
Concrete Masonry Unit	100%	Now	\$500	LIFE	**	5	\$100		
Vertical Cracks, Extent : Light, Area Affected : 75%									
Location : Building Entrance Wall									
Ceilings									
Exposed Concrete	100%			LIFE	**	5	\$300		
Site Enclosure									
Fence/Gates									
Chain Link	40%			2039	**				
Iron Picket	60%			2064	**				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Driveway Gate									
Explanation : This Is Actually A Galvanized Steel Fence									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2042	**				

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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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$3,100	2034	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : By Entrance</i>									

Parking/Driveway

Cast in Place Concrete	100%			2034	* *				

Electrical		Current Repair			Future 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%			2039	* *		5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 2,500 Ampere Main Disconnect Switches</i>									

Transformers

Dry Type	100%			2034	* *		5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 225 Kilovolt-ampere Step Down Transformers</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2029		\$27,300	5		

Raceway

Conduit	100%			2029		\$4,200	1		

Panelboards

Fused Disc Sw	10%			2028		\$800	5		
Molded Case Bkrs	90%			2028		\$7,500	5		

Wiring

Thermoplastic	100%			2029		\$9,100	1		

Motor Controllers

Locally Mounted	100%			2027		\$8,000	5		

Ground

Grounding Devices

Not Accessible	100%								

Stand-by Power

Transfer Switches

Automatic	100%			2027		\$10,000	1		\$400

Generators

Diesel	100%			2025		\$81,800	1		\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Generator Room</i>									
<i>Explanation : Two 600 Kilowatt</i>									

Batteries

Nickel Cadmium	100%			2022		\$1,700	5		\$300

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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
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2028	\$100	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons							
	Main Tank	50%			2032	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 15,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2024	\$3,000	10	\$1,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 80%							
		Location : Throughout							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Incandescent	5%			2024	\$400	2		
	Egress Lighting								
	Emergency, Service	50%			2024	\$400	1		
	Exit, Service	50%			2024	\$200	1		
	Exterior Lighting								
	HID	50%			2024	\$2,700	10		
	No Component	50%							
Alarm									
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Analog	50%			2024	\$7,500	1-3	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Served From The Ambulatory Building							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2049	* *	1		
	Terminal Devices								
	Fan Coil Unit/Heat	100%			2029	\$20,300	1	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Electric Unit Heaters							
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2029	\$500	2		
Plumbing									

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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

Mechanical		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	1%			2039	* *	1		
	No Component	99%							
	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.*

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 14-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$587,100	\$180,700
Interior Architecture	\$69,000	\$65,300
Electrical	\$151,700	\$126,600
Mechanical		\$883,500
Total	\$807,800	\$1,256,000
Importance Code A	\$587,100	\$180,700
Importance Code B	\$220,700	\$1,075,400
Total	\$807,800	\$1,256,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$3,700		\$5,600	\$8,200
Interior Architecture	\$42,000	\$1,400	\$2,900	\$9,100
Electrical	\$4,200	\$3,900	\$4,100	\$5,100
Mechanical	\$16,300	\$12,300	\$46,800	\$14,300
Site Pavements	\$6,900			
Total	\$73,000	\$17,600	\$59,400	\$36,600
Importance Code A	\$5,700		\$5,600	\$8,500
Importance Code B	\$60,500	\$17,600	\$53,800	\$28,100
Importance Code C	\$6,900			
Total	\$73,000	\$17,600	\$59,400	\$36,600



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

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

Asset # : 72

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$41,700	LIFE	**	5	\$61,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Emergency Room Entrance Pier Support							
	Masonry: Granite	5%			LIFE	**	5	\$2,600	
	Window Wall	5%	Now	\$3,700	2049	**	5	\$6,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Decontamination Room							
Windows									
	Aluminum	100%			2045	**	5	\$16,400	
Parapets									
	Metal Panel	10%			2049	**	5	\$11,200	
	No Component	90%							
Roof									
	Modified Bitumen	90%	Now	\$487,000	2034	**			
		Drains Clogged, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Skylight, Metal/Glass	2%			2049	**	10	\$11,900	
	Skylight, Plastic	3%			2042	**	1		
	Sloped Glazing	5%	Now	\$58,300	LIFE	**	5	\$118,800	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$5,500	LIFE	**	5	\$20,600	
		Horizontal Cracks, Extent : Light, Area Affected : 100%							
		Location : Various Locations Throughout							
	Ceramic Tile	3%			2038	**	5	\$2,800	
	Quarry Tile	5%			2042	**	5	\$7,100	
	Traffic Topping	5%			2029	\$65,300	5	\$5,900	
	Vinyl Tile	77%	Now	\$69,000	2034	**	3	\$27,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Emergency Room							
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout Emergency Room							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%							
		Location : Throughout Emergency Room							
		Uneven Substrate, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Emergency Room							

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819

BELLEVUE HOSPITAL EMERGENCY G BLDG. AND F BLDG.

Asset # : 72

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$500	
	Glass: Single Pane	3%			LIFE	**	5	\$500	
	Gypsum Board	75%			LIFE	**	5	\$10,500	
	Masonry: Brick	7%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$700	
Ceilings									
	AcousTileSusp.Lay-In	70%			2042	**	5	\$65,900	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Throughout Emergency Room								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Throughout Emergency Room								
	Exposed Concrete	10%			LIFE	**	5	\$1,500	
	Gypsum Board	20%			LIFE	**	5	\$23,500	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2049	**			
	Deteriorated Finish, Extent : Light, Area Affected : 25%								
	Location : Throughout								
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	2-4	\$3,900	2042	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Emergency Room Entrance								
Parking/Driveway									
	Asphalt	100%	4+	\$2,900	2032	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : At Ambulance Entrance								

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2055	**	3	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Ground Floor								
	Explanation : One 1,000 Ampere Main Disconnect Switch								
	Transformers								
	Dry Type	100%			2046	**	3	\$500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Ground Floor								
	Explanation : 3- 4,160 pri-480/277sec								
	Feeders								
	Busway	30%			2046	**	1		
	Cable	70%			2051	**	1		

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

Asset # : 72

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Raceway								
	Conduit	90%			2055	**	1		
	Tray	10%			2046	**	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2055	**	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Ground Floor								
	Explanation : Four 4,000 Ampere Main Disconnect Switches Ground Floor								
Transformers									
	Dry Type	50%			2046	**	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Closets Throughout The Building								
	Explanation : One 75 Kilovolt-ampere, One 30 Kilovolt-ampere And One 45 Kilovolt-ampere								
	Dry Type	50%			2046	**	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Ground Floor								
	Explanation : Three 300 Kilovolt-ampere								
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%			2051	**	5	\$200	
	Molded Case Bkrs	90%			2051	**	5	\$1,600	
Wiring									
	Thermoplastic	100%			2055	**	1		
Motor Controllers									
	Locally Mounted	40%			2046	**	5	\$200	
	Variable Frequency Drive	60%			2046	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2046	**	1	\$20,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Ground Floor								
	Explanation : 6 Units								
Lighting									

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

Asset # : 72

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2037	* *	10	\$54,100	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	Fluorescent	10%			2037	* *	10	\$6,000	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
Egress Lighting									
	Emergency, Service	60%			2037	* *	1		
	Exit, Service	40%			2037	* *	1		
Exterior Lighting									
	HID	100%			2037	* *	10	\$200	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$66,500	1	\$7,300	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	20%			2024	\$151,700	1-3	\$8,100	
	Generic, Digital	10%			2037	* *	1-3	\$4,200	
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								
	Utility Steam	100%			2039	* *	1		
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2032	* *	5	\$3,900	
Distribution									
	Hot Wtr Piping/Pump	50%			2045	* *	4	\$1,600	
				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%			2039	* *	4	\$2,400	
Terminal Devices									
	Air Handler	80%			2034	* *	1	\$32,400	
	Convactor/Radiator	20%			2034	* *	1	\$4,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$85,200	

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

Asset # : 72

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	\$769,500	1	\$40,500	
Other Observation, Extent : Light, 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%			2034	* *	2	\$9,100	
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	\$36,500	
Exhaust Fans									
	Roof	100%			2029	\$113,900	2	\$2,000	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2039	* *	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2029	\$10,500	4	\$1,400	
Sewage Ejector(s)									
	Electric	100%			2034	* *	4	\$3,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 1 Unit									
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2049	* *	1-5	\$34,200	
Sprinkler									
	No Component	10%							
	Generic	90%			2049	* *	1-2	\$16,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Emergency Building									
Explanation : Sprinklers In Emergency Building Only									

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 02-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,6,Ph
Block : 1373 **Lot** : 50 **BIN** : 1086492

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,450,800	\$482,900
Interior Architecture	\$1,696,800	\$1,686,400
Electrical	\$218,500	\$3,078,900
Mechanical	\$126,800	\$1,639,900
Site Pavements	\$94,000	
Total	\$4,586,900	\$6,888,100
Importance Code A	\$2,450,800	\$482,900
Importance Code B	\$1,731,300	\$6,364,300
Importance Code C	\$404,800	\$41,000
Total	\$4,586,900	\$6,888,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$31,500		\$7,700	
Interior Architecture	\$113,100			\$38,700
Electrical	\$21,200	\$14,500	\$15,200	\$18,100
Mechanical	\$70,600	\$37,400	\$58,200	\$30,300
Site Pavements	\$61,700			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$321,900	\$75,600	\$104,700	\$110,800
Importance Code A	\$38,800	\$7,300	\$16,100	\$7,300
Importance Code B	\$210,900	\$68,300	\$88,600	\$103,600
Importance Code C	\$72,100			
Total	\$321,900	\$75,600	\$104,700	\$110,800



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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	\$2,341,900	LIFE	**	5	\$347,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Repointing Failure, Extent : Light, Area Affected : 15%									
Location : At Window Lintels									
Water Penetration, Extent : Light, Area Affected : 15%									
Location : Perimeter Walls									
Windows									
	Aluminum	100%			2047	**	5	\$41,600	
Parapets									
	Masonry: Brick	95%			LIFE	**	5-10	\$127,600	
	Masonry: Limestone	5%			LIFE	**	5-10	\$12,000	
Roof									
	Metal Panel	3%			2044	**	10	\$7,700	
	Modified Bitumen	97%			2036	**	10	\$135,900	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	5%			2027	\$210,700	3	\$29,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$64,600	
	Terrazzo	5%			LIFE	**	5	\$23,100	
	Vinyl Tile	50%			2031	\$1,403,700	3	\$73,800	
	Vinyl Tile 9" X 9"	35%	Now	\$1,273,000	2041	**	3	\$38,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Interior Walls									
	Gypsum Board	10%			LIFE	**	5-10	\$42,200	
	Plaster	55%	Now	\$122,600	LIFE	**	5	\$41,000	
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout Perimeter									
	SGFT/Glazed Masonry	35%	Now	\$188,200	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Stairways									
Ceilings									
	AcousTileSusp.Lay-In	60%			2036	**	5	\$177,100	
	Exposed Concrete	5%			LIFE	**	5-10	\$18,500	
	Plaster	35%			LIFE	**	5-10	\$177,600	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	5%			2036	**	5-10		
	No Component	95%							

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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
Site Enclosure									
	Free Standing Walls								
	Cast in Place Concrete	5%			2051		* *		
	Masonry: Brick	5%			2041		* *		
	No Component	90%							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$16,900	2036		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
On-Site Walkways									
	Asphalt	3%	Now	\$4,600	2046		* *		
				Cracking/Crumbling, Extent : Severe, Area Affected : 100%					
				Location : Asphalt Walkway					
	Cast in Place Concrete	10%	Now	\$7,100	2036		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	Pavers/Stone	2%	Now	\$7,400	2034		* *		
				Broken/Missing Elements, Extent : Severe, Area Affected : 25%					
				Location : Stone Walkway					
	No Component	85%							
Parking/Driveway									
	Asphalt	60%	Now	\$94,000	2034		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
				Location : Parking Lots					
	Cast in Place Concrete	40%	0-2	\$25,600	2036		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Parking Lots					

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2061	* *	5	\$4,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room 1st Floor								
	Explanation : Two 4,000 Ampere High Pressure Contact Main Disconnect Switches								
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2051	* *	5	\$4,800	
Raceway									
	Conduit	85%			2031	\$185,500	1		
	Conduit	15%			2051	* *	1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2047	**	5	\$200	
	Fused Disc Sw	5%			2030	\$10,000	5	\$200	
	Molded Case Bkrs	75%			2030	\$150,500	5	\$3,600	
	Molded Case Bkrs	15%			2047	**	5	\$700	
Wiring									
	Braided Cloth	65%	2-4	\$218,500	2056	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2041	**	1		
	Thermoplastic	15%			2041	**	1		
Motor Controllers									
	Locally Mounted	40%			2029	\$159,000	5	\$500	
	Locally Mounted	50%			2036	**	5	\$600	
	Locally Mounted	10%			2044	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$5,400	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2036	**	1	\$56,600	
Generators									
	Diesel	100%			2040	**	1	\$71,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : One 150 Kilowatt							
Batteries									
	Lead/Acid	100%			2025	\$1,700	5	\$6,800	
Lighting									
Interior Lighting									
	Fluorescent	20%			2036	**	10	\$33,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-8 Lamps							
	Fluorescent	65%			2031	\$2,197,800	10	\$109,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-12 Lamps							
	Fluorescent	5%			2036	**	10	\$8,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	10%			2036	**	10	\$16,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							

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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
Lighting									
	Egress Lighting								
	Emergency, Service	45%			2036	* *	1		
	Emergency, Battery	10%			2031	\$27,700	10	\$4,400	
	Exit, Service	45%			2031	\$30,800	1		
	Exterior Lighting								
	HID	20%			2026	\$155,400	10	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof An Outside Perimeter								
	Explanation : Operated Via Photocell								
	No Component	80%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2031	\$62,200	1	\$6,900	
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2036	* *	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									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	80%			2034	* *	1	\$72,700	
	Pres. Reducing Valve/LP Steam	20%			2034	* *	5	\$2,200	
	Distribution								
	Hot Wtr Piping/Pump	80%			2039	* *	4	\$10,900	
	Steam Piping/Pump	20%			2041	* *			
	Terminal Devices								
	Air Handler	10%	0-2	\$81,300	2031	\$270,900	1	\$10,200	
	Malfunctioning, Extent : Severe, Area Affected : 20%								
	Location : A2324 Mechanical Room								
	Air Handler	10%			2031	\$270,900	1	\$11,400	
	Convactor/Radiator	80%			2036	* *	1	\$47,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Window/Wall Unit	100%			2026	\$401,400	1		
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Roof								
	Explanation : Rooftop Chillers Abandoned In Place								

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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									
	Ductwork/Diffusers	20%			LIFE	**	2	\$59,800	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2036	**	2	\$25,600	
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : Roof						
			Explanation : Condenser Serves Lobby Unit In Building B						
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$162,400	
Exhaust Fans									
	Interior	95%			2031	\$651,100	2	\$5,400	
	Roof	5%			2031	\$16,000	2	\$300	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2036	**	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%	Now	\$14,700	2031	\$29,400	4	\$3,900	
			Broken, Extent : Severe, Area Affected : 30%						
			Location : Sump Pump In Steam Tunnels						
			Malfunctioning, Extent : Moderate, Area Affected : 20%						
			Location : Sump Pump In Basement Of Building A						
Backflow Preventer									
	Generic	100%			2039	**	1	\$11,300	
			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 : 2 Units From Basement To 6th Floor, 2 Units From 1st To 6th Floor									
Explanation : Four Units. Motors Break Down Frequently Due To Age Of The Units									
Fire Suppression									
Standpipe									
	Generic	100%			2041		* *	1-5	\$92,700
Sprinkler									
	Generic	100%			2041		* *	1-2	\$51,500
Fire Pump									
	Generic	100%			2034		* *	1	\$34,300
Chemical System									
	No Component	95%							
	Generic	5%			2029	\$1,500	1-3	\$200	
Other Observation, Extent : Light, Area Affected : 20%									
Location : Computer Room And Elevator Machine Room									
Explanation : Computer Room And Elevator Machine Room									

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

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 02-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1373 **Lot** : 50 **BIN** : 1040750

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$6,103,500	\$6,764,100
Interior Architecture	\$2,029,100	\$2,865,300
Electrical	\$336,100	\$2,115,700
Mechanical	\$81,100	\$2,269,300
Site Pavements	\$415,700	
Total	\$8,965,500	\$14,014,300
Importance Code A	\$6,103,500	\$6,764,100
Importance Code B	\$1,194,600	\$7,111,900
Importance Code C	\$1,667,500	\$138,300
Total	\$8,965,500	\$14,014,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$47,700		\$18,100	
Interior Architecture	\$95,700	\$10,900	\$59,100	\$56,300
Electrical	\$37,100	\$25,800	\$30,500	\$30,700
Mechanical	\$118,200	\$88,100	\$121,200	\$59,400
Site Enclosure	\$12,700			
Site Pavements	\$12,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$331,600	\$132,700	\$236,800	\$154,200
Importance Code A	\$73,600	\$25,900	\$44,100	\$25,900
Importance Code B	\$217,900	\$106,800	\$173,000	\$128,300
Importance Code C	\$40,100		\$19,800	
Total	\$331,600	\$132,700	\$236,800	\$154,200



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$125,400	
	Glass Block	3%			LIFE	**	5	\$9,400	
	Masonry: Brick	90%	Now	\$1,523,100	LIFE	**	5	\$225,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 25%									
Location : All Facades									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Rooms B1-67, B1-68 And Other Areas Throughout									
	Window Wall	2%			2041	**	5	\$18,800	
Windows									
	Aluminum	94%	Now	\$3,944,300	2056	**	5	\$42,100	
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									
	Aluminum	3%			2039	**	5	\$2,700	
	Metal Louvers	3%			2034	**	10	\$16,800	
Parapets									
	Masonry: Brick	50%	Now	\$292,900	LIFE	**	5	\$22,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Masonry: Limestone	5%			LIFE	**	5-10	\$27,700	
	Metal Rail	45%			2036	**	5-10	\$368,800	
Roof									
	Copper/Terne	10%	Now	\$12,600	2046	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Above Kitchen									
	Modified Bitumen	85%			2031	\$5,426,900	10	\$357,600	
	Sloped Glazing	5%			LIFE	**	5	\$560,900	
Soffits									
	Cast in Place Concrete	5%	0-2	\$5,500	LIFE	**	5	\$8,800	
Paint Peeling, Extent : Light, Area Affected : 5%									
Location : Throughout									
	No Component	95%							

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
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	10%			2027	\$642,600	3	\$90,000	
	Cast in Place Concrete	15%			LIFE	**	5	\$295,400	
	Ceramic Tile	3%			2034	**	5	\$13,500	
	Quarry Tile	5%			2036	**	5	\$33,800	
	Terrazzo	7%	0-2	\$81,900	LIFE	**	5	\$24,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor Corridor								
	Vinyl Tile	55%			2031	\$2,354,100	3	\$123,800	
	Vinyl Tile 9" X 9"	5%	Now	\$277,300	2041	**	3	\$8,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Basement And 1st Floor Rear Exit								
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Basement								
Interior Walls									
	Ceramic Tile	5%			2034	**	5	\$32,900	
	Ceramic Tile	1%			2044	**	5	\$6,600	
	Glass: Single Pane	2%			LIFE	**	5	\$19,800	
	Gypsum Board	13%			LIFE	**	5-10	\$145,500	
	Gypsum Board	2%			LIFE	**	5-10	\$22,400	
	Marble Panels	2%			LIFE	**	10	\$5,300	
	Plaster	40%			LIFE	**	5-10	\$223,900	
	SGFT/Glazed Masonry	35%	Now	\$998,200	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Kitchen, Corridors And Stairways								
Ceilings									
	AcousTileSusp.Lay-In	30%			2036	**	5	\$130,200	
	AcousTileSusp.Lay-In	15%			2044	**	5	\$65,100	
	AcousTileSusp.Lay-In	5%			2048	**	5	\$21,700	
	Exposed Concrete	10%			LIFE	**	5-10	\$54,300	
	Metal Panel	5%			LIFE	**	5	\$54,300	
	Plaster	35%	Now	\$223,000	LIFE	**	5	\$95,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Connecting Corridor To C Building								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Connecting Corridor To C Building								
Site Enclosure									
Fence/Gates									
	Aluminum Picket	10%			2051	**			
	Chain Link	20%			2051	**			
	No Component	70%							
Free Standing Walls									
	Masonry: Brick	20%	Now	\$12,700	2041	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Rear Service Area								
	No Component	80%							

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

COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG

Asset # : 84

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

Site Pavements

On-Site Walkways

Asphalt

10% Now \$12,300 2034 * *

Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Under Balconies

Sinking/Subsiding, Extent : Severe, Area Affected : 5%

Location : Southwest End Of Building

Cast in Place Concrete

30% Now \$169,800 2036 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Throughout

Misaligned/Bulging, Extent : Light, Area Affected : 5%

Location : Northwest Park Area

No Component

60%

Parking/Driveway

Asphalt

25% 2-4 \$57,600 2034 * *

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

Location : Rear Service Area

Cast in Place Concrete

50% 0-2 \$188,400 2036 * *

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

Location : Parking Lots And Service Area

No Component

25%

Electrical	Current Repair			Future 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% 2051 * * 5 \$8,600

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

Location : Electrical Room 1st Floor

Explanation : Two 4,000 Ampere High Pressure Contact Main Disconnect Switches

Switchgear / Switchboard

Molded Case Bkrs

100% 2051 * * 5 \$8,600

Raceway

Conduit

70% 2031 \$305,500 1

Conduit

30% 2051 * * 1

Panelboards

Fused Disc Sw

5% 2030 \$20,100 5 \$400

Fused Disc Sw

5% 2047 * * 5 \$400

Molded Case Bkrs

70% 2030 \$280,900 5 \$6,000

Molded Case Bkrs

20% 2039 * * 5 \$1,700

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
COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG
Asset # : 84

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	50%	2-4	\$336,100	2056	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2041	**	1		
	Thermoplastic	20%			2051	**	1		
Motor Controllers									
	Locally Mounted	70%			2029	\$585,700	5	\$1,500	
	Locally Mounted	20%			2036	**	5	\$400	
	Locally Mounted	5%			2044	**	5	\$100	
	Variable Frequency Drive	5%			2044	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$9,600	
Stand-by Power									
Transfer Switches									
	Automatic	100%	Now	\$10,100	2044	**	1	\$90,600	
Not in Service, Extent : Moderate, Area Affected : 10%									
Location : Engineer's Office Automatic Transfer Switch Serving Fire Alarm System Failure									
Generators									
	Diesel	100%			2040	**	1	\$126,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : One 350 Kilowatts And One 100 Kilowatts									
Batteries									
	Lead/Acid	100%			2025	\$1,700	5	\$12,100	
Fuel Storage									
	Main Tank	50%			2059	**	5	\$4,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : 12,000 Gallon 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%			2036	* *	10	\$90,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-8 Lamps							
	Fluorescent	55%			2036	* *	10	\$165,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-12 Lamps							
	Fluorescent	5%			2036	* *	10	\$15,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	10%			2036	* *	10	\$30,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2036	* *	1		
	Emergency, Battery	10%			2031	\$49,400	10	\$7,900	
	Exit, Service	40%			2031	\$48,800	1		
Exterior Lighting									
	HID	30%			2026	\$414,600	10	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof And Outside Perimeter							
		Explanation : Operated Via Photocell							
	No Component	70%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2031	\$110,700	1	\$12,200	
Fire/Smoke Detection									
	No Component	90%							
	Generic, Digital	10%			2036	* *	1-3	\$20,200	
Mechanical									
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Mechanical		Current 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%			2051	* *	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	20%			2034	* *			
	Steam Boiler	80%			2044	* *	1	\$259,200	

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** 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

Mechanical		Current 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%			2039	**	4	\$19,400	
	Steam Piping/Pump	20%			2051	**			
Terminal Devices									
	Convactor/Radiator	100%			2036	**	1	\$105,700	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Roof								
	Explanation : Rooftop Units Located Under Cooling Section								
Air Conditioning									
Energy Source									
	Electricity	100%			2047	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	25%			2036	**	2	\$5,000	
	Split Unit	5%			2026	\$365,800			
	Window/Wall Unit	70%			2026	\$500,000	1		
Distribution									
	Ductwork/Diffusers	35%			LIFE	**	2	\$186,200	
	No Component	65%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$288,900	
Exhaust Fans									
	Interior	80%			2031	\$975,600	2	\$8,000	
	Roof	20%			2036	**	2	\$2,000	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2036	**	1		
Water Heater									
	Gas Fired	100%			2029	\$209,000	2	\$4,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Boiler Room								
	Explanation : Provides Hot Water To All Buildings								
HW Heat Exchanger									
	Steam Fired	100%			2051	**	4	\$48,500	
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : 1st Floor Boiler Room								
	Explanation : Units Used As Backup For Hot Water Heaters								
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								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG 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									
	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%			2026	\$52,300	4	\$10,400	
	Sewage Ejector(s)								
	Electric	100%			2036	**	4	\$13,000	
	Backflow Preventer								
	Generic	100%			2036	**	1	\$20,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Building A Basement						
			Explanation : Water Main Located In Adjacent Building						
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1 Unit From Basement To 3rd Floor, 1 Unit From 1st To 3rd Floor						
			Explanation : Two Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$165,000	
	Sprinkler								
	Generic	100%			2041	**	1-2	\$91,700	
	Chemical System								
	No Component	96%							
	Generic	4%			2029	\$1,200	1-3	\$100	
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : Kitchen Hood And Elevator Machine Room						
			Explanation : Kitchen Hood And Elevator Machine Room						

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

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 02-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,Ph
Block : 1373 **Lot** : 50 **BIN** : 1096493

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,668,000	\$2,246,300
Interior Architecture	\$487,200	\$1,045,900
Electrical	\$201,700	\$3,128,200
Mechanical	\$88,900	\$2,149,900
Site Pavements	\$76,300	
Total	\$2,522,200	\$8,570,300
Importance Code A	\$1,668,000	\$2,388,600
Importance Code B	\$361,600	\$6,026,200
Importance Code C	\$492,500	\$155,500
Total	\$2,522,200	\$8,570,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$21,900			
Interior Architecture	\$57,800		\$35,800	\$9,000
Electrical	\$22,100	\$14,900	\$15,500	\$18,800
Mechanical	\$33,600	\$31,500	\$36,400	\$23,600
Site Pavements	\$8,700			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$168,800	\$71,000	\$112,300	\$76,000
Importance Code A	\$26,600	\$4,700	\$7,500	\$4,700
Importance Code B	\$134,500	\$66,300	\$104,900	\$71,300
Importance Code C	\$7,600			
Total	\$168,800	\$71,000	\$112,300	\$76,000



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	5%			LIFE	**	5	\$15,200	
	Masonry: Brick	95%	Now	\$1,561,900	LIFE	**	5	\$231,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Penthouse									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Penthouse And Throughout Perimeter									
Windows									
	Aluminum	100%			2047	**	5	\$76,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Parapets									
	Masonry: Brick	85%	Now	\$67,900	LIFE	**	5	\$21,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	5%			LIFE	**	5-10	\$15,100	
	Metal Rail	10%			2036	**	5-10	\$44,700	
Roof									
	Copper/Terne	3%			2046	**	10	\$9,400	
	Modified Bitumen	97%			2031	\$1,854,500	10	\$122,200	
Soffits									
	Cast in Place Concrete	10%			LIFE	**	5	\$1,500	
	No Component	90%							
Interior									
Floors									
	Ceramic Tile	10%			2034	**	5	\$28,600	
	Terrazzo	5%			LIFE	**	5	\$22,400	
	Vinyl Tile	60%			2036	**	3	\$64,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Plank Vinyl Flooring Floated Above Existing									
	Vinyl Tile	25%			2031	\$680,900	3	\$35,800	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$72,800	
	Concrete Masonry Unit	1%	Now	\$7,200	LIFE	**	5	\$2,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Stair To Basement Crawl Space									
	Gypsum Board	15%			LIFE	**	5-10	\$148,500	
	Plaster	59%			LIFE	**	5-10	\$292,100	
	SGFT/Glazed Masonry	20%			LIFE	**	10	\$58,200	

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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
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	65%			2036	**	5	\$168,900	
	Exposed Concrete	5%			LIFE	**	5-10	\$16,200	
	Metal Panel	5%			LIFE	**	5	\$32,500	
	Plaster	25%			LIFE	**	5-10	\$111,600	
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	10%			2051	**			
	Chain Link	20%			2041	**			
	No Component	70%							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	20%	0-2	\$3,200	2036	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	No Component	80%							
On-Site Walkways									
	Cast in Place Concrete	25%	0-2	\$400	2036	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	No Component	75%							
Parking/Driveway									
	Asphalt	20%	Now	\$76,300	2040	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Severe, Area Affected : 20%							
		Location : Rear Building C							
	Pavers/Stone	80%			2034	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : East Of Builidng							
		Explanation : Gravel Parking Area							
Activity Yard									
	Asphalt	10%	Now	\$5,100	2034	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Explanation : Vegetation Growth							
	No Component	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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2051	**	5	\$5,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room 1st Floor									
Explanation : One 2,000 Ampere And 1,200 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2051	**	5	\$5,000	
Raceway									
	Conduit	80%			2031	\$174,500	1		
	Conduit	20%			2051	**	1		
Panelboards									
	Fused Disc Sw	5%			2047	**	5	\$200	
	Fused Disc Sw	5%			2030	\$10,000	5	\$200	
	Molded Case Bkrs	70%			2030	\$140,400	5	\$3,500	
	Molded Case Bkrs	20%			2047	**	5	\$1,000	
Wiring									
	Braided Cloth	60%	2-4	\$201,700	2056	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2031	\$67,200	1		
	Thermoplastic	20%			2051	**	1		
Motor Controllers									
	Locally Mounted	80%			2029	\$318,000	5	\$1,000	
	Locally Mounted	20%			2044	**	5	\$300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$5,500	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$58,000	
Generators									
	Diesel	100%			2040	**	1	\$73,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : One 50 Kilowatt And One 56 Kilowatt									
Batteries									
	Lead/Acid	100%			2025	\$1,700	5	\$7,000	
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2036	* *	10	\$51,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	50%			2031	\$1,733,800	10	\$86,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2036	* *	10	\$17,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	10%			2036	* *	10	\$17,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2036	* *	1		
	Emergency, Battery	5%			2031	\$14,200	10	\$2,300	
	Exit, Service	45%			2031	\$31,600	1		
Exterior Lighting									
	HID	30%			2031	\$239,000	10	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof And Outside Perimeter							
		Explanation : Operated Via Photocell							
	No Component	70%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2031	\$63,800	1	\$7,000	
Fire/Smoke Detection									
	No Component	90%							
	Generic, Digital	10%			2031	\$218,500	1-3	\$12,000	
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

Mechanical		Current 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%			2027	\$142,300	1	\$46,600	
	Pres. Reducing Valve/LP Steam	50%			2034	* *	5	\$5,600	
	Distribution								
	Hot Wtr Piping/Pump	50%			2047	* *	4	\$7,000	
	Steam Piping/Pump	50%			2041	* *			

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2036	**	1	\$60,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Split Unit	5%	0-2	\$42,200	2041	**			
		Damaged, Extent : Severe, Area Affected : 100%							
		Location : Roof Elevator Machine Room Unit							
	Window/Wall Unit	95%			2026	\$391,100	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$166,500	
	Exhaust Fans								
	Interior	100%			2031	\$702,900	2	\$5,800	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	\$866,900	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$30,100	4	\$6,000	
	Backflow Preventer								
	Generic	100%			2036	**	1	\$11,600	
		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 : 1st To 5th Floor							
		Explanation : Five Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$95,100	
	Sprinkler								
	Generic	100%			2057	**	1-2	\$52,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Chemical System									
	No Component	98%							
	Generic	2%			2026	\$600	1-3	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Elevator Machine Room									
Explanation : Elevator Machine Room									

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 02-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1373 **Lot** : 50 **BIN** : 1086491

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$715,900	\$878,900
Interior Architecture	\$181,100	\$389,400
Electrical	\$51,700	\$276,500
Mechanical	\$77,300	\$296,500
Total	\$1,026,100	\$1,841,300
Importance Code A	\$715,900	\$878,900
Importance Code B	\$213,100	\$962,400
Importance Code C	\$97,100	
Total	\$1,026,100	\$1,841,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$47,900		\$2,900	
Interior Architecture	\$84,200		\$4,400	\$6,000
Electrical	\$5,100	\$3,700	\$4,200	\$5,700
Mechanical	\$19,500	\$7,100	\$8,500	\$7,600
Site Pavements	\$2,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$163,000	\$14,800	\$23,900	\$23,200
Importance Code A	\$48,700	\$800	\$4,500	\$800
Importance Code B	\$97,300	\$14,000	\$15,000	\$22,400
Importance Code C	\$17,000		\$4,400	
Total	\$163,000	\$14,800	\$23,900	\$23,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	100%	Now	\$297,000	LIFE	**	5	\$88,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Repointing Failure, Extent : Moderate, Area Affected : 10%									
Location : Mechanical Bulkhead									
Windows									
	Aluminum	95%	Now	\$418,900	2056	**	5	\$4,500	
Air Infiltration, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Louvers	5%			2034	**	10	\$2,900	
Parapets									
	Masonry: Brick	35%			LIFE	**	5-10	\$35,800	
	Masonry: Limestone	5%			LIFE	**	5-10	\$9,100	
	Metal Rail	60%			2036	**	5-10	\$162,300	
Roof									
	Modified Bitumen	100%			2031	\$589,700	10	\$38,900	
Soffits									
	Wood	5%	Now	\$9,100	2051	**	5	\$400	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Southwest Portion Of Building									
	No Component	95%							
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$29,900	
	Terrazzo	20%			LIFE	**	5	\$21,300	
	Vinyl Tile	60%	0-2	\$19,500	2031	\$389,400	3	\$15,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Vinyl Tile 9" X 9"	10%	Now	\$84,100	2041	**	3	\$2,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2034	**	5	\$8,800	
	Concrete Masonry Unit	5%			LIFE	**	5	\$7,100	
	Gypsum Board	25%			LIFE	**	5-10	\$75,000	
	Plaster	50%			LIFE	**	5-10	\$75,000	
	SGFT/Glazed Masonry	15%			LIFE	**	10	\$13,200	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	70%			2036	* *	5	\$47,800	
	Exposed Concrete	5%			LIFE	* *	5-10	\$4,300	
	Plaster	25%			LIFE	* *	5-10	\$29,300	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	20%	Now	\$2,000	2036	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	No Component	80%							
On-Site Walkways									
	Cast in Place Concrete	10%	0-2	\$200	2036	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	No Component	90%							
Parking/Driveway									
	Asphalt	20%			2034	* *			
	No Component	80%							

Electrical		Current Repair		Future 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%			2051	* *	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room 1st Floor								
Explanation : One 1,200 Ampere High Pressure Contact Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051	* *	5	\$1,100	
Raceway								
Conduit	80%			2031	\$46,000	1		
Conduit	20%			2051	* *	1		
Panelboards								
Fused Disc Sw	5%			2030	\$2,500	5		
Fused Disc Sw	5%			2047	* *	5		
Molded Case Bkrs	60%			2030	\$30,100	5	\$700	
Molded Case Bkrs	30%			2039	* *	5	\$300	
Wiring								
Braided Cloth	60%	2-4	\$51,700	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2041	* *	1		
Thermoplastic	20%			2041	* *	1		

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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									
	Motor Controllers								
	Locally Mounted	70%			2029	\$73,200	5	\$200	
	Locally Mounted	30%			2044	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	**	1	\$12,900	
	Generators								
	Diesel	100%			2040	**	1	\$16,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : One 56 Kilowatt								
	Batteries								
	Lead/Acid	100%			2025	\$1,700	5	\$1,600	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2036	**	10	\$11,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Using T-8 Lamps								
	Fluorescent	55%			2036	**	10	\$21,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Using T-12 Lamps								
	Fluorescent	5%			2036	**	10	\$1,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Compact Fluorescent Light Fixtures								
	Fluorescent	10%			2036	**	10	\$3,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Service	45%			2031	\$10,400	1		
	Emergency, Battery	5%			2031	\$3,200	10	\$500	
	Exit, Service	50%			2031	\$7,800	1		
	Exterior Lighting								
	HID	50%			2031	\$88,700	10	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof And Outside Perimeter								
	Explanation : Operated Via Photocell								
	No Component	50%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2031	\$28,400	1	\$3,100	

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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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2036

* *

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

Conversion Equipment

Heat Exchanger, Plate & Frame

40%

2034

* *

1

\$8,300

Pres. Reducing Valve/LP Steam

60%

2034

* *

5

\$1,500

Distribution

Hot Wtr Piping/Pump

40%

2039

* *

4

\$1,200

Steam Piping/Pump

60%

Now

\$2,300

2041

* *

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

Terminal Devices

Air Handler

10%

Now

\$61,900

2041

* *

1

\$2,300

*Not in Service, Extent : Severe, Area Affected : 25%**Location : Room 5409*

Air Handler

25%

Now

\$15,500

2031

\$154,700

1

\$5,800

*Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Mechanical Equipment Room*

Convactor/Radiator

65%

2036

* *

1

\$8,800

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Window/Wall Unit

75%

2026

\$68,800

1

No Component

25%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$37,100

Exhaust Fans

Roof

100%

2031

\$73,000

2

\$1,300

Plumbing

H/C Water Piping

Galvanized Steel

100%

2036

* *

1

HW Heat Exchanger

Steam Fired

100%

2041

* *

4

\$4,200

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
			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%			2039	**	4	\$1,300	
	Backflow Preventer								
	Generic	100%			2036	**	1	\$2,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 4th Floor						
			Explanation : One Unit Which Malfunctions Often						
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$21,200	
	Sprinkler								
	Generic	100%			2057	**	1-2	\$11,800	
	Chemical System								
	No Component	98%							
	Generic	2%			2026	\$600	1-3	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Elevator Machine Room						
			Explanation : Elevator Machine Room						

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

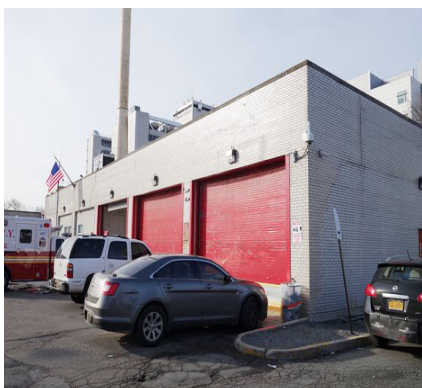
Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$256,300	\$137,800
Site Pavements		\$80,500
Total	\$256,300	\$218,300
Importance Code A	\$256,300	\$137,800
Importance Code C		\$80,500
Total	\$256,300	\$218,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$64,800	\$1,000		
Interior Architecture	\$600		\$500	\$2,800
Electrical	\$500	\$400	\$600	\$500
Mechanical	\$200	\$3,600	\$700	\$200
Site Pavements	\$24,200			
Total	\$90,200	\$5,000	\$1,800	\$3,500
Importance Code A	\$64,800	\$1,000		
Importance Code B	\$900	\$4,100	\$1,800	\$3,500
Importance Code C	\$24,500			
Total	\$90,200	\$5,000	\$1,800	\$3,500



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
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	\$77,300	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							
		Joint 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	\$96,000	5	\$8,600	
	Stucco Cement	5%			2033	* *	5	\$1,900	
	Window Wall	2%	Now	\$16,400	2058	* *	5	\$600	
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Drafty And Misaligned							
		Explanation : Poorly Installed							
Windows									
	Aluminum	40%	Now	\$33,500	2053	* *	5	\$400	
		Air Infiltration, Extent : Light, Area Affected : 50%							
		Location : West Facade, East Facade Transom							
	Aluminum	60%	4+	\$1,000	2050	* *	5	\$500	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : East Facade - Offices							
Parapets									
	Masonry: Brick	90%	Now	\$10,800	LIFE	* *	5	\$1,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : South And East Facades							
	Pre-Cast Concrete	10%	Now	\$3,000	LIFE	* *	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Corners							
		Joint 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	\$137,200	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	\$41,700	2030	\$41,700	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	\$10,300	
		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	\$800	
	Fiberglass Panel	15%			LIFE	**			
	Gypsum Board	45%			LIFE	**	5	\$3,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout Offices							
	Masonry: Brick	20%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	60%			2045	**	5	\$5,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Exposed Concrete	40%			LIFE	**	5	\$600	
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2041	**			

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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 \$24,200 2031 \$80,500

*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

\$1,700

1

Conduit

60%

2054

* *

1

Panelboards

Fused Disc Sw

5%

2027

\$400

5

Molded Case Bkrs

30%

2027

\$2,500

5

\$100

Molded Case Bkrs

65%

2050

* *

5

\$100

Wiring

Thermoplastic

30%

2028

\$2,700

1

Thermoplastic

70%

2054

* *

1

Motor Controllers

Locally Mounted

100%

2045

* *

5

\$100

Lighting

Interior Lighting

Fluorescent

20%

2028

\$3,100

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	\$300	
	Terminal Devices								
	Air Handler	40%			2036	* *	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 1 Unit							
	Convactor/Radiator	10%			2033	* *	1	\$200	
	Unit Heater - Steam	50%			2028	\$11,800	4	\$300	
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	\$3,400	1		
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$1,400	
	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									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	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%						

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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,393,600	\$113,400
Interior Architecture	\$60,900	\$586,300
Electrical	\$435,100	\$1,327,600
Mechanical	\$227,600	\$463,300
Total	\$3,117,300	\$2,490,700
Importance Code A	\$2,393,600	\$113,400
Importance Code B	\$662,700	\$2,057,200
Importance Code C	\$60,900	\$320,100
Total	\$3,117,300	\$2,490,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$80,100			
Interior Architecture	\$54,700		\$5,800	\$2,400
Electrical	\$10,200	\$20,200	\$10,600	\$9,200
Mechanical	\$11,000	\$13,800	\$41,900	\$6,200
Site Enclosure	\$4,400			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$172,300	\$45,900	\$70,200	\$29,700
Importance Code A	\$81,100	\$1,200	\$32,000	\$1,000
Importance Code B	\$86,800	\$44,700	\$38,200	\$28,600
Importance Code C	\$4,400			
Total	\$172,300	\$45,900	\$70,200	\$29,700



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

HEALTH AND HOSPITALS CORP. - 819
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	\$1,148,300	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	\$384,600	LIFE	**	5	\$10,600	
	Joint 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	\$19,100	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	\$69,200	LIFE	**	5	\$5,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Corners Of Building								
	Expansion Joint 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	\$20,900	LIFE	**	5	\$700	
	Joint 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	\$112,900	2023	\$564,500			
				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	\$29,400	2058	* *			1
				Water Penetration, Extent : Severe, Area Affected : 100%					
				Location : Built Out Roof Adjacent To Stair T					
	Plaza Roof: Stone Panels	10%	Now	\$114,100	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	\$10,700	2030	\$10,700	5	\$1,900	1
				Water Penetration, Extent : Severe, Area Affected : 25%					
				Location : Engineer Office					
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$16,800	
	Ceramic Tile	5%			2031	\$83,400	5	\$3,800	
	Vinyl Tile	25%	0-2	\$18,300	2028	\$182,900	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	\$279,400	5	\$9,100	
	Glass: Single Pane	5%			LIFE	* *	5	\$6,800	
	Gypsum Board	15%			LIFE	* *	5	\$16,300	
	Plaster	75%	Now	\$60,900	LIFE	* *	5	\$40,700	
				Other Observation, Extent : Light, Area Affected : 30%					
				Location : 6th Floor And Bathrooms					
				Explanation : Mold And Mildew Present					

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

HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL HAMMETT 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	\$17,400	2033	* *	5	\$24,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	15%	0-2	\$5,200	2033	* *	5	\$5,800	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : 3rd Floor Activity Room							
	Exposed Concrete	10%	2-4	\$13,800	LIFE	* *	5	\$1,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Mechanical Penthouse							
	Plaster	25%			LIFE	* *	5	\$12,000	
Site Enclosure									
	Fence/Gates								
	Chain Link	15%			2038	* *			
	Iron Picket	85%	2-4	\$4,400	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		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw		100%		2028	\$23,300	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs		100%		2028	\$136,600	5	\$2,000	
Raceway								
Conduit		100%		2028	\$110,800	1		
Panelboards								
Fused Disc Sw		10%		2027	\$7,500	5	\$200	
Molded Case Bkrs		90%		2027	\$67,700	5	\$1,800	

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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									
Wiring									
	Braided Cloth	70%	2-4	\$120,400	2053	**	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2028	\$51,600	1		
Motor Controllers									
	Locally Mounted	100%			2026	\$167,300	5	\$500	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2026	\$12,600	1	\$22,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Three Automatic Transfer Switches									
Lighting									
Interior Lighting									
	Fluorescent	80%			2028	\$755,900	10	\$37,700	
Other Observation, Extent : Light, 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	\$11,300	1		
	Exit, Service	50%			2023	\$9,600	1		
Exterior Lighting									
	HID	100%			2023	\$314,700	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

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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Plant Campus Steam / PRV	100%		2028	\$2,200	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 4th Floor Mechanical Equipment Room</i> <i>Explanation : Steam Comes From Separate Power Plant Building Pressure Reducing Valve Station Located In Power Plant Building</i>							
	Conversion Equipment							
	Heat Exchanger, Plate & Frame	40%		2024	\$31,000	1	\$10,200	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i> <i>Location : 4th Floor Mechanical Equipment Room</i> <i>Explanation : 2 Units</i>							
	No Component	60%						
	Distribution							
	Hot Wtr Piping/Pump	40%		2036	* *	4	\$1,000	
	Central Plant Steam Piping/Pmp	60%		2054	* *	4	\$2,300	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i> <i>Location : 1st Floor</i> <i>Explanation : Entire 1st Floor Is Newly Installed.</i>							
	Terminal Devices							
	Air Handler	20%		2028	\$60,600	1	\$6,400	
	Convactor/Radiator	40%		2033	* *	1	\$6,600	
	Induction Unit	40%		2031	\$35,100	1	\$6,600	
Air Conditioning								
	Energy Source							
	Electricity	100%		2036	* *	1		
	Conversion Equipment							
	Reciprocating Compr/Chiller	40%		2023	\$182,800	1	\$9,500	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i> <i>Location : 4th Floor Mechanical Room</i> <i>Explanation : Using 410a Refrigerant.</i>							
	Split Unit	5%		2033	* *			
	<i>Other Observation, Extent : Moderate, Area Affected : 5%</i> <i>Location : Ground Floor Back Yard</i> <i>Explanation : Supply 1st Floor</i>							
	Window/Wall Unit	40%		2023	\$44,900	1		
	No Component	15%						
	Distribution							
	CW & CHW Wtr Pipe/Pump	40%		2038	* *	4	\$1,500	
	No Component	60%						
	Terminal Devices							
	Air Handler/Cool/Ht	40%		2028	\$205,300	1	\$12,700	
	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
Air Conditioning									
	Heat Rejection								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$11,500	
	No Component	60%							
Exhaust Fans									
	Interior	40%			2028	\$76,600	2	\$600	
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2028	\$85,700	4	\$5,100	
	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	\$2,600	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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$6,154,000	\$1,144,400
Interior Architecture	\$4,648,700	\$2,021,500
Electrical	\$3,576,200	\$2,476,000
Mechanical	\$10,325,800	\$3,390,700
Total	\$24,704,700	\$9,032,600
Importance Code A	\$6,154,000	\$2,045,300
Importance Code B	\$16,857,700	\$6,690,700
Importance Code C	\$1,693,100	\$296,600
Total	\$24,704,700	\$9,032,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture	\$34,900		\$20,000	\$80,000
Electrical	\$95,900	\$93,700	\$105,600	\$97,400
Mechanical	\$135,900	\$93,300	\$191,100	\$80,000
Elevators/Escalators	\$124,400	\$124,400	\$124,400	\$124,400
Total	\$391,100	\$311,400	\$441,000	\$381,800
Importance Code A	\$24,700	\$24,700	\$26,200	\$24,700
Importance Code B	\$331,500	\$286,700	\$414,800	\$357,100
Importance Code C	\$34,900			
Total	\$391,100	\$311,400	\$441,000	\$381,800



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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	\$165,200	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	\$1,060,300	LIFE	* *	5	\$314,200	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
	Location : Bulkheads, Mechanical Penthouse								
	Joint 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	\$633,600	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	\$35,800	
	Masonry: Limestone	10%	Now	\$119,700	LIFE	* *	5	\$6,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Joint 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	\$3,056,600	2038	**			1
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Over 9th Floor							
		Drains Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Adjacent To 11th Floor Mechanical Room							
		Expansion Joint Failure, Extent : Severe, Area Affected : 10%							
		Location : North Side Extension							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : 9 North Oncology And 2nd Floor Kitchen, Labor/ Delivery And Emergency Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Over 9th And 11th Floors							
	Copper/Terne	5%	0-2	\$64,800	2043	**			1
		Deformed/Dented, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
	IRMA/Protected Membrane	15%	Now	\$481,000	2038	**			
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%							
		Location : Over 8th Floor							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : 8 North Equipment Storage, Nursing Stations And Soiled Utility Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Over 8th Floor							
	Panel/Paver: Cer/Brk	2%	Now	\$72,800	2058	**			
		Vegetation Growth, Extent : Light, Area Affected : 75%							
		Location : 3rd Floor Off Of Physical Training Room							
	Traffic Topping	8%	0-2	\$156,500	2038	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : 3rd Floor Activity Roof Off On Physical Therapy							
		Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
		Location : 3rd Floor Activity Roof Off On Physical Therapy							

Interior

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HEALTH AND HOSPITALS CORP. - 819

CONEY ISLAND HOSPITAL MAIN BLDG.

Asset # : 88

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	5%	Now	\$62,000	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	\$115,600	2037	**	5	\$26,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Quarry Tile	5%	0-2	\$171,500	2033	**	5	\$40,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Kitchen							
Raised Access Floor	2%			2031	\$588,200	5	\$80,000	
Terrazzo	3%	Now	\$166,400	LIFE	**	5	\$25,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Lobby							
Vinyl Tile	60%	0-2	\$1,217,300	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	\$433,500	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	\$17,400	
	Gypsum Board	15%			LIFE	**	5	\$104,700	
	Marble Panels	2%			LIFE	**			
	Plaster	35%			LIFE	**	5	\$122,100	
	SGFT/Glazed Masonry	25%	Now	\$1,259,600	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	\$120,600	2041	**	5	\$133,300	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Emergency Room And Kitchen Storage								
	Exposed Concrete	5%	Now	\$96,000	LIFE	**	5	\$8,300	
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Mechanical Penthouse								
	Metal Panel	30%			LIFE	**	5	\$400,000	
	Plaster	30%	Now	\$939,500	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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819

CONEY ISLAND HOSPITAL 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 4,000 Ampere Main Disconnect Switches 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 Kilovolt-ampere, 480 Hv-208/120 Low Voltage									
Switchgear / Switchboard									
	Air Circuit Breaker	40%			2038	**	5	\$1,500	
	Fused Disc Sw	50%			2054	**	5	\$1,600	
	Fused Disc Sw	10%			2028	\$71,100	5	\$300	
Raceway									
	Conduit	70%			2028	\$610,900	1		
	Conduit	30%			2054	**	1		
Panelboards									
	Fused Disc Sw	5%			2027	\$40,100	5	\$800	
	Fused Disc Sw	5%			2050	**	5	\$800	
	Molded Case Bkrs	60%			2027	\$481,500	5	\$11,400	
	Molded Case Bkrs	30%			2050	**	5	\$5,700	
Wiring									
	Braided Cloth	60%	2-4	\$806,700	2053	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	30%			2054	**	1		
	Thermoplastic	10%			2028	\$134,400	1		
Motor Controllers									
	Locally Mounted	10%			2026		5	\$500	
	Motor Control Center	40%			2026	\$634,000	5	\$7,900	
	Motor Control Center	45%			2045	**	5	\$8,900	
	Variable Frequency Drive	5%			2041	**			
Ground									
Grounding Devices									
	Generic	50%			LIFE	**	5	\$5,300	
	Generic	50%			LIFE	**	5	\$5,300	
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 Switches							
	Automatic	35%			2026	\$96,800	1	\$77,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Twelve Automatic Transfer Switches							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2038	**	10	\$326,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2033	**	10	\$130,700	
		Other Observation, Extent : Light, 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	\$53,800	10	\$8,600	
	Exit, Service	10%			2028	\$26,600	1		
	Exit, Service	25%			2038	**	1		
Exterior Lighting									
	HID	80%			2023	\$2,442,700	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	\$752,600	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	\$148,300	5	\$12,700	
Distribution									
	Hot Wtr Piping/Pump	70%			2044	* *	4	\$24,600	
	Central Plant Steam Piping/Pmp	30%	Now	\$75,800	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	\$3,149,500	1	\$132,200	
	Convactor/Radiator	70%	Now	\$56,000	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 Chilled Water	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		\$169,000	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		\$2,791,500	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		\$1,209,200	2	\$8,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Split Systems							
	Window/Wall Unit	60%		2022		\$933,500	1		
	No Component	5%							
Distribution									
	CW & CHW Wtr	5%		2038		**	4	\$2,600	
	Pipe/Pump								
	No Component	95%							
Terminal Devices									
	Air Handler/Cool/Ht	5%		2023		\$397,700	1	\$22,000	
	No Component	95%							
Heat Rejection									
	Dry Cooler	20%		2028		\$771,400	2	\$99,300	
	Water Cooling Tower	10%		2022		\$269,200	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	\$397,400	

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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	\$2,390,600	2	\$19,600	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Roof	10%			2028	\$124,000	2	\$2,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2038	* *	4	\$105,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Equipment Room							
		Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$115,500	4	\$15,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 8 Units From 1st To 11th Floor, 1 Unit From 1st To 7th Floor							
		Explanation : 9 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,831,600	\$93,000
Interior Architecture	\$90,200	\$57,900
Electrical	\$57,300	\$1,496,300
Mechanical	\$513,100	\$365,800
Site Pavements		\$54,900
Total	\$2,492,200	\$2,067,900
Importance Code A	\$1,831,600	\$93,000
Importance Code B	\$660,600	\$1,920,000
Importance Code C		\$54,900
Total	\$2,492,200	\$2,067,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$20,500	\$9,100		
Interior Architecture	\$38,900			\$100
Electrical	\$25,500	\$15,600	\$2,700	\$2,700
Mechanical	\$8,500	\$14,200	\$4,600	\$8,300
Site Pavements	\$22,000			
Total	\$115,500	\$38,900	\$7,300	\$11,100
Importance Code A	\$22,400	\$11,000	\$1,800	\$1,800
Importance Code B	\$32,300	\$27,900	\$5,500	\$9,300
Importance Code C	\$60,800			
Total	\$115,500	\$38,900	\$7,300	\$11,100



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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	\$384,500	LIFE	* *	5	\$28,500	1
		Diagonal Cracks, Extent : Severe, Area Affected : 25%							
		Location : West Facade And East Facade At Tank Room							
		Horizontal Cracks, Extent : Severe, Area Affected : 20%							
		Location : West Facade							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : Outside Corners, Expansion Joints And Wall Penetrations							
		Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
		Location : All Facades And Interior Courtyard							
		Rusting Masonry Supt, Extent : Severe, Area Affected : 20%							
		Location : Wall Penetrations Throughout							
		Spalling, Extent : Severe, Area Affected : 25%							
		Location : Various Locations Throughout							
	Metal Sect. OHD	10%	0-2	\$11,100	2033	* *	5	\$4,900	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Explanation : Cracks							
Windows									
	Aluminum	20%	0-2	\$2,900	2036	* *	5	\$300	
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%							
		Location : Throughout Offices							
	Metal Louvers	15%			2031	\$15,500	10	\$2,900	
	Steel	65%	Now	\$117,900	2053	* *	5	\$12,600	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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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)	
Exterior	Parapets	65%	Now	\$75,000	LIFE	* *	5	\$3,900
	Metal Panel	5%			2038	* *	5	\$1,200
	Metal Rail	10%	0-2	\$1,800	2033	* *	5	\$4,200
	Metal: Cage/Fence	10%	Now	\$4,800	LIFE	* *	5	\$3,700
	Pre-Cast Concrete	10%	Now	\$4,800	LIFE	* *	5	\$3,700

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	20%	Now	\$141,100	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	\$123,500	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	\$76,800	2038	**			
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Sloped Glazing	15%	Now	\$912,900	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	\$57,900	
	Ceramic Tile	2%			2031	\$12,100	5	\$600	
	Vinyl Tile	3%			2028	\$7,900	3	\$400	
Interior Walls									
	Concrete Masonry Unit	10%	0-2	\$7,800	LIFE	**	5	\$600	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	90%	0-2	\$31,000	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	\$90,200	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	* *				
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	\$5,500	2033	* *				
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Perimeter Sidewalks									
Parking/Driveway									
Asphalt	100%	Now	\$16,500	2031	\$54,900				
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	\$4,300	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Four 5,000 Ampere Main Disconnect Switches For Generator And Mechanical Equipment							
Air Circuit Breaker	20%			2028	\$1,100	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 2,500 Ampere Main Disconnect Switch For The Building							
Switchgear / Switchboard								
Fused Disc Sw	30%			2028	\$205,100	5		
Molded Case Bkrs	70%			2028	\$478,600	5	\$300	
Raceway								
Conduit	90%			2028	\$673,500	1		
Conduit	10%			2054	* *	1		
Panelboards								
Fused Disc Sw	15%			2027	\$14,000	5	\$100	
Molded Case Bkrs	65%			2027	\$60,500	5	\$300	
Molded Case Bkrs	20%			2050	* *	5	\$100	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	40%	2-4	\$20,900	2053	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	40%			2028	\$20,900	1		
	Thermoplastic	20%			2054	* *	1		
Motor Controllers									
	Locally Mounted	10%			2045	* *	5		
	Locally Mounted	20%			2026	\$5,000	5		
	Motor Control Center	70%			2026	\$31,300	5	\$400	
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$100	
	Generic	50%			LIFE	* *	5	\$100	
Stand-by Power									
Transfer Switches									
	Automatic	60%			2026	\$6,000	1	\$3,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room 1st Floor							
		Explanation : Four Automatic Transfer Switches							
	Automatic	40%			2045	* *	1	\$2,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room 1st Floor							
		Explanation : Two Automatic Transfer Switches							
Generators									
	Diesel	70%			2024	\$57,300	1	\$5,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room 1st Floor							
		Explanation : Two 1,200 Kilowatts							
	Diesel	30%			2041	* *	1	\$2,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 300 Kilowatts							
Batteries									
	Lead/Acid	70%			2022	\$1,200	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	\$1,000	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Fuel Storage Room 1st Floor							
		Explanation : One 8,000 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	\$1,400	10	\$200	
	Exit, Service	35%			2028	\$800	1		
	Exterior Lighting								
	HID	100%			2028	\$78,600	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	\$329,800	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	\$291,900	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	\$74,000	2	\$18,700	
Ventilation									
	Exhaust Fans								
	Roof	70%			2028	\$22,700	2	\$400	
	Wall Unit	30%			2028	\$2,100	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2033	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2038	**	4	\$2,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor					
				Explanation : Provides Hot Water To Adjacent Building					
Sanitary Piping									
	Cast Iron	100%	Now	\$142,600	LIFE	**	1		
				Damaged, Extent : Light, Area Affected : 100%					
				Location : 1st Floor And Basement					
Storm Drain Piping									
	Cast Iron	100%	Now	\$40,600	LIFE	**	1		
				Damaged, Extent : Severe, Area Affected : 100%					
				Location : 1st Floor And Basement					
Sump Pump(s)									
	Non-Submersible	100%	0-2	\$3,000	2038	**	4	\$400	
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Basement					

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
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	\$5,800	1-3	\$700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Fire Extinguishers								

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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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$320,600	\$532,700
Interior Architecture	\$145,200	\$425,400
Electrical	\$111,900	
Mechanical		\$595,400
Total	\$577,600	\$1,553,500
Importance Code A	\$320,600	\$643,200
Importance Code B	\$199,400	\$715,400
Importance Code C	\$57,700	\$195,000
Total	\$577,600	\$1,553,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$24,400	\$4,500	\$27,000	
Interior Architecture				\$23,000
Electrical	\$15,100	\$17,100	\$19,000	\$15,100
Mechanical	\$27,200	\$48,800	\$65,400	\$48,700
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$101,200	\$104,900	\$146,000	\$121,400
Importance Code A	\$29,400	\$8,400	\$30,700	\$3,600
Importance Code B	\$71,800	\$96,500	\$115,400	\$117,800
Total	\$101,200	\$104,900	\$146,000	\$121,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL TOWER BUILDING
Asset # : 14325

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal Panel	75%			2048	**	5-10	\$665,900	
	Pre-Cast Concrete	5%			LIFE	**	5	\$21,000	
	Window Wall	20%	0-2	\$138,900	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	
Parapets									
	Masonry: Brick	70%			LIFE	**	5	\$6,500	
	Metal Panel	25%			2048	**	5	\$9,000	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,900	
Roof									
	Modified Bitumen	100%	0-2	\$24,400	2033	**			
Expansion Joint 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	\$57,500	
	Terrazzo	20%			LIFE	**	5	\$41,100	
	Vinyl Tile	70%	Now	\$87,500	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	\$45,900	
	Glass: Special Gauge	5%			LIFE	**	1		
	Gypsum Board	65%	Now	\$57,700	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	\$131,800	
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	

Note : 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 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 4,000 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	\$1,800	
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 Switches							
Lighting									
	Interior Lighting								
	Fluorescent	20%		2033		**	10	\$22,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Fluorescent	75%		2033		**	10	\$83,900	
		Other Observation, Extent : Light, 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

Lightning Protection

Arresters/Cabling

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

Alarm

Security System

Generic	100%		2033	**	1		\$45,600

Fire/Smoke Detection

Generic, Digital	100%		2033	**	1-3		\$75,200

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

Heating

Energy Source

Plant Campus Steam / PRV	100%		2028	\$13,000	1		

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	\$110,400	1		\$36,200

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

Distribution

Hot Wtr Piping/Pump	60%		2044	**	4		\$3,600
Central Plant Steam Piping/Pmp	40%		2048	**	4		\$2,400

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

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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									
	Energy Source								
	District Chilled Water	100%			2054	**	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Power Plant Building						
			Explanation : Chilled Water Comes From Power Plant						
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$6,000	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2033	**	1	\$75,400	
	Heat Rejection								
	Water Cooling Tower	100%			2029	\$485,000	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	\$68,000	
	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	\$12,100	
			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

Generic

80%

20%

2026

\$5,800

1-3

\$700

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

Location : Throughout

Explanation : Fire Extinguishers

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 22-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,660,800	\$135,300
Interior Architecture	\$87,100	
Electrical	\$40,300	\$319,500
Mechanical	\$39,200	\$739,200
Total	\$1,827,400	\$1,193,900
Importance Code A	\$1,660,800	\$135,300
Importance Code B	\$166,500	\$1,058,600
Total	\$1,827,400	\$1,193,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$18,200			
Interior Architecture	\$36,100	\$4,200	\$2,300	\$1,100
Electrical	\$29,900	\$800	\$1,200	\$62,300
Mechanical	\$10,900	\$3,200	\$11,300	\$12,900
Site Enclosure	\$200			
Site Pavements	\$13,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$112,400	\$12,200	\$18,800	\$80,300
Importance Code A	\$19,300	\$1,500	\$1,100	\$1,600
Importance Code B	\$80,000	\$10,600	\$16,900	\$78,700
Importance Code C	\$13,100		\$800	
Total	\$112,400	\$12,200	\$18,800	\$80,300



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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	\$478,800	LIFE	**	5	\$70,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Bulkheads								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
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	\$47,900	LIFE	**	5	\$2,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Various Window Lintels								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Windows								
Steel	100%	Now	\$601,300	2055	**	5	\$64,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Stairwells								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	60%	Now	\$57,600	LIFE	**	5	\$1,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Interior/ Exterior Faces								
Masonry: Marble	40%	Now	\$17,600	LIFE	**	5	\$1,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Coping At East Parapet								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping								

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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	\$475,300	2040	* *			
	Drains Clogged, Extent : Moderate, Area Affected : 15%								
	Location : West Side								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%								
	Location : Throughout And At Connection To Building A								
	Vegetation Growth, Extent : Moderate, Area Affected : 25%								
	Location : Along South And East Walls								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Various Rooms On Second Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Soffits									
	Stucco Cement	100%	Now	\$500	2035	* *	5	\$100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Awnings Over Two Rear Entrance Doors								
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$13,300	
	Ceramic Tile	5%			2039	* *	5	\$3,100	
	Terrazzo	15%			LIFE	* *	5	\$7,200	
	Vinyl Tile	55%			2035	* *	3	\$12,600	
	Vinyl Tile	15%	Now	\$87,100	2040	* *	3	\$3,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
Interior Walls									
	Ceramic Tile	4%			2039	* *	5	\$1,600	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$1,600	
	Glass: Single Pane	2%			LIFE	* *	5	\$600	
	Gypsum Board	60%			LIFE	* *	5	\$14,800	
	Metal Panel	2%			LIFE	* *			
	Marble Panels	2%			LIFE	* *			
	SGFT/Glazed Masonry	20%			LIFE	* *			

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%	Now	\$15,200	2043	**	5	\$16,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Basement Corridors							
Exposed Concrete	15%	Now	\$16,500	LIFE	**	5	\$1,400	
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
	Location : Roof Penthouse							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Roof Penthouse							
Gypsum Board	25%			LIFE	**	5	\$19,100	
Plaster	5%	Now	\$4,500	LIFE	**	5	\$1,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Basement Corridor							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$200	2050	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Areaway At Entrance By Rail Posts							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%	Now	\$2,100	2035	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations							
Masonry: Granite	5%			LIFE	**			
Parking/Driveway								
Asphalt	100%	Now	\$11,000	2033	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Driveway At Rear Of Building							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$5,400	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Molded Case Bkrs	90%			2030	\$73,800	5	\$900	
Molded Case Bkrs	10%			2050	* *	5	\$100	
Raceway								
Conduit	90%			2030	\$35,500	1		
Conduit	10%			2050	* *	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
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									
Panelboards									
	Molded Case Bkrs	20%			2046	**	5	\$200	
	Molded Case Bkrs	80%			2029	\$40,100	5	\$800	
Wiring									
	Braided Cloth	70%	4+	\$40,300	2055	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	30%			2050	**	1		
Motor Controllers									
	Locally Mounted	80%			2043	**	5	\$200	
	Locally Mounted	20%			2028	\$16,700	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
Interior Lighting									
	Fluorescent	86%	Now	\$29,200	2035	**			
		Compact Fluorescent Light, Extent : Light, Area Affected : 10%							
		Location : Penthouse							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Roof Penthouse							
		Explanation : Compact Fluorescent Lighting Has Failed							
	Fluorescent	10%			2030	\$67,800	10	\$3,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%							
		Location : Basement							
	Incandescent	4%			2030	\$27,100	2		
Egress Lighting									
	Emergency, Battery	50%			2035	**	10	\$4,500	
	Exit, Service	50%			2035	**	1		
Exterior Lighting									
	HID	20%			2025	\$31,200	10		
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2025	\$25,000	1	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Cameras							
Fire/Smoke Detection									
	No Component	80%							
	Generic, Analog	20%			2030	\$85,500	1-3	\$4,500	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Steam Supplied From Adjacent Building C								
Conversion Equipment								
Heat Exchanger, Plate & Frame	60%			2039	* *	1	\$11,000	
Other Observation, Extent : Light, Area Affected : 25%								
Location : Basement Steam Room								
Explanation : 2 Units								
Pres. Reducing Valve/LP Steam	40%			2033	* *	5	\$900	
Other Observation, Extent : Light, Area Affected : 75%								
Location : Basement Steam Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	60%			2038	* *	4	\$1,600	
Central Plant Steam Piping/Pmp	40%			2040	* *	4	\$700	
Terminal Devices								
Convactor/Radiator	80%			2035	* *	1	\$9,500	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2030	\$435,600	2	\$2,000	
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : Air Handling Unit								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Air Handling Units								
Explanation : Hot Water Coils								
Split Unit	5%			2030	\$41,300			
Window/Wall Unit	5%			2025	\$4,000	1		
Heat Rejection								
Air Cooled Condenser Unit	90%			2030	\$70,100	2	\$23,100	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	95%	0-2	\$39,200	2030	\$130,600	2	\$900	
		Controller Not Working, Extent : Severe, Area Affected : 100%							
		Location : Roof Penthouse							
		Noisy/Vibrating, Extent : Severe, Area Affected : 100%							
		Location : Roof Penthouse							
	Roof	5%			2030	\$3,200	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2030	\$61,600	4	\$5,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
		Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 20%							
		Location : Various Lavatories							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	* *	1-5	\$19,300	
	Sprinkler								
	No Component	95%							
	Generic	5%			2040	* *	1-2	\$500	
	Chemical System								
	No Component	98%							
	Generic	2%			2025	\$600	1-3	\$100	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 22-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5,6
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$638,800	\$1,505,200
Interior Architecture	\$387,800	\$151,500
Electrical	\$670,300	\$1,318,300
Mechanical	\$1,245,600	\$2,938,900
Total	\$2,942,500	\$5,913,900
Importance Code A	\$638,800	\$1,546,600
Importance Code B	\$2,303,700	\$4,306,200
Importance Code C		\$61,100
Total	\$2,942,500	\$5,913,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$5,300	\$1,100		\$12,500
Interior Architecture		\$16,500		\$3,300
Electrical	\$29,600	\$12,200	\$16,300	\$14,400
Mechanical	\$77,800	\$25,400	\$53,200	\$40,600
Site Pavements	\$18,500			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$148,900	\$72,900	\$87,300	\$88,600
Importance Code A	\$5,300	\$1,100		\$14,100
Importance Code B	\$134,500	\$71,800	\$87,300	\$74,600
Importance Code C	\$9,100			
Total	\$148,900	\$72,900	\$87,300	\$88,600



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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									
	Cast in Place Concrete	5%	Now	\$50,800	LIFE	**	5	\$20,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : East Side Of Plaza Annex Area								
	Masonry: Brick Cavity	64%			LIFE	**	5	\$51,600	
	Masonry: Limestone	3%			LIFE	**	5	\$1,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Window Sills								
	Metal/Glass Curt Wall	15%			LIFE	**	5	\$22,700	
	Metal Panel	3%			2050	**	5-10	\$16,600	
	Granite Panels	5%	Now	\$95,600	LIFE	**	5	\$3,000	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
	Location : Annex								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : Planter Base At East Elevation								
	Window Wall	5%			2050	**	5	\$15,100	
Windows									
	Aluminum	90%			2046	**	5	\$200	
	Glass Block	5%			LIFE	**	5		
	Metal Louvers	5%			2039	**	10	\$100	
Parapets									
	Cast in Place Concrete	5%	Now	\$1,000	LIFE	**	5	\$700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Annex Plaza Ramp								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 50%								
	Location : Annex Plaza Ramp								
	Masonry: Brick Cavity	85%			LIFE	**	5	\$1,200	
	Metal Rail	7%			2043	**	5-10	\$1,800	
	Pre-Cast Concrete	3%			LIFE	**	5	\$300	
Roof									
	Asphalt Macadam	5%	Now	\$4,300	2030	\$21,600	5	\$1,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Spiral Ramp At Plaza Area								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Spiral Ramp At Plaza Area								
	Built-Up (BUR)	85%	Now	\$290,700	2030	\$1,453,600			
	Gravel/Slag Surface, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse Roof								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Various Roof Penetrations								
	Plaza Roof: Stone Panels	10%	Now	\$82,900	2040	**			
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Over Basement Storage Areas And Corridor								

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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									
Soffits									
	Exposed Struc: Steel	40%			LIFE	**	5	\$5,500	
	Glass: Special Gauge	55%	Now	\$118,700	LIFE	**	1		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Plaza Awning									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Plaza Awning									
Explanation : This Is Actually Polycarbonate Glazing									
	Metal Panel	5%			2050	**	5-10	\$1,500	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$38,600	
	Ceramic Tile	5%			2033	**	5	\$8,800	
	Terrazzo	15%			LIFE	**	5	\$20,700	
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : Throughout First Floor Corridor And Lobby									
	Vinyl Tile	15%	Now	\$251,600	2040	**	3	\$9,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Basement And 5th Floor Corridors									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Basement Corridor Under Plaza Area									
	Vinyl Tile	55%			2035	**	3	\$36,400	
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$11,000	
	Glass Block	5%			LIFE	**			
	Gypsum Board	37%			LIFE	**	5	\$61,100	
	Masonry: Brick	3%			LIFE	**			
	Metal Panel	10%			LIFE	**			
	Granite Panels	3%			LIFE	**			
	Plaster	17%			LIFE	**	5	\$14,000	
	SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$84,400	2043	**	5	\$15,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Basement Corridor Under Plaza									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement Corridor Under Plaza									
	AcousTileSusp.Lay-In	50%			2043	**	5	\$103,600	
	Exposed Concrete	15%			LIFE	**	5	\$4,900	
	Metal Panel	10%			LIFE	**	5	\$25,900	
	Plaster	10%			LIFE	**	5	\$13,000	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2040	**			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Enclosure									
Free Standing Walls									
Masonry: Fieldstone	100%			2050		* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Plaza Area									
Explanation : This Is Actually A Granite Clad Wall									
Retaining Walls									
Cast in Place Concrete	50%			2050		* *			
Masonry: Fieldstone	50%			2040		* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Plaza Area									
Explanation : This Is Actually Granite Clad Walls									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$9,400	2035		* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Sidewalk On East Side By Plaza Area									
On-Site Walkways									
Cast in Place Concrete	70%	Now	\$4,100	2035		* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : West Side Of Building									
Masonry: Granite	30%			LIFE		* *			
Parking/Driveway									
Asphalt	100%	Now	\$5,000	2033		* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2030	\$41,400	5	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : Main Service Circuit Breaker Is 4,000 Amperes							
	Transformers								
	Dry Type	100%			2035	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 150 Kilovolt-ampere							
	Switchgear / Switchboard								
	Air Circuit Breaker	50%			2030	\$82,000	5	\$300	
	Molded Case Bkrs	50%			2030	\$82,000	5	\$1,600	
	Raceway								
	Conduit	90%			2030	\$152,900	1		
	Conduit	10%			2050	* *	1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	10%			2046	**	5	\$300	
	Molded Case Bkrs	90%			2029	\$120,400	5	\$2,800	
Wiring									
	Braided Cloth	65%	2-4	\$174,100	2055	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	10%			2050	**	1		
	Thermoplastic	25%			2040	**	1		
Motor Controllers									
	Locally Mounted	10%			2028	\$14,500	5	\$100	
	Locally Mounted	30%			2043	**	5	\$200	
	Motor Control Center	40%			2043	**	5	\$1,300	
	Motor Control Center	20%			2028	\$39,800	5	\$600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2035	**	1	\$36,300	
Generators									
	Diesel	100%			2026	\$197,300	1	\$45,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Generator Room							
		Explanation : Rated At 200 Kilowatts							
Batteries									
	Lead/Acid	100%			2024	\$1,700	5	\$4,400	
Fuel Storage									
	Underground Storage	100%			LIFE	**	5	\$7,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 900 Gallons							
Lighting									
Interior Lighting									
	Fluorescent	20%			2030	\$433,500	10	\$21,600	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	80%			2035	**	10	\$86,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Egress Lighting									
	Emergency, Service	50%			2030	\$32,400	1		
	Exit, Service	50%			2030	\$22,000	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								
Fluorescent	5%			2030	\$21,100	10	\$500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : Perimeter							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Operated Via Timer							
HID	15%			2030	\$74,700	10	\$100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Operated Via Timer							
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2030	\$79,800	1	\$8,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Cameras And Intrusion Alarm Systems Are Functional							
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	4+	\$20,500	2025	\$409,700	1-3	\$19,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : System Has A Mix Of Old And New Devices							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Under Construction	100%							
	Conversion Equipment								
	Under Construction	100%							
	Distribution								
	Hot Wtr Piping/Pump	70%	Now	\$13,500	2038	* *	4	\$4,100	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement And Penthouse And Mechanical Equipment Room							
		Damaged, Extent : Severe, Area Affected : 70%							
		Location : Make Up Tank In Boiler Room							
	Central Plant Steam Piping/Pmp	30%	Now	\$188,100	2040	* *	4	\$1,700	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Steam Mains In Basement Due To Leaks In Courtyard And Patio Above							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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
Heating									
	Terminal Devices								
	Air Handler	30%	Now	\$26,100	2030	\$521,000	1	\$19,700	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Air Handler In Basement</i>							
	Convactor/Radiator	60%			2035	**	1	\$22,900	
	Fan Coil Unit/Heat	10%			2030	\$185,000	1	\$3,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	70%	0-2	\$489,200	2033	**	1	\$80,400	
		<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Valves At Chiller On Roof</i>							
		<i>Controller Not Working, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : One Of Two Units Operating In Manual Mode On Roof</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 70%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Pneumatic Controls Malfunctioning</i>							
	Ext Pkg Unit - Heating/Cooling	3%			2030	\$46,400	2	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Roof Of Annex</i>							
		<i>Explanation : Electric Heating And Direct Expansion Cooling.</i>							
	Split Unit	5%	Now	\$65,900	2030	\$131,800			
		<i>Broken, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : 2 Condensing Units At Sixth Floor Roof</i>							
	Window/Wall Unit	15%			2025	\$38,600	1		
	No Component	7%							
Distribution									
	CW & CHW Wtr Pipe/Pump	85%	Now	\$59,500	2040	**	4	\$4,900	
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Basement</i>							
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Roof Penthouse</i>							
		<i>Explanation : 3 Chilled And Condenser Water Pumps</i>							
	No Component	15%							
Terminal Devices									
	Air Handler/Cool/Ht	85%	0-2	\$219,000	2030	\$1,095,000	1	\$55,800	
		<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Valves At Air Handling Units In Basement</i>							
		<i>Controller Not Working, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Pneumatic Controls Malfunctioning In Basement</i>							
	No Component	15%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Water Cooling Tower	85%	0-2	\$185,300	2028	\$370,500	2	\$80,700	
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Cooling Tower									
Explanation : Baffles Are Eroding And Drain Pan Is Leaking									
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,700	
Exhaust Fans									
	Interior	80%			2030	\$351,500	2	\$2,900	
	Roof	20%			2030	\$41,000	2	\$700	
Plumbing									
H/C Water Piping									
	Brass/Copper	60%			2040	**	1		
	Galvanized Steel	40%	0-2	\$4,300	2035	**	1		
Corroded, Extent : Severe, Area Affected : 50%									
Location : Near Hot Water Converters In Basement									
Water Heater									
	Under Construction	100%							
HW Heat Exchanger									
	Steam Fired	100%			2030	\$196,700	4	\$17,500	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$12,900	LIFE	**	1		
Leak Evident, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Sump Pump(s)									
	Submersible	100%			2022	\$4,200	4	\$3,700	
Sewage Ejector(s)									
	Electric	100%			2035	**	4	\$7,000	
Backflow Preventer									
	Generic	100%			2030	\$31,400	1	\$7,200	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 6th Floor									
Explanation : 3 Units, One Unit Not Working									
Fire Suppression									
Standpipe									
	Generic	100%			2040	**	1-5	\$61,700	

*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.*

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
Fire Suppression									
Sprinkler									
	No Component	95%							
	Generic	5%	Now	\$1,200	2040	* *	1-2	\$1,400	
Corroded, Extent : Severe, Area Affected : 5%									
Location : Basement Hallway									
Chemical System									
	No Component	98%							
	Generic	2%			2028	\$600	1-3	\$100	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

Asset Name : ELMHURST HOSPITAL AMBULATORY CARE - ZONE H
Address : 80-02 41ST AVENUE @ 80TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.050 / 4132 **Yr Built/Renovated** : 1992 / 2008
Area Sq Ft : 132,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$181,700
Interior Architecture		\$413,300
Electrical	\$144,500	
Mechanical		\$3,771,300
Total	\$144,500	\$4,366,200
Importance Code A		\$181,700
Importance Code B	\$144,500	\$3,871,300
Importance Code C		\$313,200
Total	\$144,500	\$4,366,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$14,900	\$8,300		\$21,200
Interior Architecture		\$26,700	\$12,300	
Electrical	\$3,700	\$6,300	\$3,700	\$4,100
Mechanical	\$31,900	\$22,600	\$39,200	\$37,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$62,300	\$75,700	\$67,100	\$74,500
Importance Code A	\$14,900	\$8,300		\$21,200
Importance Code B	\$47,500	\$67,400	\$58,100	\$53,300
Importance Code C			\$9,000	
Total	\$62,300	\$75,700	\$67,100	\$74,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
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%			2050	**	5-10	\$15,500	
	Window Wall	12%			2050	**	5	\$33,900	
Windows									
	Aluminum	95%			2046	**	5	\$17,200	
	Glass Block	3%			LIFE	**	5	\$300	
	Metal Louvers	2%			2039	**	10	\$2,300	
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$8,000	
	Masonry: Limestone	5%	2-4	\$14,900	LIFE	**	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Coping									
Roof									
	Metal Panel	5%			2043	**	10	\$8,300	
	Modified Bitumen	90%			2038	**	10	\$81,400	
	Skylight, Plastic	2%			2043	**	1		
	Sloped Glazing	3%			LIFE	**	5	\$36,200	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$29,200	
	Ceramic Tile	5%			2039	**	5	\$6,700	
	Terrazzo	5%			LIFE	**	5	\$5,200	
	Vinyl Tile	80%			2035	**	3	\$40,000	
Interior Walls									
	Ceramic Tile	3%			2039	**	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%			2043	**	5	\$26,700	
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$16,700	
	Metal Panel	60%			LIFE	**	5	\$100,000	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2065	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future 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
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									
	Raceway								
	Conduit	100%			2040	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2046	* *	5	\$300	
	Molded Case Bkrs	90%			2046	* *	5	\$3,100	
	Wiring								
	Thermoplastic	100%			2050	* *	1		
	Motor Controllers								
	Motor Control Center	100%			2043	* *	5	\$3,600	
Lighting									
	Interior Lighting								
	Fluorescent	75%			2035	* *	10	\$91,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	5%			2035	* *	10	\$6,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Hallways Throughout The Building							
	LED	20%			2038	* *			
	Egress Lighting								
	Emergency, Service	55%			2035	* *	1		
	Exit, Service	45%			2035	* *	1		
	Exterior Lighting								
	HID	90%			2035	* *	10	\$400	
	Incandescent	10%			2025	\$47,400	2		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2035	* *	1	\$14,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Exit Doors Throughout The Building Explanation : CCTV Surveillance Camera And Intrusion Alarm							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2035	* *	1-3	\$24,500	
		Other Observation, Extent : Light, 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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	30%			2038	* *	4	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Hot Water From Main Building							
	Central Plant Steam Piping/Pmp	70%			2040	* *	4	\$4,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam From Main Building							
Terminal Devices									
	Air Handler	14%	0-2	\$5,500	2030	\$272,800	1	\$10,300	
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Coil Leaks At #2 Units							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 9 Units							
	Air Handler	56%			2030	\$1,091,300	1	\$45,800	
	Fan Coil Unit/Heat	30%			2030	\$622,700	1	\$12,800	
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2040	* *	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%			2030	\$1,554,300	1	\$81,800	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$73,800	
Exhaust Fans									
	Roof	70%			2030	\$161,100	2	\$2,800	
	Roof	30%	0-2	\$3,500	2030	\$69,000	2	\$1,000	
		Obsolete Equipment, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2040	* *	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
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
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor To 3rd Floor									
Explanation : Three Units									
Fire Suppression									
Standpipe									
	Generic	100%			2050		* *	1-5	\$66,700
Sprinkler									
	Generic	100%			2050		* *	1-2	\$37,100

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

Asset Name : ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE
Address : 81-01 BAXTER AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.040 / 4112 **Yr Built/Renovated** : 1954 / 2005
Area Sq Ft : 72,960 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,8
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,895,300	\$191,100
Interior Architecture		\$503,900
Electrical	\$177,700	\$1,090,200
Mechanical	\$498,000	
Total	\$2,571,000	\$1,785,100
Importance Code A	\$1,895,300	\$191,100
Importance Code B	\$675,700	\$1,594,000
Total	\$2,571,000	\$1,785,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$11,000	\$2,500		\$13,700
Interior Architecture	\$6,600	\$2,800	\$10,500	\$14,400
Electrical	\$4,400	\$5,100	\$5,000	\$5,500
Mechanical	\$59,500	\$6,300	\$7,900	\$44,400
Site Enclosure	\$2,000			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$101,400	\$34,300	\$41,200	\$95,700
Importance Code A	\$11,000	\$2,500		\$13,900
Importance Code B	\$90,300	\$31,900	\$39,500	\$81,800
Importance Code C			\$1,600	
Total	\$101,400	\$34,300	\$41,200	\$95,700



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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
ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE
Asset # : 4112

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$27,600	
	Masonry: Brick	75%	0-2	\$558,500	LIFE	**	5	\$82,800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	5%			LIFE	**	5	\$4,100	
	Stucco Cement	5%	Now	\$35,800	2035	**	5	\$6,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Overhang Below 8th Floor Roof								
	Window Wall	10%	0-2	\$237,400	2050	**	5	\$20,700	
	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%			2052	**	5	\$11,600	
	Steel	60%	Now	\$1,012,600	2055	**	5	\$108,300	
	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	90%			LIFE	**	5	\$4,000	
	Masonry: Limestone	5%	0-2	\$5,300	LIFE	**	5	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Coping								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Metal Rail	5%			2043	**	5-10	\$4,100	
Roof									
	Modified Bitumen	100%			2035	**	10	\$13,700	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Main Roof								
Soffits									
	Stucco Cement	100%	0-2	\$51,000	2043	**	5	\$19,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Canopy At Of Building, Canopy Of Penthouse Floor								
Interior									

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE
Asset # : 4112

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$9,700	
	Ceramic Tile	5%			2039	**	5	\$4,400	
	Sheet Vinyl/Rubber	5%			2035	**	5	\$6,600	
	Vinyl Tile	60%			2030	\$503,900	3	\$19,900	
	Vinyl Tile	25%			2038	**	3	\$8,300	
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$3,300	
	Fiberglass Panel	7%			LIFE	**			
	Glass: Single Pane	3%			LIFE	**	5	\$1,500	
	Gypsum Board	20%			LIFE	**	5	\$7,800	
	Gypsum Board	7%			LIFE	**	5	\$2,700	
	Plaster	38%			LIFE	**	5	\$7,400	
	SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	25%			2035	**	5	\$22,100	
	AcousTileSusp.Lay-In	15%			2047	**	5	\$13,200	
	Exposed Concrete	25%			LIFE	**	5	\$3,400	
	Plaster	35%			LIFE	**	5	\$19,300	
Site Enclosure									
Fence/Gates									
	Chain Link	5%			2050	**			
	Iron Picket	95%			2065	**			
Retaining Walls									
	Cast in Place Concrete	60%	Now	\$2,000	2065	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : Baxter Avenue								
	Masonry: Brick	40%			2050	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			
On-Site Walkways									
	Cast in Place Concrete	70%			2043	**			
	Masonry: Granite	10%			LIFE	**			
	Pavers/Stone	20%			2039	**			
Activity Yard									
	Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair			Future 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
ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE
Asset # : 4112

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2040	**	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 2,000 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2047	**	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 225 Kilovolt-ampere, 480/208/120 Volts									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2040	**	5	\$1,900	
Raceway									
	Conduit	80%			2030	\$88,600	1		
	Conduit	20%			2040	**	1		
Panelboards									
	Fused Disc Sw	5%			2038	**	5	\$100	
	Molded Case Bkrs	75%			2029	\$56,400	5	\$1,400	
	Molded Case Bkrs	20%			2038	**	5	\$400	
Wiring									
	Braided Cloth	80%	2-4	\$137,600	2055	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2040	**	1		
Motor Controllers									
	Locally Mounted	60%			2028	\$100,400	5	\$300	
	Locally Mounted	40%			2035	**	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2043	**	1	\$22,500	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2035	**	10	\$40,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	40%			2030	\$536,600	10	\$26,800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	50%			2035	**	1		
	Exit, Service	50%			2030	\$13,600	1		
Exterior Lighting									
	HID	100%			2030	\$308,200	10	\$200	

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

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

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$8,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Exit Doors And Outside**Explanation : CCTV Surveillance Camera And Intrusion Alarm*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$13,500

*Other Observation, Extent : Light, 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

30%

0-2

\$19,400

2040

* *

4

\$1,100

Piping/Pmp

*Broken, Extent : Moderate, Area Affected : 5%**Location : Steam Distribution Valves, Both Annex G And Annex O Basements.**Corroded, Extent : Moderate, Area Affected : 20%**Location : Throughout Both Basements**Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Vacuum Pumps, Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room In Main Building**Explanation : Steam From Main Building*

Central Plant Steam

70%

2040

* *

4

\$2,500

Piping/Pmp

Terminal Devices

Convactor/Radiator

100%

2035

* *

1

\$23,600

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2024	\$142,900	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Room Bb-8							
	Reciprocating Compr/Chiller	5%			2035	**	1	\$1,700	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 4 Units For Computer Room							
	Split Unit	10%	0-2	\$32,600	2035	**			
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Various Location Other Observation, Extent : Severe, Area Affected : 10% Location : Various Areas Explanation : Obsolete Units							
	Split Unit	5%			2035	**			
	Window/Wall Unit	75%			2025	\$119,400	1		
Terminal Devices									
	Fan Coil - 2 Pipe	5%			2035	**	1	\$1,200	
	Fan Coil - 2 Pipe	10%			2025	\$145,400	1	\$2,400	
	Induction Unit	5%			2035	**	1	\$1,200	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2030	\$15,400	2	\$5,100	
	Dry Cooler	10%			2025	\$41,600	2	\$5,100	
	Dry Cooler	5%			2035	**	2	\$2,500	
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$4,100	
	No Component	90%							
Exhaust Fans									
	Interior	10%			2025	\$27,200	2	\$200	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	HW Heat Exchanger								
	Steam Fired	100%	0-2	\$48,700	2056	**	4	\$7,200	
		Corroded, Extent : Severe, Area Affected : 40% Location : Basement Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Annex G Basement							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
				Obsolete Fixtures, Extent : Moderate, Area Affected : 30%					
				Location : Various Location					
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : One In Each Wing - From Basement To 8th Floor					
				Explanation : Two Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2040	* *	1-5	\$38,100	
Sprinkler									
	No Component	75%							
	Generic	25%			2040	* *	1-2	\$5,100	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

Asset Name : ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & PEDS
Address : 79-01 BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.010 / 68 **Yr Built/Renovated** : 1956 / 2005
Area Sq Ft : 858,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,6,11,13
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$5,779,900	\$1,521,800
Interior Architecture	\$1,706,900	\$2,000,500
Electrical	\$1,456,000	\$3,125,400
Mechanical	\$14,109,500	\$13,018,000
Total	\$23,052,300	\$19,665,600
Importance Code A	\$5,779,900	\$1,631,600
Importance Code B	\$16,498,700	\$17,144,500
Importance Code C	\$773,700	\$889,500
Total	\$23,052,300	\$19,665,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$42,600			
Interior Architecture		\$58,800	\$33,600	\$84,000
Electrical	\$83,700	\$116,100	\$121,900	\$88,100
Mechanical	\$670,900	\$244,500	\$423,700	\$260,800
Site Pavements	\$11,500			
Elevators/Escalators	\$166,800	\$166,800	\$166,800	\$166,800
Total	\$975,500	\$586,200	\$746,000	\$599,700
Importance Code A	\$127,600	\$85,100	\$85,100	\$87,200
Importance Code B	\$836,400	\$501,100	\$661,000	\$512,500
Importance Code C	\$11,500			
Total	\$975,500	\$586,200	\$746,000	\$599,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	2%	Now	\$103,900	LIFE	**	5	\$82,400	1	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Roof Overhang At Bulkhead On Zone D									
Exposed Reinforcement, Extent : Severe, Area Affected : 10%									
Location : Roof Overhang At Bulkhead On Zone D									
Masonry: Brick	50%	Now	\$1,389,900	LIFE	**	5	\$411,900		
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Misaligned/Bulging, Extent : Severe, Area Affected : 5%									
Location : North Wall Of Zone D									
Masonry: Brick Cavity	40%	Now	\$276,300	LIFE	**	5	\$329,500		
Expansion Joint Failure, Extent : Severe, Area Affected : 10%									
Location : South Facade									
Masonry: Limestone	2%	Now	\$201,300	LIFE	**	5	\$12,400		
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Window Sills									
Metal Panel	3%			2056	**	5-10	\$169,900		
Window Wall	3%			2056	**	5	\$92,700		
Windows									
Aluminum	85%			2052	**	5	\$295,200		
Aluminum	5%	2-4	\$813,800	2055	**	5	\$8,700		
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout 6th Floor									
Metal Louvers	5%			2039	**	10	\$108,500		
Steel	5%	0-2	\$1,014,500	2055	**	5	\$108,500		
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 & PEDS

Asset # : 68

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick	10%			LIFE	* *	5	\$4,100	
	Masonry: Brick Cavity	40%			LIFE	* *	5	\$16,600	
	Masonry: Brick Cavity	35%	4+	\$74,700	LIFE	* *	5	\$14,500	
Joint 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%	4+	\$48,500	LIFE	* *	5	\$2,600	
Joint 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%			2043	* *	5-10	\$59,800	
	Metal Rail	2%	0-2	\$4,900	2043	* *	5	\$5,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : South Parapet At Zone B									

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$408,800	2040		* *		
	<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Over Zone C</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Over Generator Room</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Over Elevator Penthouse In Zone C</i>							
Modified Bitumen	5%	Now	\$365,900	2040		* *		
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Concrete Pavers Over Emergency Room</i>							
	<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Over Emergency Room</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Over Emergency Room</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Over Emergency Room</i>							
	<i>Explanation : Concrete Pavers Over Roof</i>							
Modified Bitumen	20%	0-2	\$817,600	2040		* *		
	<i>Blisters, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Zones A, B And D</i>							
	<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Zones A, B</i>							
	<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over 11th Floor Of Zone D</i>							
	<i>Ponding, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Zones A, B</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Over E Wing, Zone B</i>							
Modified Bitumen	30%			2035		* *	10	\$80,800
Roll Roofing	5%			2031	\$62,200		5	\$22,400
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Pediatrics Emergency Room Building</i>							
Single Ply Membrane	28%	4+	\$26,700	2035		* *		
	<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Over Lower Roofs Of New Wings Facing Broadway</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 4%</i>							
	<i>Location : Lower Roof Facing Broadway</i>							
Skylight, Metal/Glass	2%			2050		* *	10	\$18,000
Soffits								
Stucco Cement	100%	4+	\$10,900	2043		* *	5	\$4,200
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Loading Dock Area</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Loading Dock Area</i>							
	<i>Explanation : Bent And Damaged Metal Fascia Of Loading Dock Canopy</i>							

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HEALTH AND HOSPITALS CORP. - 819

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

Asset # : 68

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$294,000	
	Ceramic Tile	5%			2039	**	5	\$67,200	
	Ceramic Tile	5%	4+	\$145,700	2033	**	5	\$33,600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Various Toilet Rooms								
	Quarry Tile	3%			2035	**	5	\$60,500	
	Sheet Vinyl/Rubber	5%			2038	**	5	\$100,800	
	Terrazzo	5%			LIFE	**	5	\$52,500	
	Vinyl Tile	35%			2035	**	3	\$176,400	
	Vinyl Tile	32%	Now	\$204,500	2035	**	3	\$161,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Switchgear Room Csb-1, 1st Floor								
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$102,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$82,300	
	Glass: Single Pane	5%			LIFE	**	5	\$77,100	
	Gypsum Board	30%			LIFE	**	5	\$370,200	
	Gypsum Board	10%			LIFE	**	5	\$123,400	
	Plaster	30%	2-4	\$276,800	LIFE	**	5	\$185,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Switchgear Room Csb-1, Csb-2 And Sba-7								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Staircase J								
	SGFT/Glazed Masonry	10%	2-4	\$445,400	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Basement A								
Ceilings									
	AcousTileConcealSpLn	20%	2-4	\$48,600	2035	**	5	\$168,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Basement Room B-1								
	AcousTileSusp.Lay-In	22%			2043	**	5	\$295,700	
	AcousTileSusp.Lay-In	28%			2047	**	5	\$376,300	
	Exposed Concrete	5%			LIFE	**	5	\$10,500	
	Exposed Struc: Steel	5%			LIFE	**			
	Metal Panel	5%			LIFE	**	5	\$84,000	
	Plaster	15%	Now	\$148,000	LIFE	**	5	\$126,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Basement								
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2065	**			
Retaining Walls									
	Cast in Place Concrete	100%			2065	**			
Site Pavements									

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HEALTH AND HOSPITALS CORP. - 819

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

Asset # : 68

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%				2043	* *		

On-Site Walkways

Cast in Place Concrete	100%	4+	\$11,500		2043	* *		

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Loading Dock Area

Misaligned/Bulging, Extent : Moderate, Area Affected : 5%

Location : Main Entrance

Ponding, Extent : Moderate, Area Affected : 15%

Location : Loading Dock Area

Parking/Driveway

Asphalt	70%				2033	* *		

Cast in Place Concrete	30%				2035	* *		

Electrical		Current Repair		Future 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%				2030	\$65,900	5	\$1,300

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

Location : Electrical Rooms (Broadway)

Explanation : Two 4,000 Ampere Main Disconnect Switches

Air Circuit Breaker	20%				2030	\$43,900	5	\$900

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

Location : Electrical Room (41st Street)

Explanation : One 4,000 Ampere Main Disconnect Switch

Air Circuit Breaker	20%				2040	* *	5	\$900

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

Location : Electrical Room (41st Street)

Explanation : One 4,000 Ampere Main Disconnect Switch

Fused Disc Sw	30%				2040	* *	5	\$1,100

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

Location : Electrical Room (F-Plant)

Explanation : Two 2,000 Ampere And One 1,600 Ampere

Transformers

Dry Type	50%				2043	* *	5	\$1,600

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

Location : 41st Street Electrical Room

Explanation : 225 Kilovolt-ampere, 480/208v

Dry Type	50%				2028	\$8,800	5	\$1,600

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

Location : Baxter/ Broadway Electrical Room

Explanation : 500 Kilovolt-ampere, 480/208/120v

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

Asset # : 68

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Air Circuit Breaker	50%			2030	\$437,300	5	\$2,200	
	Air Circuit Breaker	5%			2050	* *	5	\$200	
	Fused Disc Sw	45%			2040	* *	5	\$1,700	
Raceway									
	Busway	10%			2028	\$109,100	1		
	Conduit	40%			2030	\$436,400	1		
	Conduit	50%			2050	* *	1		
Panelboards									
	Fused Disc Sw	8%			2029	\$80,200	5	\$1,600	
	Fused Disc Sw	2%			2046	* *	5	\$400	
	Molded Case Bkrs	50%			2029	\$501,500	5	\$11,300	
	Molded Case Bkrs	40%			2046	* *	5	\$9,000	
Wiring									
	Braided Cloth	30%	2-4	\$504,200	2055	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Old Section Of The Building								
	Busway	10%			2028	\$168,100	1		
	Thermoplastic	60%			2050	* *	1		
Motor Controllers									
	Locally Mounted	20%			2028		5	\$1,200	
	Motor Control Center	40%			2028	\$792,500	5	\$9,400	
	Motor Control Center	40%			2043	* *	5	\$9,400	
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$6,300	
	Generic	50%			LIFE	* *	5	\$6,300	
Stand-by Power									
Transfer Switches									
	Automatic	75%			2043	* *	1	\$198,200	
	Automatic	25%			2028	\$81,700	1	\$66,100	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	60%			2039	* *	1	\$199,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room (F- Plant) Explanation : One 1,500 Kilowatt And Three 600 Kilowatt							
	Diesel	15%			2039	* *	1	\$49,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room (41st Street) Explanation : 671 Kilowatt							
	Diesel	15%			2039	* *	1	\$49,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room (Broadway) Explanation : 671 Kilowatt							
	Diesel	10%			2026		1	\$33,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room (Baxter) Explanation : 400 Kilowatt							
Batteries									
	Lead/Acid	90%			2024	\$1,500	5	\$28,600	
	Nickel Cadmium	10%			2023	\$200	5	\$19,100	
Fuel Storage									
	Day Tank	20%			2029	\$14,000	5	\$31,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room (Baxter) Explanation : 275 Gallons							
	Day Tank	30%			2046	* *	5	\$47,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room, F-Plant Explanation : 4,000 Gallons							
	Main Tank	50%			2058	* *	5	\$12,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : F-Plant Explanation : 12,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2035	* *	10	\$630,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps							
	Fluorescent	15%			2038	* *	10	\$118,100	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	4%			2035	* *	10	\$31,500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	HID	1%			2030	\$23,500	10	\$300	

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

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

Lighting

Egress Lighting

Emergency, Service	40%		2035	**	1			
Emergency, Service	10%		2038	**	1			
Emergency, Battery	2%		2030	\$25,900	10	\$4,100		
Exit, LED	40%		2065	**	1			
Exit, Service	8%		2030	\$25,600	1			

Exterior Lighting

HID	8%		2025	\$290,200	10	\$200		
LED	2%		2038	**				
No Component	90%							

Alarm

Security System

No Component	70%							
Generic	20%		2035	**	1	\$64,200		

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : CCTV Surveillance Camera System*

Generic	10%		2030	\$290,600	1	\$32,100		

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

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%		2035	**	1-3	\$158,800		

*Other Observation, Extent : Light, 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

Energy Source

Interruptible Gas/Dual Fuel	100%		2040	**	1			

Conversion Equipment

Steam Boiler	100%		2047	**	1	\$850,500		

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 4 New Boilers*

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HEALTH AND HOSPITALS CORP. - 819

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

Asset # : 68

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	40%	2-4	\$56,100	2038	* *	4	\$16,900	
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Boiler Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Various Locations									
Explanation : 5 Sets Of Duplex Heat Exchangers Serving Reheat System									
	Central Plant Steam Piping/Pmp	30%	0-2	\$913,600	2040	* *	4	\$12,700	
Broken, Extent : Moderate, Area Affected : 20%									
Location : Motors Of Vacuum Pumps, Various In Basement.									
Corroded, Extent : Moderate, Area Affected : 50%									
Location : Vacuum Pumps And Return Lines, Various Areas In Basement									
Controller Not Working, Extent : Moderate, Area Affected : 5%									
Location : Pneumatic Control System, Various Areas									
Leak Evident, Extent : Moderate, Area Affected : 5%									
Location : Vacuum Pumps And Return Lines, Boiler Room And Various Areas									
Loose, Extent : Moderate, Area Affected : 25%									
Location : Pressure Reduce Valves And Steam Valves, Basement									
Steam Traps Faulty, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Central Plant Steam Piping/Pmp	30%			2040	* *	4	\$12,700	
Terminal Devices									
	Air Handler	2%	0-2	\$253,000	2040	* *	1	\$9,600	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Units E7 And E9, 7th And 9th Floor									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Units E7 And E9, 7th And 9th Floor									
	Air Handler	48%			2030	\$6,072,100	1	\$254,900	
	Convactor/Radiator	25%			2028	\$1,204,100	1	\$69,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Old Units									
	Fan Coil Unit/Heat	25%			2025	\$3,368,300	1	\$69,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Old Units									
Air Conditioning									
Energy Source									
	Electricity	100%			2038	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Centrifugal, Elec Chiller	50%			2033	**	1	\$464,700	
		Repairs In Progress, Extent : Light, Area Affected : 20%							
		Location : No. 3 Unit.							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Chiller Room							
		Explanation : 4x800 Ton, Inefficient Units. R-11 Refrigerant							
	Exterior Pkg Unit - Cooling	10%			2030	\$728,500	2	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Roof							
		Explanation : 5 Units Using 407a Refrigerant							
	Window/Wall Unit	30%	0-2	\$168,700	2025	\$562,400	1		
		Not Energy Efficient, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
	No Component	10%							
Distribution									
	CW & CHW Wtr Pipe/Pump	50%	0-2	\$24,700	2040	**	4	\$21,200	
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Return Line In Sub-basement And Basement							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 70%							
		Location : Basement							
	No Component	50%							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2025	\$4,540,400	1	\$265,500	
	No Component	50%							
Heat Rejection									
	Water Cooling Tower	50%	0-2	\$307,300	2024	\$1,536,300	2	\$345,700	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Roof							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Piping At Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Inefficient Unit							
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%	0-2	\$82,900	LIFE	**	2-5	\$95,800	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$383,100	

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HEALTH AND HOSPITALS CORP. - 819

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

Asset # : 68

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	80%	0-2	\$128,000	2030	\$2,560,500	2	\$16,800	
		Not in Service, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations							
	Roof	20%	0-2	\$29,900	2030	\$298,700	2	\$4,200	
		Not in Service, Extent : Moderate, Area Affected : 25%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%	0-2	\$100,600	2040	**	1		
		Leak Evident, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations							
	Brass/Copper	70%			2040	**	1		
	Water Heater								
	Oil Fired	10%			2025	\$74,700	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 2 Oil Fired Water Heaters Serve Emergency Decontamination Showers							
	No Component	90%							
	HW Heat Exchanger								
	Steam Fired	100%	0-2	\$143,300	2030	\$1,432,700	4	\$84,900	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Inefficient Unit, Both Tank System And Instantaneous System In Place							
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,975,300	LIFE	**	1		
		Broken, Extent : Severe, Area Affected : 5%							
		Location : 300 Feet, Sub-basement							
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Causing Serious Blockage In The Lower Floors Which Are From The Basement To The 6th Floor							
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$93,700	LIFE	**	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$137,200	4	\$27,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 6 Duplex Units							
	Sewage Ejector(s)								
	Electric	100%	0-2	\$25,900	2030	\$259,100	4	\$34,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Duplex Unit, Rusted Housing.							

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

Asset # : 68

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Not Accessible	100%							
Fixtures									
	Generic	100%							
			Obsolete Fixtures, Extent : Moderate, Area Affected : 40%						
			Location : Throughout						
Vertical Transport									
	Elevators								
	Gearless Traction	95%			LIFE		* *		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Seven Units From The Basement To 11th Floor, One Unit From The Sub-basement To 11th Floor						
			Explanation : All Units Are Old, No Repair Parts In The Market.						
	Hydraulic	5%			LIFE		* *		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : One Unit From Sub-basement To Basement, One Unit From Basement To 2nd Floor						
			Explanation : 2 Freight Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2040		* *	1-5	\$449,000
Sprinkler									
	No Component	15%							
	Generic	85%			2040		* *	1-2	\$204,500
Fire Pump									
	Generic	100%			2033		* *	1	\$160,400
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Fire Pump Room						
			Explanation : One Pump Serves Sprinklers / One Pump Serves Stand Pipe System						
Chemical System									
	No Component	99%							
	Generic	1%			2025	\$300		1-3	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Kitchen						
			Explanation : 3 Sets						

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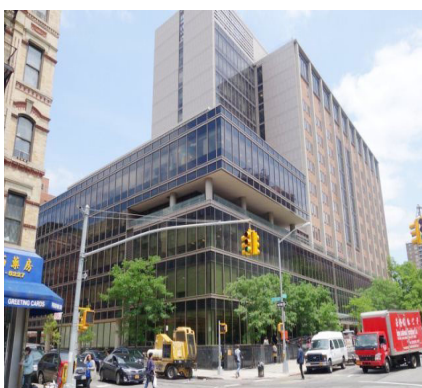
Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 19-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,14,16
Block : 270 **Lot** : 32 **BIN** : 1003224

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$289,300	\$861,300
Interior Architecture	\$438,000	\$1,594,000
Electrical	\$47,400	\$437,900
Mechanical	\$647,000	\$2,794,000
Site Enclosure	\$62,800	
Total	\$1,484,600	\$5,687,200
Importance Code A	\$289,300	\$861,300
Importance Code B	\$1,132,500	\$4,117,800
Importance Code C	\$62,800	\$708,000
Total	\$1,484,600	\$5,687,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$31,900		\$37,800
Interior Architecture		\$40,600	\$28,900	
Electrical	\$42,300	\$56,900	\$39,900	\$46,200
Mechanical	\$191,200	\$217,300	\$184,500	\$209,400
Site Enclosure	\$900			
Elevators/Escalators	\$133,200	\$133,200	\$133,200	\$133,200
Total	\$367,700	\$480,000	\$386,500	\$426,600
Importance Code A		\$31,900	\$12,600	\$38,900
Importance Code B	\$367,700	\$448,100	\$345,000	\$387,700
Importance Code C			\$28,900	
Total	\$367,700	\$480,000	\$386,500	\$426,600



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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	6%			LIFE	**	5	\$116,800	
	Masonry: Brick Cavity	35%			LIFE	**	5	\$136,300	
	Metal/Glass Curt Wall	30%			LIFE	**	5	\$219,000	
	Metal Panel	20%			2050	**	5-10	\$535,300	
	Granite Panels	5%			LIFE	**	5	\$14,600	
	Window Wall	4%			2050	**	5	\$58,400	
Windows									
	Aluminum	95%			2046	**	5	\$45,100	
	Metal Louvers	5%			2039	**	10	\$14,800	
Parapets									
	Cast in Place Concrete	25%			LIFE	**	5	\$28,700	
	Metal/Glass Curt Wall	20%			2050	**	5	\$8,600	
	Metal Panel	20%			2050	**	5	\$8,600	
	Metal Rail	20%			2043	**	5-10	\$40,100	
	Metal: Cage/Fence	15%			2043	**	5-10	\$12,900	
Roof									
	IRMA/Protected Membrane	26%			2035	**	10	\$39,600	
	Modified Bitumen	68%			2035	**	10	\$103,700	
	Plaza Roof: Stone Panels	4%			2040	**			
	Skylight, Metal/Glass	1%			2050	**	10	\$5,100	
	Skylight, Plastic	1%			2043	**	1		
Soffits									
	Ceramic Tile	5%			2040	**	10		
	Metal Panel	10%			2050	**	5-10		
	Stucco Cement	85%			2043	**	5		
Interior									
Floors									
	Carpet	7%			2029	\$636,700	3	\$66,900	
	Cast in Place Concrete	15%			LIFE	**	5	\$209,100	
	Ceramic Tile	15%			2039	**	5	\$95,600	
	Quarry Tile	15%			2043	**	5	\$143,400	
	Sheet Vinyl/Rubber	20%			2035	**	5	\$191,100	
	Terrazzo	5%			LIFE	**	5	\$24,900	
	Vinyl Tile	23%			2035	**	3	\$55,000	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2039	**	5	\$57,800	
	Concrete Masonry Unit	5%			LIFE	**	5	\$23,100	
	Glass: Single Pane	7%			LIFE	**	5	\$60,700	
	Gypsum Board	60%			LIFE	**	5	\$416,100	
	Masonry: Brick	5%			LIFE	**			
	Mosaic Tile	8%			LIFE	**			
	Wood	5%			LIFE	**	5	\$231,200	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	20%			2043	**	5	\$159,300	
	AcousTileSusp.Lay-In	45%			2043	**	5	\$286,700	
	Exposed Concrete	5%			LIFE	**	5	\$5,000	
	Gypsum Board	30%			LIFE	**	5	\$238,900	
Site Enclosure									
Fence/Gates									
	Chain Link	10%			2050	**			
	Iron Picket	90%			2050	**			
Free Standing Walls									
	Masonry: Brick	75%	Now	\$62,800	2040	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : East Side Of Site								
	Masonry: Fieldstone	25%			2050	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout Perimeter								
	Explanation : This Is Actually Granite.								
Retaining Walls									
	Cast in Place Concrete	50%	4+	\$900	2050	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Loading Dock Area								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Loading Dock Area								
	Masonry: Fieldstone	50%			2050	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Entry And Handicap Ramps								
	Explanation : This Is Actually Granite.								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2035	**			
On-Site Walkways									
	Cast in Place Concrete	35%			2035	**			
	Masonry: Granite	35%			LIFE	**			
	Pavers/Stone	30%			2033	**			
Parking/Driveway									
	Asphalt	90%			2039	**			
	Cast in Place Concrete	10%			2043	**			

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2050	**	5	\$2,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four Main Disconnect Switches Rated At 4,000 Amperes Each									
Transformers									
	Dry Type	100%			2043	**	5	\$1,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room In Basement And 16th Floor									
Explanation : Various Sizes									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2050	**	5	\$2,200	
Raceway									
	Conduit	100%			2050	**	1		
Panelboards									
	Molded Case Bkrs	100%			2046	**	5	\$11,200	
Wiring									
	Thermoplastic	100%			2050	**	1		
Motor Controllers									
	Locally Mounted	20%			2043	**	5	\$600	
	Motor Control Center	80%			2043	**	5	\$9,300	
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2043	**	1	\$131,000	
Generators									
	Diesel	100%			2039	**	1	\$164,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room, Penthouse									
Explanation : 1,000 Kilowatt									
Batteries									
	Nickel Cadmium	100%			2025	\$1,700	5	\$94,900	
Fuel Storage									
	Day Tank	20%			2046	**	5	\$15,800	
Other Observation, Extent : Light, Area Affected : 20%									
Location : Penthouse									
Explanation : 275 Gallons									
	Main Tank	80%			2058	**	5	\$10,000	
Other Observation, Extent : Light, Area Affected : 80%									
Location : Underground									
Explanation : 7,000 Gallons									
Lighting									

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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
Lighting									
	Interior Lighting								
	Fluorescent	100%			2040	**	10	\$390,400	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout					
	Egress Lighting								
	Emergency, Service	50%			2040	**	1		
	Exit, LED	50%			2070	**	1		
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2058	**	5	\$12,500	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2035	**	1	\$31,800	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2040	**	1-3	\$81,100	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2050	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Steam From Con Edison					
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2039	**	5	\$25,300	
	Distribution								
	Hot Wtr Piping/Pump	20%			2046	**	4	\$6,300	
	Steam Piping/Pump	80%			2050	**			
	Terminal Devices								
	Air Handler	60%			2035	**	1	\$157,900	
				Other Observation, Extent : Light, Area Affected : 60%					
				Location : Upper And Lower Roofs And Mechanical Room					
				Explanation : 11 Units					
	Air Handler	15%	2-4	\$470,300	2030	\$940,600	1	\$35,500	
				Malfunctioning, Extent : Severe, Area Affected : 30%					
				Location : Sub-basement					
				On Extended Life, Extent : Severe, Area Affected : 25%					
				Location : Air Handling Unit No. 11, 12, 13 And 14					
	Convactor/Radiator	25%			2043	**	1	\$34,400	

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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									
Energy Source									
	Utility Steam	90%			2050	**	1		
	Electricity	10%			2046	**	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	90%			2033	**	1	\$414,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 14th Floor									
Explanation : 2 Old Units And 1 Newer Unit									
	Centrifugal, Elec Chiller	8%	Now	\$121,100	2039	**	1	\$33,200	
Malfunctioning, Extent : Severe, Area Affected : 10%									
Location : Upper Roof 5 Of 6 Compressors Need Repair									
	Split Unit	2%			2035	**			
Other Observation, Extent : Light, Area Affected : 5%									
Location : Upper Roof									
Explanation : Serves Elevator Machine Room									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2050	**	4	\$31,500	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2035	**	1	\$263,200	
Heat Rejection									
	Water Cooling Tower	100%			2031	\$1,692,300	2	\$428,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 14th Floor Roof									
Explanation : 3 Units									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$237,400	
Exhaust Fans									
	Interior	90%			2035	**	2	\$11,700	
	Roof	10%			2035	**	2	\$1,300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2050	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2050	**	4	\$63,100	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	50%	Now	\$34,000	2040	* *	4	\$4,500	
		Leak Evident, Extent : Severe, Area Affected : 50%							
		Location : Sub-basement							
	Submersible	50%			2024	\$7,600	4	\$4,500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Sub-basement							
		Explanation : Near Old Pump							
	Sewage Ejector(s)								
	Compressed Air	100%			2050	* *	4	\$6,500	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$26,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Four Units From Basement To 13th Floor, Four Units From 1st To 5th Floor, One Unit From Basement To 14th Floor							
		Explanation : 9 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2050	* *	1-5	\$214,600	
	Sprinkler								
	Generic	100%			2050	* *	1-2	\$119,200	
	Fire Pump								
	Generic	100%			2039	* *	1	\$79,500	
	Chemical System								
	No Component	98%							
	Generic	2%			2028	\$600	1-3	\$100	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 20-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 480 **Lot** : 21 **BIN** : 1007180

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$206,300	
Interior Architecture	\$59,300	
Electrical		\$144,500
Mechanical	\$126,400	\$203,300
Total	\$392,000	\$347,800
Importance Code A	\$206,300	\$116,100
Importance Code B	\$185,700	\$231,700
Total	\$392,000	\$347,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$37,000			\$12,000
Interior Architecture	\$39,500	\$3,200	\$900	\$1,300
Electrical	\$13,400	\$400	\$600	\$12,900
Mechanical	\$68,400	\$2,300	\$3,800	\$29,000
Site Pavements	\$700			
Total	\$159,000	\$6,000	\$5,300	\$55,300
Importance Code A	\$48,600	\$1,700	\$1,700	\$13,700
Importance Code B	\$70,200	\$4,300	\$3,600	\$41,500
Importance Code C	\$40,200			
Total	\$159,000	\$6,000	\$5,300	\$55,300



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	Now	\$21,700	LIFE	**	5	\$9,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
	Copper/Terne	5%			2050	**	10	\$2,800	
	Masonry: Brick	70%	Now	\$112,400	LIFE	**	5	\$16,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : East, South, North Facades							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : East, South, North Facades							
	Masonry: Granite	5%			LIFE	**	5	\$900	
	Marble Panels	5%			LIFE	**	5	\$900	
	Stucco Cement	10%			2035	**	5	\$5,900	
Windows									
	Aluminum	100%	Now	\$35,900	2038	**	5	\$1,900	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Second Floor Dental Suite							
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$3,700	LIFE	**	5	\$1,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : North Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : North Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	70%	Now	\$58,000	LIFE	**	5	\$3,000	
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : East Facade, South Facade, West Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : East Facade, South Facade, West Facade							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : East Facade, South Facade, West Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : East Facade, South Facade, West Facade							
	Metal Panel	5%	4+	\$1,800	2040	**	5	\$400	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : At All Parapet Metal Coping Joints							
	Metal: Cage/Fence	10%	2-4	\$500	2035	**	5	\$1,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Stucco Cement	10%			2035	**	5	\$1,100	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Copper/Terne	12%			2045	**	10	\$6,500	
	Metal Panel	5%			2035	**	10	\$2,000	
	Modified Bitumen	70%			2038	**	10	\$15,200	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Upper And Lower Roof Areas							
	Skylight, Metal/Glass	13%	Now	\$9,300	2040	**			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Examination Room 9							
Soffits									
	Aluminum Sunshades	100%			2039	**	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Entrance							
		Explanation : This Is Actually A Door Entrance Awning.							
Interior									
Floors									
	Cast in Place Concrete	25%			LIFE	**	5	\$19,000	
	Ceramic Tile	5%			2039	**	5	\$1,700	
	Granite Panels	3%			LIFE	**	5	\$800	
	Marble Panels	2%			LIFE	**	5	\$500	
	Vinyl Tile	35%			2035	**	3	\$4,500	
	Vinyl Tile	30%	Now	\$59,300	2035	**	3	\$3,900	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : 2nd Floor Dental Suite							
		Uneven Substrate, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor Dental Suite							
		Worn/Eroded, Extent : Moderate, Area Affected : 60%							
		Location : 2nd Floor Dental Suite And Basement							
Interior Walls									
	Gypsum Board	20%			LIFE	**	5	\$2,400	
	Masonry: Brick	30%	Now	\$12,900	LIFE	**			
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Southeast Side Of Basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Plaster	50%	Now	\$26,600	LIFE	**	5	\$3,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : 2nd Floor Dental Suite							
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : 2nd Floor Dental Suite							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : 2nd Floor Dental Suite							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2043	* *	5	\$3,500	
Exposed Struc: Steel	5%			LIFE	* *			
Masonry: Infill Arch	25%			LIFE	* *			
Plaster	60%			LIFE	* *	5	\$13,000	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Dental Suite								
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2040	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
On-Site Walkways								
Masonry: Granite	100%	4+	\$700	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Front Entrance Steps								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Front Entrance Steps								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$2,800	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Ampere Main Switch								
Raceway								
Conduit	90%			2030	\$14,000	1		
Conduit	10%			2040	* *	1		
Panelboards								
Molded Case Bkrs	10%			2038	* *	5		
Molded Case Bkrs	90%			2029	\$30,100	5	\$400	
Wiring								
Thermoplastic	90%			2030	\$17,500	1		
Thermoplastic	10%			2040	* *	1		
Motor Controllers								
Locally Mounted	100%			2028	\$41,800	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,600	LIFE	* *	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : Corroded And Connected With Main Water Pipe								

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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%			2030	\$63,000	10	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-12 Lamps							
	Fluorescent	80%			2035	* *	10	\$12,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
Egress Lighting									
	Emergency, Battery	50%			2030	\$12,900	10	\$2,100	
	Exit, Service	50%			2030	\$3,200	1		
Exterior Lighting									
	HID	20%	Now	\$1,400	2030	\$14,500			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Outside Perimeter							
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%	Now	\$1,200	2030	\$11,600	1	\$1,200	
		Control Panel Damaged, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
Fire/Smoke Detection									
	No Component	80%							
	Generic, Analog	20%			2030	\$39,700	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%			2040	* *	5	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Vault							
		Explanation : One 5,000 Gallon Tank							
	Conversion Equipment								
	Steam Boiler	100%	Now	\$11,600	2028	\$116,100	1	\$15,300	
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Basement Boiler Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							

*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
GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC
Asset # : 101

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Steam Piping/Pump	100%	Now	\$47,600	2040	**			
				Corroded, Extent : Severe, Area Affected : 30%					
				Location : Basement					
				Leak Evident, Extent : Severe, Area Affected : 30%					
				Location : All Floors					
				On Extended Life, Extent : Moderate, Area Affected : 80%					
				Location : All Floors					
Terminal Devices									
	Convactor/Radiator	100%			2035	**	1	\$5,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%	Now	\$33,500	2035	**	2		
				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%			2030	\$87,200	2	\$600	
	Window/Wall Unit	25%			2025	\$9,300	1		
				Not in Service, Extent : Moderate, Area Affected : 100%					
				Location : Main, This Equipment Is Not In Service And Not Required At This Time. The Rooftop Air Conditioning Unit Serves The Atrium Adequately					
	Window/Wall Unit	10%			2025	\$3,700	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,600	
Exhaust Fans									
	Roof	10%			2030	\$3,000	2	\$100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
Water Heater									
	Gas Fired	100%			2025	\$10,900	2	\$300	
Sanitary Piping									
	Cast Iron	100%	4+	\$78,800	LIFE	**	1		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
Storm Drain Piping									
	Cast Iron	100%	4+	\$22,400	LIFE	**	1		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
Fixtures									
	Generic	100%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	85%							
	Generic	15%			2040	* *	1-2	\$700	
Other Observation, Extent : Light, Area Affected : 20%									
Location : Basement									
Explanation : Storage Rooms									

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

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 05-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,9,Ph
Block : 1734 **Lot** : 1 **BIN** : 1082169

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,610,800	\$188,900
Interior Architecture	\$1,071,800	\$1,170,100
Electrical	\$1,851,600	\$1,255,400
Mechanical	\$2,769,200	\$1,686,700
Total	\$7,303,400	\$4,301,100
Importance Code A	\$1,610,800	\$232,900
Importance Code B	\$5,692,500	\$4,032,300
Importance Code C		\$36,000
Total	\$7,303,400	\$4,301,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$50,000			\$25,700
Interior Architecture	\$106,500			\$21,000
Electrical	\$14,600	\$18,800	\$19,100	\$43,000
Mechanical	\$42,900	\$74,600	\$75,000	\$53,500
Site Pavements	\$23,600			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$273,200	\$128,900	\$129,600	\$178,700
Importance Code A	\$50,000	\$3,600		\$26,100
Importance Code B	\$176,100	\$125,300	\$129,600	\$152,600
Importance Code C	\$47,000			
Total	\$273,200	\$128,900	\$129,600	\$178,700



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	88%	Now	\$1,489,600	LIFE	**	5	\$147,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Along 136th Street							
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Along 136th Street							
		Recent Repair Evident, Extent : N/A, Area Affected : 20%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$51,100	LIFE	**	5	\$6,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Marble	2%	Now	\$21,400	LIFE	**	5	\$2,500	
		Broken/Missing Elements, Extent : Light, Area Affected : 3%							
		Location : Along 136th Street							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Along 136th Street							
	Metal Panel	5%			2050	**	5-10	\$57,500	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Windows									
	Aluminum	100%			2046	**	5		
Parapets									
	Masonry: Brick	70%	0-2	\$22,700	LIFE	**	5	\$7,000	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Penthouse							
	Masonry: Limestone	5%	0-2	\$5,900	LIFE	**	5	\$600	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	5%			2040	**	5	\$1,900	
	Metal: Cage/Fence	20%			2035	**	5-10	\$15,600	
Roof									
	Modified Bitumen	100%			2035	**	10	\$70,200	
Soffits									
	Stucco Cement	100%			2035	**	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Cast in Place Concrete	10%	Now	\$24,400	LIFE	**	5	\$45,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout							
	Ceramic Tile	5%	Now	\$45,400	2033	**	5	\$5,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
	Terrazzo	5%	0-2	\$27,200	LIFE	**	5	\$8,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Lobby							
	Vinyl Tile	50%	Now	\$199,300	2030	\$996,600	3	\$39,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout							
	Vinyl Tile 9" X 9"	30%			2025	\$774,700	3	\$31,400	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%	Now	\$17,500	2033	**	5	\$5,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout							
	Concrete Masonry Unit	10%			LIFE	**	5	\$9,000	
	Gypsum Board	10%			LIFE	**	5	\$13,600	
	Masonry: Brick	5%			LIFE	**			
	Marble Panels	2%	Now	\$8,100	LIFE	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 3% Location : Lobby							
	Plaster	53%	Now	\$21,500	LIFE	**	5	\$36,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : 9th Floor Storage Room							
	SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	50%			2035	**	5	\$104,800	
	Exposed Concrete	10%			LIFE	**	5	\$3,300	
	Gypsum Board	5%			LIFE	**	5	\$13,100	
	Metal Panel	15%			LIFE	**	5	\$39,300	
	Plaster	20%			LIFE	**	5	\$26,200	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2040	**			
	Free Standing Walls								
	Cast in Place Concrete	100%			2050	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2050	**			
Site Pavements									

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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 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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$23,600	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

On-Site Walkways

Cast in Place Concrete	100%			2035	**			

Parking/Driveway

Asphalt	100%			2033	**			

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2030	\$43,900	5		\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Two Motor Control Centers Are Supplied From The Women Pavillion Building.</i>								

Switchgear / Switchboard

Air Circuit Breaker	100%			2030	\$164,000	5		\$800

Raceway

Conduit	90%			2030	\$152,900	1		
Conduit	10%			2050	**	1		

Panelboards

Fused Disc Sw	5%			2046	**	5		\$200
Molded Case Bkrs	75%			2046	**	5		\$3,000
Molded Case Bkrs	20%			2038	**	5		\$800

Wiring

Braided Cloth	30%	2-4	\$80,300	2055	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : There Is Still 30 Percent Of The Old Wiring In The Building.</i>								
Thermoplastic	20%			2050	**	1		
Thermoplastic	30%			2040	**	1		
Thermoplastic	20%			2056	**	1		

Motor Controllers

Locally Mounted	10%			2035	**	5		\$100
Motor Control Center	90%			2043	**	5		\$3,700

Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$2,200

Stand-by Power

Transfer Switches

Automatic	100%			2043	**	1		\$46,100

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2039	* *	1	\$58,000	
Batteries									
	Lead/Acid	100%			2024	\$1,700	5	\$5,500	
Fuel Storage									
	Day Tank	50%			2046	* *	5	\$13,900	
	Main Tank	50%			2058	* *	5	\$2,200	
Lighting									
Interior Lighting									
	Fluorescent	60%			2025	\$1,651,800	10	\$82,400	
	Fluorescent	25%			2038	* *	10	\$34,300	
	Fluorescent	4%			2030	\$110,100	10	\$5,500	
	Incandescent	1%			2025	\$27,500	2		
	LED	10%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd And 9th Floor									
Explanation : LED Lights Installed On Some Areas In 2018									
Egress Lighting									
	Emergency, Service	45%			2025	\$37,100	1		
	Emergency, Battery	5%			2030	\$11,300	10	\$1,800	
	Exit, LED	50%			2065	* *	1		
Exterior Lighting									
	HID	100%			2030	\$632,400	10	\$500	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2030	\$152,000	1	\$16,800	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2035	* *	1-3	\$27,700	

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								
	Plant Campus Steam / PRV	100%			2040	* *	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	20%			2026	\$51,000			
	Pres. Reducing Valve/LP Steam	80%			2033	* *	5	\$7,100	

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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									
Distribution									
	Hot Wtr Piping/Pump	20%	Now	\$48,900	2055	**	4	\$1,500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Basement Mechanical Room							
	Central Plant Steam Piping/Pmp	80%	Now	\$212,400	2040	**	4	\$5,900	
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Basement Mechanical Room							
Terminal Devices									
	Air Handler	50%			2025	\$1,102,800	1	\$46,300	
	Convactor/Radiator	50%	Now	\$251,900	2035	**	1	\$21,800	
		Leak Evident, Extent : Severe, Area Affected : 60%							
		Location : 1st, 2nd, 9th, And 11th Floors							
Air Conditioning									
Energy Source									
	Plant Campus Steam / PRV	90%			2050	**	1		
	Electricity	10%			2038	**	1		
Conversion Equipment									
	Absorption	90%			2043	**	1	\$145,800	
	Chiller/Steam/HW								
	Window/Wall Unit	10%			2023	\$32,700	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$3,800	2030	\$191,300	4	\$7,400	
		Leak Evident, Extent : Severe, Area Affected : 2%							
		Location : Penthouse							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2030	\$1,407,300	1	\$74,100	
	No Component	20%							
Heat Rejection									
	Water Cooling Tower	100%	2-4	\$595,200	2035	**	2	\$120,600	
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Roof							
		Explanation : Damaged Ceiling							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,500	
Exhaust Fans									
	Interior	100%			2025	\$558,000	2	\$4,600	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2040	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2050	**	4	\$22,200	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
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									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2035	* *	4	\$4,700	
	Sewage Ejector(s)								
	Compressed Air	100%			2030	\$29,200	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$9,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Four Units From Basement To 11th Floor								
	Explanation : Four Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2050	* *	1-5	\$75,500	
	Sprinkler								
	No Component	90%							
	Generic	10%			2050	* *	1-2	\$4,200	

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

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 06-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,6,7,13,15,18
Block : 1733 **Lot** : 1 **BIN** : 1053899

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$5,183,700	\$942,800
Interior Architecture	\$3,003,800	\$1,422,100
Electrical	\$5,794,400	\$11,554,600
Mechanical	\$12,760,700	\$15,551,600
Total	\$26,742,600	\$29,471,000
Importance Code A	\$5,183,700	\$1,118,600
Importance Code B	\$21,486,200	\$28,013,200
Importance Code C	\$72,700	\$339,300
Total	\$26,742,600	\$29,471,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$34,900			\$42,200
Interior Architecture		\$26,800	\$56,100	\$87,200
Electrical	\$75,400	\$85,600	\$94,100	\$79,200
Mechanical	\$192,900	\$157,700	\$318,800	\$171,700
Site Enclosure	\$7,600			
Site Pavements	\$37,700			
Elevators/Escalators	\$177,700	\$177,700	\$177,700	\$177,700
Total	\$526,200	\$447,700	\$646,600	\$557,800
Importance Code A	\$34,900			\$44,100
Importance Code B	\$486,300	\$447,700	\$617,400	\$513,700
Importance Code C	\$4,900		\$29,200	
Total	\$526,200	\$447,700	\$646,600	\$557,800



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current 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	\$1,833,400	LIFE	**	5	\$437,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Sidewalk Shed in Use, Extent : Light, Area Affected : 75%								
	Location : Along West And South Side								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Masonry: Granite	2%	Now	\$73,700	LIFE	**	5	\$8,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Panel	5%			2050	**	5-10	\$187,900	
	Marble Panels	10%	Now	\$539,300	LIFE	**	5	\$41,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Window Wall	3%			2050	**	5	\$61,500	
Windows									
	Aluminum	100%	Now	\$659,900	2046	**	5	\$140,800	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Parapets									
	Masonry: Brick Cavity	10%			LIFE	**	5	\$4,100	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Sidewalk Shed Below, Extent : Light, Area Affected : 50%								
	Location : West And South Sides								
	Masonry: Marble	20%	Now	\$90,200	LIFE	**	5	\$10,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Coping								
	Metal Panel	5%	Now	\$34,900	2050	**	5	\$3,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Bulkheads								
	Metal Rail	65%			2043	**	5-10	\$476,400	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	95%	Now	\$1,646,700	2035	**			
Blisters, Extent : Moderate, Area Affected : 5%									
Location : Throughout Upper And Lower Roofs									
Patching Evident, Extent : Light, Area Affected : 15%									
Location : Throughout Upper And Lower Roofs									
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Throughout Upper And Lower Roofs									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout 18th And 7th Floor Roofs									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Upper Roof									
	Single Ply Membrane	5%			2035	**	10	\$11,400	
Interior									
Floors									
	Carpet	5%			2029	\$765,700	3	\$80,500	
	Cast in Place Concrete	10%			LIFE	**	5	\$234,700	
	Ceramic Tile	5%			2039	**	5	\$53,600	
	Quarry Tile	5%			2043	**	5	\$80,500	
	Terrazzo	10%	Now	\$278,900	LIFE	**	5	\$83,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Main Lobby									
	Vinyl Tile	55%	Now	\$561,100	2035	**	3	\$221,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : 15th Floor And Throughout, Stairs									
Patching Evident, Extent : Light, Area Affected : 10%									
Location : 15th Floor And Throughout									
	Vinyl Tile 9" X 9"	10%	Now	\$1,321,600	2040	**	3	\$40,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$58,500	
	Concrete Masonry Unit	5%	Now	\$72,700	LIFE	**	5	\$23,400	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement Electrical Room									
	Glass: Single Pane	3%			LIFE	**	5	\$26,300	
	Gypsum Board	15%			LIFE	**	5	\$105,300	
	Mosaic Tile	2%			LIFE	**			
	Marble Panels	2%			LIFE	**			
	Plaster	40%			LIFE	**	5	\$140,400	
	SGFT/Glazed Masonry	26%			LIFE	**			
	Wood	2%			LIFE	**	5	\$93,600	

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HEALTH AND HOSPITALS CORP. - 819

HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION

Asset # : 102

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	30%	2-4	\$291,200	2043	**	5	\$201,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
	AcousTileSusp.Lay-In	35%			2043	**	5	\$375,500	
	Exposed Concrete	10%			LIFE	**	5	\$16,800	
	Metal Panel	25%	Now	\$250,400	LIFE	**	5	\$335,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Corridors</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : 6th Floor Corridor</i>									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2050	**			
Retaining Walls									
	Masonry: Brick	100%	Now	\$7,600	2040	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout West And South Side, This Material Is Actually Masonry: Granite.</i>									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$32,900	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : South And West Side Of Building</i>									
On-Site Walkways									
	Cast in Place Concrete	100%			2043	**			
Parking/Driveway									
	Asphalt	100%	Now	\$4,900	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : South Side Of Building</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%			2030	\$175,700	5	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Four Main Service Disconnect Switches Rated At 5,000 Amperes Each</i>									

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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									
Transformers									
	Dry Type	50%			2028	\$8,800	5	\$1,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Room 5106a And Elevator Machine Room									
Explanation : Two 150 And Two 112.5 Kilovolt-ampere And Various Other Sizes Serving The Radiology Equipment And Elevators									
	Dry Type	50%			2035	* *	5	\$1,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 225 Kilovolt-ampere									
Switchgear / Switchboard									
	Air Circuit Breaker	10%	Now	\$3,600	2050	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : 3rd Floor Roof									
Explanation : Breaker For MLK Building In Paralleling Gear Malfunctions									
	Fused Disc Sw	90%			2030	\$639,500	5	\$2,800	
Raceway									
	Busway	30%			2035	* *	1		
	Conduit	55%			2030	\$480,000	1		
	Conduit	15%			2040	* *	1		
Panelboards									
	Fused Disc Sw	5%			2038	* *	5	\$800	
	Fused Disc Sw	15%			2029	\$120,400	5	\$2,500	
	Molded Case Bkrs	70%			2029	\$561,700	5	\$13,400	
	Molded Case Bkrs	10%			2038	* *	5	\$1,900	
Wiring									
	Braided Cloth	50%	2-4	\$672,200	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Busway	20%			2028	\$268,900	1		
	Thermoplastic	30%			2040	* *	1		
Motor Controllers									
	Locally Mounted	10%			2028		5	\$500	
	Locally Mounted	10%			2035	* *	5	\$500	
	Motor Control Center	40%			2043	* *	5	\$7,900	
	Motor Control Center	20%			2028	\$317,000	5	\$4,000	
	Variable Frequency Drive	20%			2043	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$10,700	
Stand-by Power									
Transfer Switches									
	Automatic	50%			2028	\$138,300	1	\$111,800	
	Automatic	50%			2043	* *	1	\$111,800	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2039	**	1	\$281,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Four Emergency Generators Rated At 1,000 Kilowatts Each.							
Batteries									
	Lead/Acid	100%			2024	\$1,700	5	\$26,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Roof							
		Explanation : 10,000 Kilowatt Load Bank Observed							
Fuel Storage									
	Day Tank	50%			2046	**	5	\$66,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room 3rd Floor Roof							
		Explanation : 600 Gallons Rated Capacity							
	Main Tank	50%			2033	**	5	\$10,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 20,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	35%			2025	\$4,612,300	10	\$230,100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	45%			2030	\$5,930,000	10	\$295,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2030	\$658,900	10	\$32,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Incandescent	5%	0-2	\$13,200	2030	\$658,900	2	\$600	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Auditorium Dimmers Beyond Life							
	LED	10%			2035	**			
Egress Lighting									
	Emergency, Service	45%			2030	\$177,400	1		
	Emergency, Battery	5%			2030	\$54,100	10	\$8,700	
	Exit, Service	50%			2035	**	1		
Exterior Lighting									
	HID	10%	Now	\$153,500	2030	\$307,100			
		Damaged Fixtures, Extent : Moderate, Area Affected : 50%							
		Location : Outside Perimeter							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Operated Via Photocell							
	No Component	90%							

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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	

Lightning Protection
 Arresters/Cabling
 Generic

100%
 2033 * * 5 \$2,400
Other Observation, Extent : Light, Area Affected : 100%
Location : Roof / Stacks Only
Explanation : Lightning Rods In The Stacks Only

Alarm

Security System
 No Component
 Generic

70%
 30%
 2030 \$738,000 1 \$81,500
Other Observation, Extent : Light, Area Affected : 100%
Location : Hallways And Outside
Explanation : Surveillance Cameras

Fire/Smoke Detection
 No Component
 Generic, Digital

70%
 30% Now \$126,300 2035 * * 1-3 \$122,200
Malfunctioning, Extent : Moderate, Area Affected : 50%
Location : 1st Floor Elevator Recall
Other Observation, Extent : Light, 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%
 2040 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Vault
Explanation : Four 20,000 Tanks For No. 2 Oil

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	20%	0-2	\$24,400	2026	\$244,200			
		Leak Evident, Extent : Moderate, Area Affected : 30% Location : 1 Of 3 Hot Water Pumps And Steam Piping At Heat Exchanger In Basement Mechanical Equipment Room. Other Observation, Extent : Moderate, Area Affected : 20% Location : Basement Mechanical Equipment Room Explanation : Serves 1st, 2nd And 3rd Floors Reheat System And Some Radiation.							
	Steam Boiler Central Plant	80%	0-2	\$1,144,800	2035	* *			
		Broken, Extent : Severe, Area Affected : 30% Location : 1 Of 3 Boilers In Boiler Plant. On Extended Life, Extent : Severe, Area Affected : 2% Location : Deaerator And Surge Tanks In Boiler Plant. Other Observation, Extent : Severe, Area Affected : 2% Location : Boiler Plant Explanation : Maintenance Required For Turbines. Ventilation Fans Inactive. No Combustion Air.							
Distribution									
	Hot Wtr Piping/Pump	40%	0-2	\$93,600	2038	* *	4	\$14,100	
		Corroded, Extent : Moderate, Area Affected : 40% Location : Piping In Basement. Leak Evident, Extent : Moderate, Area Affected : 60% Location : Piping At Heat Exchangers And Pumps In Basement.							
	Central Plant Steam Piping/Pmp	60%	0-2	\$2,287,300	2040	* *	4	\$21,200	
		Corroded, Extent : Moderate, Area Affected : 10% Location : Control Valve On High Pressure Steam Rig. Malfunctioning, Extent : Severe, Area Affected : 50% Location : Deaerator, Surge Tank, Condensate Return Pumps And Boiler Feedwater Pumps Other Observation, Extent : Severe, Area Affected : 40% Location : Basement Boiler Room Explanation : Boiler Blowdown Pumps Not In Place.							
Terminal Devices									
	Air Handler	5%	0-2	\$527,900	2025	\$527,900	1	\$19,900	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Controls Issues With Starters, Valves And Dampers At Air Handling Units. On Extended Life, Extent : Severe, Area Affected : 100% Location : Throughout							
	Air Handler	35%			2025	\$3,695,100	1	\$155,100	
	Convactor/Radiator	40%			2035	* *	1	\$92,600	
	Fan Coil Unit/Heat	20%			2025	\$2,248,900	1	\$46,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2035	**	1	\$265,900	
	R-134a Refrigerant, 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%			2030	\$1,216,000	2	\$8,800	
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Split Units							
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$91,600	2040	**	4	\$35,300	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10% Location : 18th Floor Mechanical Equipment Room. Repairs In Progress, Extent : Light, Area Affected : 50% Location : Chilled Water Pumps At 18th Floor Mechanical Room.							
Terminal Devices								
Air Handler/Cool/Ht	100%	0-2	\$421,000	2030	\$8,420,600	1	\$398,900	
	Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Controls Issues With Starters, Valves And Dampers At Air Handling Units.							
Heat Rejection								
Air Cooled Condenser Unit	20%			2035	**	2	\$99,800	
Water Cooling Tower	80%	2-4	\$683,800	2028	\$2,279,400	2	\$461,600	
	Repairs In Progress, Extent : Light, Area Affected : 100% Location : Roof							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$399,700	
Exhaust Fans								
Interior	100%	Now	\$267,100	2030	\$2,671,200	2	\$17,600	
	Broken, Extent : Severe, Area Affected : 100% Location : Main Boiler Room Makeup Air Fan. E F - 17							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	4+	\$279,800	2040	**	1		
	Corroded, Extent : Moderate, Area Affected : 50% Location : Piping In Basement Recent Repair Evident, Extent : Light, Area Affected : 50% Location : Cold Water Fill Pumps Repair In Progress.							
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$106,300	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$156,500	LIFE	**	1		
				Blockage /Clogged, Extent : Moderate, Area Affected : 100%					
				Location : Horizontal Piping On 7th Floor And 18th Mechanical Rooms.					
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$116,100	4	\$23,000	
	Sewage Ejector(s)								
	Compressed Air	100%	0-2	\$28,400	2030	\$141,900	4	\$7,300	
				On Extended Life, Extent : Severe, Area Affected : 100%					
				Location : Ejector Pods In Mechanical Equipment Room					
	Backflow Preventer								
	Generic	100%			2030	\$190,800	1	\$43,900	
				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	**			
				Controller Not Working, Extent : Moderate, Area Affected : 90%					
				Location : Elevator Recall Malfunctioning					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 10 Passenger Units From Basement To 18th Floor, 1 Freight Unit From Basement To 2nd Floor					
				Explanation : Ten Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2040	**	1-5	\$374,800	
	Sprinkler								
	No Component	70%							
	Generic	30%			2040	**	1-2	\$60,200	
	Fire Pump								
	Generic	100%	Now	\$241,700	2033	**	1	\$120,500	
				Not in Service, Extent : Severe, Area Affected : 100%					
				Location : 18th Floor Mechanical Room					
	Chemical System								
	No Component	98%							
	Generic	2%			2025	\$600	1-3	\$100	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

Asset Name : HARLEM HOSPITAL MURAL PAVILION
Address : 512 LENOX AVENUE LENOX AVENUE AND W137 ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.080 / 14779 **Yr Built/Renovated** : 2012 / 2015
Area Sq Ft : 260,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 06-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6,Ph
Block : 1734 **Lot** : 1 **BIN** : 1813319

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$551,200	\$943,800
Interior Architecture	\$150,600	\$470,300
Electrical	\$238,500	
Mechanical		\$234,200
Total	\$940,200	\$1,648,300
Importance Code A	\$551,200	\$943,800
Importance Code B	\$389,000	\$472,600
Importance Code C		\$231,900
Total	\$940,200	\$1,648,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$32,100			\$11,100
Interior Architecture	\$53,000	\$27,600	\$23,400	\$15,100
Electrical	\$15,800	\$17,700	\$15,300	\$23,100
Mechanical	\$43,300	\$43,300	\$165,800	\$30,700
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$161,900	\$106,300	\$222,200	\$97,800
Importance Code A	\$32,100	\$8,000		\$11,700
Importance Code B	\$100,200	\$98,300	\$208,900	\$86,100
Importance Code C	\$29,700		\$13,300	
Total	\$161,900	\$106,300	\$222,200	\$97,800



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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
HARLEM HOSPITAL MURAL PAVILION
Asset # : 14779

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal Panel	50%			2050	**	5-10	\$709,500	
	Window Wall	5%	Now	\$55,500	2050	**	5	\$19,400	
	Weather Strip Missing, Extent : Moderate, Area Affected : 5%								
	Location : Front Facade								
	Window Wall	45%			2050	**	5	\$348,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : West Facade								
	Explanation : Mural Wall								
Windows									
	Aluminum	85%			2046	**	5	\$23,100	
	Metal Louvers	15%			2039	**	10	\$25,500	
Parapets									
	Metal Panel	85%			2050	**	5	\$128,000	
	Metal Rail	15%			2043	**	5-10	\$105,400	
Roof									
	IRMA/Protected Membrane	10%			2035	**	10	\$11,100	
	Paver Block Ballast, Extent : Light, Area Affected : 100%								
	Location : Roof Sections Over Fifth And First Floors								
	Single Ply Membrane	80%	Now	\$31,500	2035	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Over 4th Floor								
	Sloped Glazing	10%			LIFE	**	5	\$148,200	
Soffits									
	Glass: Special Gauge	50%			LIFE	**	1		
	Metal Panel	50%	Now	\$600	2050	**	5	\$6,600	
	Deformed/Dented, Extent : Moderate, Area Affected : 5%								
	Location : Emergency Room Entrance								
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$23,400	LIFE	**	5	\$87,800	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Northeast Corner Of Mechanical Room In Basement								
	Ceramic Tile	5%			2039	**	5	\$20,100	
	Sheet Vinyl/Rubber	5%			2035	**	5	\$30,100	
	Terrazzo	10%			LIFE	**	5	\$31,400	
	Vinyl Tile	55%			2035	**	3	\$82,800	
	Under Construction	15%							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2039	* *	5	\$26,700	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$21,300	
	Glass: Single Pane	10%			LIFE	* *	5	\$40,000	
	Gypsum Board	60%	Now	\$29,700	LIFE	* *	5	\$191,900	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Stair A								
	Under Construction	15%							
Ceilings									
	AcousTileSusp.Lay-In	75%			2043	* *	5	\$301,100	
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	5%			LIFE	* *	5	\$25,100	
	Under Construction	15%							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2043	* *			
Parking/Driveway									
	Cast in Place Concrete	100%			2043	* *			

Electrical		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%			2050	* *	3	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 600 Ampere Serves Chillers In Martin Luther King Building									
Transformers									
	Dry Type	100%			2043	* *	3	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1,500 Kilovolt-ampere Step Up From 208 Volts To 4,160 Volts									
Feeders									
	Cable	100%			2046	* *	1		
Raceway									
	Conduit	100%			2050	* *	1		

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	30%			2050	**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Circuit Breakers Rated At 5,000 Amperes Each							
	Fused Disc Sw	70%			2050	**	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Four Main Service Disconnect Switches Rated At 4,000 Amperes Each							
Transformers									
	Dry Type	100%			2043	**	5	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Five 300 Two 200 Kilovolt-ampere Transformers							
Switchgear / Switchboard									
	Fused Disc Sw	50%			2050	**	5	\$600	
	Molded Case Bkrs	50%			2050	**	5	\$3,400	
Raceway									
	Conduit	100%			2050	**	1		
Wiring									
	Thermoplastic	100%			2050	**	1		
Motor Controllers									
	Locally Mounted	20%			2043	**	5	\$400	
	Variable Frequency Drive	80%			2043	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2043	**	1	\$80,000	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2035	**	10	\$226,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2035	**	10	\$11,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
Egress Lighting									
	Emergency, Service	50%			2035	**	1		
	Exit, LED	50%			2058	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	20%			2035	* *	10	\$4,800	
				Compact Fluorescent Light, Extent : Light, Area Affected : 95%					
				Location : Roof					
				T-5 Lamps And Fixtures, Extent : Light, Area Affected : 5%					
				Location : High Output Lighting For Mural					
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2035	* *	1	\$29,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways, Lobbys And Outside					
				Explanation : Surveillance Cameras					
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2035	* *	1-3	\$48,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				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%			2050	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Provided From Adjacent Martin Luther King Building					
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2043	* *	5	\$15,400	
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2056	* *	4	\$12,800	
	Terminal Devices								
	Air Handler	80%			2038	* *	1	\$128,600	
	Convactor/Radiator	20%			2047	* *	1	\$16,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	1%			2031	\$101,800	2	\$200	
	Ext Pkg Unit - Heating/Cooling	95%			2038	**	2	\$15,100	
	No Component	4%							
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$338,300	
Heat Rejection									
	Dry Cooler	1%			2038	**	2	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Two 5 Ton Units Serve CAT Scan Units							
	No Component	99%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$145,000	
Exhaust Fans									
	Interior	80%			2038	**	2	\$6,400	
	Roof	20%			2038	**	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2056	**	4	\$25,700	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2038	**	4	\$8,200	
Sewage Ejector(s)									
	Compressed Air	100%			2056	**	4	\$2,600	
Backflow Preventer									
	Generic	100%			2038	**	1	\$15,900	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Two Units From Basement To 6th Floor, One Unit From Basement To 7th Floor, Two Units From 1st To 6th Floor Explanation : 5 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2056	**	1-5	\$131,100	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
	Sprinkler							
	Generic	100%		2056	* *	1-2	\$72,800	
	Fire Pump							
	Generic	100%		2043	* *	1	\$48,600	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,912,200	\$144,600
Interior Architecture	\$686,800	\$106,400
Electrical	\$600,500	\$39,400
Mechanical	\$222,200	\$619,900
Total	\$3,421,700	\$910,400
Importance Code A	\$1,912,200	\$144,600
Importance Code B	\$1,392,000	\$659,400
Importance Code C	\$117,500	\$106,400
Total	\$3,421,700	\$910,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$21,000			
Interior Architecture	\$107,900			\$4,300
Electrical	\$44,700	\$700	\$3,000	\$34,600
Mechanical	\$60,100	\$1,400	\$23,900	\$2,600
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$238,600	\$7,000	\$31,800	\$46,300
Importance Code A	\$21,000			\$700
Importance Code B	\$185,700	\$7,000	\$31,800	\$45,600
Importance Code C	\$31,900			
Total	\$238,600	\$7,000	\$31,800	\$46,300



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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									
Exterior Walls									
Cast Stone/Terra Cotta	10%	Now	\$360,600	LIFE	* *	5	\$35,600	1	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : South Facade, North Facade									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Copper/Terne	5%	Now	\$48,600	2046	* *				
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Masonry: Brick	85%	Now	\$653,200	LIFE	* *	5	\$38,700		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Windows									
Wood	100%	Now	\$441,400	2051	* *	5	\$70,300		
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	\$21,000	LIFE	* *	5	\$3,800		
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Copings									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Copings									
Masonry: Brick	90%	Now	\$114,500	LIFE	* *	5	\$4,400	1	
Diagonal Cracks, Extent : Severe, Area Affected : 20%									
Location : Corners									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Rolled Asphalt Covers Inside Face Of Parapet Walls									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	95%	Now	\$186,900	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	\$107,100	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	\$22,300	LIFE	**	5	\$14,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Ceramic Tile	5%	Now	\$23,100	2035	**	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Bathrooms							
	Vinyl Tile	80%	Now	\$324,000	2036	**	3	\$12,800	
		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	\$31,900	2029	\$106,400	5	\$1,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations Throughout Toilet Rooms							
	Plaster	95%	Now	\$117,500	LIFE	**	5	\$19,600	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Throughout, 4th Floor							
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : 4th Floor And Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$57,800	2046	* *	5	\$3,200		
Broken/Missing Elements, Extent : Severe, Area Affected : 35%									
Location : Fourth Floor									
Exposed Concrete	10%	Now	\$30,700	LIFE	* *	5	\$700		
Spalling, Extent : Moderate, Area Affected : 80%									
Location : 5th Floor									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Various Locations 5th Floor									
Plaster	75%	Now	\$187,500	LIFE	* *	5	\$20,000		
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	\$39,400	1			
Panelboards									
Molded Case Bkrs	100%			2025	\$33,400	5	\$600		
Wiring									
Braided Cloth	80%	2-4	\$46,000	2051	* *	1			
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
Thermoplastic	20%			2026	\$11,500	1			
Motor Controllers									
Locally Mounted	80%			2024	\$50,200	5	\$100		
Locally Mounted	20%	2-4	\$12,600	2046	* *	5			
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Mechanical Room								
Lighting									
Interior Lighting									
Fluorescent	90%			2022	\$401,700	10	\$20,000		
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
Fluorescent	10%			2034	* *	10	\$2,200		
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								

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

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

Lighting

Egress Lighting

Emergency, Service

50%

2022

\$6,700

1

Exit, Service

50%

2022

\$4,500

1

Exterior Lighting

HID

100%

2022

\$102,500

10

\$100

Alarm

Security System

No Component

70%

Generic

30%

2026

\$24,600

1

\$2,700

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

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

\$1,400

Distribution

Central Plant Steam

100%

Now

\$86,100

2026

\$430,400

4

\$1,200

Piping/Pmp

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

Terminal Devices

Convactor/Radiator

100%

Now

\$27,200

2024

\$136,100

1

\$7,100

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

Energy Source

Electricity

100%

2034

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
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
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	60%			2022	\$31,800	1		
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2026	\$189,600	1		
	Water Heater								
	Electric	100%			2024	\$22,400	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2031	\$6,500	1	\$1,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 5th Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$12,700	

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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 05-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Ph
Block : 1734 **Lot** : 1 **BIN** : 1082173

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,199,600	\$244,300
Interior Architecture		\$265,500
Electrical		\$2,397,600
Mechanical		\$2,572,300
Total	\$1,199,600	\$5,479,700
Importance Code A	\$1,199,600	\$244,300
Importance Code B		\$5,131,800
Importance Code C		\$103,600
Total	\$1,199,600	\$5,479,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$11,800	\$8,100		\$700
Interior Architecture	\$21,500	\$11,400	\$4,600	
Electrical	\$11,900	\$35,100	\$11,900	\$16,100
Mechanical	\$83,800	\$47,700	\$71,400	\$53,900
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$148,700	\$122,000	\$107,600	\$90,500
Importance Code A	\$14,800	\$12,900	\$3,000	\$4,000
Importance Code B	\$133,800	\$109,100	\$104,600	\$86,500
Importance Code C				
Total	\$148,700	\$122,000	\$107,600	\$90,500



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	60%			LIFE	**	5	\$77,900	
	Metal Panel	20%			2050	**	5-10	\$178,600	
	Stucco Cement	5%			2043	**	5	\$16,200	
	Window Wall	15%			2050	**	5	\$73,100	
Windows									
	Aluminum	95%			2046	**	5	\$9,800	
	Metal Louvers	5%			2039	**	10	\$3,200	
Parapets									
	Masonry: Brick Cavity	65%	0-2	\$5,200	LIFE	**	5	\$5,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout							
	Metal Panel	5%			2050	**	5	\$1,500	
	Stucco Cement	30%	Now	\$6,700	2043	**	5	\$3,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Interior Face							
Roof									
	Modified Bitumen	100%	0-2	\$1,114,400	2040	**			
		Blisters, Extent : Moderate, Area Affected : 20% Location : Throughout Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% Location : Over 4th Floor Seams Open/Split, Extent : Moderate, Area Affected : 15% Location : Throughout							
Soffits									
	Cement-Fiber Panel	100%			2035	**	10		
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$59,900	
	Ceramic Tile	5%			2039	**	5	\$9,100	
	Terrazzo	30%			LIFE	**	5	\$42,800	
	Vinyl Tile	50%			2035	**	3	\$34,200	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	15%			LIFE	**	5	\$20,700	
	Glass: Single Pane	2%			LIFE	**	5	\$5,200	
	Gypsum Board	50%			LIFE	**	5	\$103,600	
	Metal Panel	5%			LIFE	**			
	SGFT/Glazed Masonry	23%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	65%	2-4	\$21,500	2043	**	5	\$59,300	
		Water Penetration, Extent : Moderate, Area Affected : 5% Location : Basement							
	Exposed Struc: Steel	20%			LIFE	**			
	Gypsum Board	15%			LIFE	**	5	\$34,200	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2040	**	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four Main Service Disconnect Switches Rated 1 At 2,000 Amperes, 2 At 1,200 Amperes And 1 At 1,600 Amperes									
Switchgear / Switchboard									
	Fused Disc Sw	10%			2040	**	5	\$100	
	Molded Case Bkrs	90%			2040	**	5	\$2,900	
Raceway									
	Conduit	100%			2040	**	1		
Panelboards									
	Fused Disc Sw	10%			2038	**	5	\$300	
	Molded Case Bkrs	90%			2038	**	5	\$2,900	
Wiring									
	Thermoplastic	100%			2040	**	1		
Motor Controllers									
	Locally Mounted	5%			2035	**	5		
	Motor Control Center	95%			2035	**	5	\$3,200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,800	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2035	**	1	\$37,500	
Generators									
	Diesel	100%			2033	**	1	\$47,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : Emergency Generator Rated At 300 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2023	\$1,700	5	\$27,200	
Fuel Storage									
	Day Tank	50%			2038	**	5	\$11,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : 60 Gallon Capacity									
	Main Tank	50%			2045	**	5	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 1,000 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	75%			2030	\$1,681,100	10	\$83,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2030	\$112,100	10	\$5,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	LED	20%			2040	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Corridors							
		Explanation : New LED Fixtures Installed In 2018.							
Egress Lighting									
	Emergency, Service	50%			2030	\$33,500	1		
	Exit, Service	50%			2030	\$22,700	1		
Exterior Lighting									
	HID	100%			2030	\$514,900	10	\$400	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2035	* *	1	\$13,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2035	* *	1-3	\$22,500	
		Other Observation, Extent : Light, 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%			2050	* *	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 Four 20,000 Gallon Tanks For No. 2 Fuel							

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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%			2033	**	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%			2033	**	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%			2046	**	4	\$4,500	
	Central Plant Steam Piping/Pmp	50%			2050	**	4	\$4,500	
Terminal Devices									
	Air Handler	50%			2035	**	1	\$37,700	
	Convactor/Radiator	40%			2043	**	1	\$15,800	
	Fan Coil Unit/Heat	10%			2035	**	1	\$3,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	90%			2033	**	1	\$118,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Penthouse						
			Explanation : R-22						
	Interior Pkg Unit - Cooling	10%			2031	\$477,500	2	\$700	
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$6,000	
Terminal Devices									
	Air Handler/Cool/Ht	90%			2030	\$1,289,100	1	\$67,900	
	Fan Coil - 4 Pipe	10%			2030	\$299,000	1	\$3,900	
Heat Rejection									
	Air Cooled Condenser Unit	10%			2035	**	2	\$8,500	
	Dry Cooler	10%			2038	**	2	\$8,500	
	Water Cooling Tower	80%			2028	\$387,700	2	\$98,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Cooling Towers						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	

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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%			2035	**	2	\$3,400	
	Roof	10%			2035	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2050	**	4	\$18,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : 2 Units Each With 250 Gallon Tanks								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$13,300	LIFE	**	1		
	Leak Evident, Extent : Severe, Area Affected : 10%								
	Location : Near Roof Area								
	Sump Pump(s)								
	Submersible	100%			2023	\$4,300	4	\$3,900	
	Sewage Ejector(s)								
	Electric	100%			2030	\$36,800	4	\$7,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Duplex Sets								
	Backflow Preventer								
	Generic	100%			2035	**	1	\$7,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Three Units From 1st To 4th Floor, One Unit From Basement To 4th Floor, One Unit From Basement To Penthouse								
	Explanation : Five Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2050	**	1-5	\$61,500	
	Sprinkler								
	Generic	100%			2050	**	1-2	\$34,200	
	Fire Pump								
	Generic	100%			2026	\$82,200	1	\$22,800	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$3,130,600	\$178,200
Interior Architecture	\$723,300	\$1,725,600
Electrical	\$3,735,000	\$1,384,600
Mechanical	\$1,601,800	\$4,281,000
Total	\$9,190,700	\$7,569,400
Importance Code A	\$3,130,600	\$318,000
Importance Code B	\$5,904,200	\$7,190,600
Importance Code C	\$155,900	\$60,800
Total	\$9,190,700	\$7,569,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture	\$3,800	\$11,500	\$7,700	\$23,000
Electrical	\$18,900	\$13,500	\$57,300	\$28,000
Mechanical	\$12,800	\$8,800	\$26,700	\$11,400
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$59,200	\$57,500	\$115,300	\$86,100
Importance Code A			\$4,100	
Importance Code B	\$59,200	\$57,500	\$111,200	\$86,100
Total	\$59,200	\$57,500	\$115,300	\$86,100



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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	\$429,000	LIFE	**	5	\$63,600	
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Corners, Bulkheads							
		Joint 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	\$86,300	LIFE	**	5	\$5,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Windows									
	Metal Clad	15%	Now	\$188,200	2051	**	5	\$10,100	
		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	\$643,100	2042	**	5	\$114,700	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.

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

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

HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL 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	\$420,700	LIFE	* *	5	\$21,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Limestone	10%	Now	\$63,600	LIFE	* *	5	\$3,400	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Coping							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Coping							
	Masonry: Limestone	10%	Now	\$190,700	LIFE	* *	5	\$3,400	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Northeast Corner Of 9th Floor Parapet							
Roof									
	Built-Up (BUR)	60%	Now	\$642,700	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	\$396,300	2036	* *			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Skylight, Metal/Glass	3%	Now	\$70,000	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

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

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

Architecture		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	\$44,700		
Ceramic Tile	5%	Now	\$44,300	2029	\$221,500	5	\$5,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Toilets									
Deteriorated Finish, Extent : Severe, Area Affected : 70%									
Location : Toilet Rooms									
Paver: Asphalt	5%			2029	\$418,100	5	\$15,300		
Raised Access Floor	5%			2035	* *	5	\$38,300		
Terrazzo	15%	Now	\$79,700	LIFE	* *	5	\$23,900		
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	\$874,500	3	\$34,500		
Vinyl Tile	15%			2022	\$291,500	3	\$15,300		
Interior Walls									
Masonry: Brick	5%			LIFE	* *				
Plaster	50%			LIFE	* *	5	\$43,400		
Plaster	20%	Now	\$155,900	LIFE	* *	5	\$17,400		
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	\$122,600		
Metal Panel	5%	Now	\$38,200	LIFE	* *	5	\$12,800		
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	\$52,500	LIFE	* *	5	\$44,700		
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL 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	\$43,900	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Nameplate Ratings Available									
Transformers									
	Dry Type	100%			2024	\$17,700	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 450 Kilovolt-ampere, 208/120 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	90%			2026	\$147,600	5	\$500	
	Molded Case Bkrs	10%			2026	\$16,400	5	\$400	
Raceway									
	Conduit	100%			2026	\$169,900	1		
Panelboards									
	Molded Case Bkrs	95%			2025	\$127,100	5	\$3,500	
	Molded Case Bkrs	5%			2034	* *	5	\$200	
Wiring									
	Braided Cloth	70%	2-4	\$187,500	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2026	\$53,600	1		
	Thermoplastic	10%			2036	* *	1		
Motor Controllers									
	Locally Mounted	10%			2031	\$29,300	5	\$100	
	Locally Mounted	20%	2-4	\$58,600	2046	* *	5	\$100	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room									
	Locally Mounted	50%			2024	\$146,400	5	\$500	
	Motor Control Center	20%			2024	\$49,500	5	\$800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,000	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2024	\$25,200	1	\$42,500	
Generators									
	Diesel	100%			2022	\$197,300	1	\$53,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : Emergency Generator Rated At 700 Kilowatts									
Batteries									
	Lead/Acid	100%			2022	\$1,700	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	\$5,600	5	\$12,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : 60 Gallons Rated Capacity									
	Main Tank	50%			2061	**	5	\$2,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : 5,000 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	30%			2026	\$762,100	10	\$38,000	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	67%			2022	\$1,702,000	10	\$84,900	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	3%			2022	\$76,200	10	\$3,800	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Egress Lighting									
	Emergency, Service	50%			2022	\$38,000	1		
	Exit, Service	50%			2026	\$25,700	1		
Exterior Lighting									
	HID	100%			2022	\$583,600	10	\$400	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2026	\$140,300	1	\$15,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2022	\$480,100	1-3	\$26,300	
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 Four 20,000 Gallon Tanks For No.2 Oil							
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2029	\$95,900	5	\$8,200	
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$122,500	2026	\$2,449,600	4	\$6,800	
		Leak Evident, Extent : Light, Area Affected : 10% Location : Throughout							
	Terminal Devices								
	Air Handler	20%	0-2	\$407,000	2036	**	1	\$15,400	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Convactor/Radiator	80%			2031	\$619,900	1	\$35,700	
		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%			2022	\$541,200	2	\$800	
	Exterior Pkg Unit - Cooling	10%			2022	\$117,200	2	\$800	
	Window/Wall Unit	70%			2022	\$211,100	1		
	No Component	10%							
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2	\$36,000	
	No Component	80%							
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2026	\$26,300	2	\$9,600	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$15,400	
	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	\$51,500	2036	* *	2	\$300	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Roof	15%	Now	\$36,000	2036	* *	2	\$500	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	No Component	75%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2026	\$1,078,900	1		
	HW Heat Exchanger								
	Steam Fired	100%	0-2	\$115,200	2036	* *	4	\$13,700	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Old Nurses Building							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Old Nurses Building Boiler Room							
		Explanation : Located In Adjacent Building							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Compressed Air	100%			2046	* *	4	\$2,100	
	Backflow Preventer								
	Generic	100%			2026	\$36,800	1	\$8,500	
		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 Units From Basement To 8th Floor, 1 Unit From Basement To 7th Floor							
		Explanation : Three Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$72,200	
	Sprinkler								
	No Component	95%							
	Generic	5%			2046	* *	1-2	\$1,900	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 12-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,7,PT1,PH
Block : 1747 **Lot** : 35 **BIN** : 1077376

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$464,500	\$275,600
Interior Architecture	\$474,700	\$559,200
Electrical	\$196,800	\$1,092,300
Mechanical	\$585,400	\$7,712,200
Total	\$1,721,500	\$9,639,300
Importance Code A	\$464,500	\$275,600
Importance Code B	\$1,257,000	\$9,177,200
Importance Code C		\$186,600
Total	\$1,721,500	\$9,639,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$23,700		\$3,900	\$12,900
Interior Architecture	\$26,700	\$20,100	\$47,700	
Electrical	\$52,300	\$50,300	\$74,000	\$63,300
Mechanical	\$137,900	\$86,000	\$160,000	\$106,900
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$282,000	\$197,900	\$327,100	\$224,600
Importance Code A	\$38,300	\$14,600	\$19,100	\$27,500
Importance Code B	\$217,000	\$183,300	\$308,000	\$197,000
Importance Code C	\$26,700			
Total	\$282,000	\$197,900	\$327,100	\$224,600



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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									
	Glass Block	2%	Now	\$46,000	LIFE	**	5	\$2,600	
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Rooms 1-122 And 1-124									
	Masonry: Brick Cavity	88%			LIFE	**	5	\$181,600	
	Window Wall	10%	Now	\$222,000	2049	**	5	\$38,700	
Air Infiltration, Extent : Moderate, Area Affected : 20%									
Location : Side Exit At 122nd Street									
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Side Exit At 122nd Street									
Explanation : Severe Condensation Forms At Window Wall									
Windows									
	Aluminum	95%			2045	**	5	\$25,900	
	Metal Louvers	5%			2038	**	10	\$8,500	
Parapets									
	Masonry: Brick Cavity	75%			LIFE	**	5	\$29,200	
	Metal Rail	20%			2042	**	5-10	\$140,600	
	Pre-Cast Concrete	5%	Now	\$7,800	LIFE	**	5	\$12,200	
Misaligned/Bulging, Extent : Light, Area Affected : 10%									
Location : Southeast Corner Of Building									
Roof									
	Single Ply Membrane	100%			2034	**	10	\$111,100	
Soffits									
	Metal Panel	30%			2049	**	5-10	\$14,500	
	Stucco Cement	70%	0-2	\$15,900	2042	**	5	\$6,100	
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Into Room 1-115d									
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$131,700	
	Ceramic Tile	10%			2038	**	5	\$40,200	
	Sheet Vinyl/Rubber	5%			2034	**	5	\$30,100	
	Traffic Topping	5%	0-2	\$55,700	2024	\$278,500	5	\$12,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Vinyl Tile	65%			2039	**	3	\$97,900	
Interior Walls									
	Ceramic Tile	10%			2042	**	5	\$53,300	
	Concrete Masonry Unit	20%			LIFE	**	5	\$42,600	
	Glass: Single Pane	5%			LIFE	**	5	\$20,000	
	Gypsum Board	45%			LIFE	**	5	\$143,900	
	Plaster	20%			LIFE	**	5	\$32,000	

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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	

Interior

Ceilings

AcousTileSusp.Lay-In 70% 2049 * * 5 \$281,100

Recent Construction, Extent : Light, Area Affected : 100%

Location : Throughout

Exposed Struc: Steel 10% LIFE * *

Gypsum Board 20% LIFE * * 5 \$100,400

Site Enclosure

Fence/Gates

Aluminum Picket 100% 2049 * *

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2042 * *

On-Site Walkways

Cast in Place Concrete 100% 2042 * *

Parking/Driveway

Cast in Place Concrete 100% 2042 * *

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2039 * * 5 \$1,200

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

Location : Electrical Room

Explanation : Two Main Service Switches Rated At 3,000 Amperes Each

Transformers

Dry Type 100% 2034 * * 5 \$1,000

Switchgear / Switchboard

Fused Disc Sw 100% 2039 * * 5 \$1,200

Raceway

Conduit 70% 2049 * * 1

Conduit 30% 2039 * * 1

Panelboards

Fused Disc Sw 10% 2037 * * 5 \$600

Molded Case Bkrs 30% 2037 * * 5 \$2,100

Molded Case Bkrs 60% 2045 * * 5 \$4,200

Wiring

Thermoplastic 70% 2049 * * 1

Thermoplastic 30% 2039 * * 1

Motor Controllers

Locally Mounted 30% 2042 * * 5 \$500

Variable Frequency 70% 2042 * *

Drive

Ground

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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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	**	1	\$82,500	
	Generators								
	Diesel	100%			2038	**	1	\$103,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Emergency Generator Rated At 1250 Kilowatts								
	Batteries								
	Lead/Acid	100%			2023	\$1,700	5	\$9,900	
	Fuel Storage								
	Day Tank	50%			2045	**	5	\$24,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof At Generator								
	Explanation : 275 Gallon Capacity								
	Main Tank	50%			2057	**	5	\$3,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Underground								
	Explanation : 20,000 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	20%			2029	\$986,400	10	\$49,200	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Older Section								
	Fluorescent	70%			2034	**	10	\$172,200	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2034	**	10	\$12,300	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Fluorescent	5%			2034	**	10	\$12,300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Egress Lighting								
	Emergency, Service	50%			2034	**	1		
	Exit, Battery	50%			2034	**	10	\$9,100	

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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
Lighting									
	Exterior Lighting								
	Fluorescent	80%			2034	* *	10	\$19,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Building Perimeter							
	HID	5%			2029	\$56,700	10		
	LED	15%			2034	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof And Building Perimeter							
		Explanation : LED Lighting							
Alarm									
	Security System								
	Generic	100%			2034	* *	1	\$100,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	* *	1-3	\$170,300	
		Other Observation, Extent : Light, 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									
	Energy Source								
	Natural Gas	100%			2049	* *	1		
	Conversion Equipment								
	Hot Water Boiler	75%			2042	* *	1	\$99,500	
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Penthouse							
		Explanation : 2 Units							
	Hot Water Boiler	15%			2042	* *	1	\$19,900	
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : Penthouse							
		Explanation : 1 Unit							
	Steam Boiler	10%			2042	* *	1	\$26,600	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Penthouse							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2045	* *	4	\$13,200	
	Terminal Devices								
	Air Handler	40%			2034	* *	1	\$66,400	
	Air Handler	40%			2029	\$1,580,600	1	\$66,400	
	Fan Coil Unit/Heat	20%			2034	* *	1	\$17,300	

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
HENRY J. CARTER SPECIALTY HOSPITAL - LONG TERM ACUTE CARE
Asset # : 14738

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	40%			2045	**	1		
	Natural Gas	60%			2049	**	1		
Conversion Equipment									
	Absorption Chiller/Direct Fire	60%			2029	\$3,490,600	1	\$174,200	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Penthouse							
		Explanation : 2 Units							
	Reciprocating Compr/Chiller	40%			2034	**	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%			2049	**	4	\$13,200	
Terminal Devices									
	Air Handler/Cool/Ht	50%			2034	**	1	\$82,900	
	Air Handler/Cool/Ht	50%			2029	\$1,575,800	1	\$82,900	
Heat Rejection									
	Air Cooled Condenser Unit	40%			2034	**	2	\$74,700	
	Water Cooling Tower	60%			2030	\$639,900	2	\$162,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$149,600	
Exhaust Fans									
	Interior	80%			2034	**	2	\$6,600	
	Roof	20%			2034	**	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		
Water Heater									
	Gas Fired	100%			2027	\$171,400	2	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Upper Penthouse							
		Explanation : 4 Units, No Capacities							
HW Heat Exchanger									
	HTHW/HW	100%			2049	**			
		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		

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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									
	Sump Pump(s)								
	Non-Submersible	100%			2034	* *	4	\$8,500	
	Sewage Ejector(s)								
	Electric	50%	0-2	\$800	2029	\$40,500	4	\$5,300	
		Malfunctioning, Extent : Severe, Area Affected : 10%							
		Location : Basement							
	Electric	50%			2029	\$40,500	4	\$5,300	
	Backflow Preventer								
	Generic	100%			2029	\$71,400	1	\$16,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Two Units From Basement To 7th Floor, Penthouse; Four Units From Basement To 7th Floor							
		Explanation : 6 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$140,300	
	Sprinkler								
	Generic	100%	0-2	\$550,400	2049	* *	1-2	\$65,100	
		Leak Evident, Extent : Moderate, Area Affected : 20%							
		Location : Roof Tank							
	Fire Pump								
	Generic	100%			2032	* *	1	\$50,100	
	Chemical System								
	No Component	98%							
	Generic	2%			2027	\$600	1-3	\$100	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 12-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,Ph
Block : 1747 **Lot** : 70 **BIN** : 1088883

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$119,400	\$731,000
Interior Architecture	\$75,700	\$266,800
Electrical	\$123,800	
Mechanical		\$86,200
Total	\$319,000	\$1,084,100
Importance Code A	\$119,400	\$731,000
Importance Code B	\$199,500	\$228,200
Importance Code C		\$124,800
Total	\$319,000	\$1,084,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$51,600	\$12,500
Interior Architecture	\$25,900	\$27,400	\$6,300	\$16,400
Electrical	\$27,800	\$26,200	\$37,600	\$32,500
Mechanical	\$62,700	\$40,800	\$85,600	\$50,000
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$146,000	\$124,000	\$210,800	\$141,000
Importance Code A	\$7,300	\$7,300	\$59,300	\$19,800
Importance Code B	\$138,700	\$99,300	\$151,500	\$121,100
Importance Code C		\$17,300		
Total	\$146,000	\$124,000	\$210,800	\$141,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL - NURSING FACILITY
Asset # : 14737

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$5,700	
	Metal Panel	35%			2049	**	5-10	\$437,900	
	Pre-Cast Concrete	50%			LIFE	**	5	\$295,700	
	Window Wall	10%			2049	**	5	\$68,200	
Windows									
	Aluminum	90%			2045	**	5	\$24,900	
	Metal Louvers	10%			2038	**	10	\$17,300	
Parapets									
	Metal Panel	30%			2049	**	5	\$15,800	
	Metal Rail	10%			2049	**	5-10	\$24,500	
	Pre-Cast Concrete	60%			LIFE	**	5	\$51,200	
Roof									
	Single Ply Membrane	100%			2039	**	10	\$65,600	
Soffits									
	Stucco Cement	100%			2042	**	5		
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$66,300	
	Ceramic Tile	10%			2038	**	5	\$20,200	
	Traffic Topping	5%			2034	**	5	\$12,600	
	Vinyl Tile	55%			2034	**	3	\$55,500	
	Vinyl Tile	10%			2034	**	3	\$10,100	
	Wood	5%			2057	**	5	\$18,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
Explanation : This Component Is Actually Laminated Wood Flooring									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	10%			2038	**	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%			2042	**	5	\$151,500	
	Exposed Concrete	10%			LIFE	**	5	\$3,200	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$25,200	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	100%			2049	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2042	**			

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

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

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

Site Pavements

Parking/Driveway

Cast in Place Concrete 100%

2042

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Switches Rated At 4,000 Amperes Each*

Transformers

Dry Type

100%

2042

* *

5

\$500

Switchgear / Switchboard

Fused Disc Sw

100%

2049

* *

5

\$600

Raceway

Conduit

100%

2049

* *

1

Panelboards

Fused Disc Sw

15%

2045

* *

5

\$500

Molded Case Bkrs

85%

2045

* *

5

\$3,000

Wiring

Thermoplastic

100%

2049

* *

1

Motor Controllers

Locally Mounted

20%

2042

* *

5

\$200

Variable Frequency

80%

2042

* *

Drive

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$2,000

Stand-by Power

Transfer Switches

Automatic

100%

2042

* *

1

\$41,500

Generators

Diesel

100%

2038

* *

1

\$52,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Emergency Generator Rated At 1250 Kilowatts*

Batteries

Lead/Acid

100%

2023

\$1,700

5

\$5,000

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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									
Fuel Storage									
	Day Tank	50%			2045	**	5	\$12,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : 275 Gallon Capacity									
	Main Tank	50%			2057	**	5	\$2,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underground									
Explanation : 20,000 Gallons Rating Capacity									
Lighting									
Interior Lighting									
	Fluorescent	35%			2034	**	10	\$43,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2034	**	10	\$6,200	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Mechanical Spaces									
	Fluorescent	60%			2034	**	10	\$74,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	50%			2034	**	1		
	Exit, Battery	50%			2034	**	10	\$4,600	
Exterior Lighting									
	Fluorescent	80%			2034	**	10	\$9,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Roof And Building Perimeter									
	Fluorescent	5%			2034	**	10	\$600	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Loading Dock Area									
	LED	15%			2034	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof And Building Perimeter									
Explanation : LED Lighting									
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2057	**	5	\$4,000	
Alarm									
Security System									
	Generic	100%			2034	**	1	\$50,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance System									

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2034

* *

1-3

\$85,700

*Other Observation, Extent : Light, 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

Natural Gas

100%

2049

* *

1

Conversion Equipment

Hot Water Boiler

90%

2042

* *

1

\$60,100

*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*

Steam Boiler

10%

2042

* *

1

\$13,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

2045

* *

4

\$6,700

Terminal Devices

Air Handler

80%

2034

* *

1

\$66,800

Fan Coil Unit/Heat

20%

2034

* *

1

\$8,700

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Reciprocating

100%

2034

* *

1

\$62,600

Compr/Chiller

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

Distribution

CW & CHW Wtr

100%

2049

* *

4

\$6,700

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2034

* *

1

\$83,500

Heat Rejection

Air Cooled Condenser

100%

2034

* *

2

\$94,000

Unit

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$75,300

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	85%			2034	**	2	\$3,500	
	Roof	15%			2034	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$86,200	2	\$2,000	
	HW Heat Exchanger								
	HTHW/HW	100%			2049	**			
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2034	**	4	\$8,100	
	Backflow Preventer								
	Generic	100%			2034	**	1	\$8,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 90% Location : Two Units From 1st To 5th Floor, One Unit From Cellar To 6th Floor And Penthouse, One Unit From Cellar To 6th Floor Explanation : 4 Units							
	Hydraulic	10%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 10% Location : One Unit From Cellar To 1st Floor Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	**	1-5	\$70,600	
	Sprinkler								
	Generic	100%			2049	**	1-2	\$37,800	
	Fire Pump								
	Generic	100%			2038	**	1	\$25,200	
	Chemical System								
	No Component	98%							
	Generic	2%			2027	\$600	1-3	\$100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Elevator Machine Room, Kitchen Hood Explanation : Fm-200 For Elevator Machine Room, Chemical System r-102 For Kitchen Hood							

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

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

Asset Name : IDA G. ISRAEL COMM HEALTH CENTER
Address : 2925 WEST 19 STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0021.000 / 14935 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 13,325 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 16-May-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 7061 **Lot** : 16 **BIN** : 3414199

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$41,100	
Total	\$41,100	
Importance Code A	\$41,100	
Total	\$41,100	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$500		\$3,900	
Interior Architecture	\$9,600	\$8,100	\$300	\$800
Electrical	\$1,200	\$1,000	\$1,000	\$1,300
Mechanical	\$1,000	\$1,500	\$6,400	\$1,500
Site Enclosure	\$2,300			
Total	\$14,600	\$10,600	\$11,500	\$3,600
Importance Code A	\$1,200	\$700	\$4,500	\$700
Importance Code B	\$11,200	\$9,200	\$7,000	\$2,900
Importance Code C	\$2,300	\$700		
Total	\$14,600	\$10,600	\$11,500	\$3,600



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

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

Exterior

Exterior Walls

Concrete Masonry Unit	15%			LIFE		**	5	\$1,900
Masonry: Brick	73%			LIFE		**	5	\$15,000
Stucco Cement	2%			2042		**	5	\$1,000
Window Wall	10%			2049		**	5	\$7,700

Parapets

Masonry: Brick	100%			LIFE		**	5	\$1,700

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

Location : Throughout

Explanation : Covered With Roof Membrane

Roof

Modified Bitumen	100%			2034		**	10	\$41,100

Interior

Floors

Cast in Place Concrete	1%			LIFE		**	5	\$500
Ceramic Tile	67%			2038		**	5	\$14,800
Sheet Vinyl/Rubber	2%			2034		**	5	\$700
Vinyl Tile	30%			2034		**	3	\$3,300

Interior Walls

Ceramic Tile	5%			2038		**	5	\$1,400
Gypsum Board	95%			LIFE		**	5	\$16,300

Ceilings

AcousTileSusp.Lay-In	80%			2042		**	5	\$17,500
Gypsum Board	20%			LIFE		**	5	\$5,500

Site Enclosure

Fence/Gates

Chain Link	100%	Now		\$2,300	2049		**	

Impact Damage, Extent : Moderate, Area Affected : 50%

Location : Along Driveway

Retaining Walls

Cast in Place Concrete	100%			2064		**		

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042		**		

On-Site Walkways

Cast in Place Concrete	100%			2042		**		

Parking/Driveway

Asphalt	95%			2038		**		
Cast in Place Concrete	5%			2042		**		

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2055		**	5	\$100

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2055	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2051	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2055	**	1		
	Motor Controllers								
	Locally Mounted	100%			2046	**	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	LED	100%			2037	**			
	Egress Lighting								
	Emergency, Battery	50%			2037	**	10	\$1,600	
	Exit, LED	50%			2064	**	1		
	Exterior Lighting								
	HID	100%			2037	**	10		
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2034	**	1	\$2,500	
	Fire/Smoke Detection								
	Generic, Analog	100%			2034	**	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								
	Natural Gas	100%			2055	**	1		
	Conversion Equipment								
	Furnace	100%			2037	**	1	\$6,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$800	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$17,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,400	

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
IDA G. ISRAEL COMM HEALTH CENTER
Asset # : 14935

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%			2037	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	* *	1		
	Water Heater								
	Not Accessible	100%	Other Observation, Extent : Light, Area Affected : 0%						
			Location :						
			Explanation : Multiple Ceiling Hung Units - Not Accessable						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2055	* *	1-2	\$3,700	

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

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 01-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 4205 **Lot** : 1 **BIN** : 2097550

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$38,900	\$167,600
Interior Architecture	\$37,600	\$387,500
Electrical	\$120,900	
Mechanical	\$48,500	\$1,014,900
Total	\$245,900	\$1,570,000
Importance Code A	\$38,900	\$167,600
Importance Code B	\$207,000	\$1,270,300
Importance Code C		\$132,100
Total	\$245,900	\$1,570,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$14,600		\$44,400	
Interior Architecture	\$18,500	\$12,000		\$18,500
Electrical	\$15,200	\$17,000	\$15,400	\$27,500
Mechanical	\$39,000	\$71,000	\$49,500	\$95,200
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$102,200	\$114,800	\$124,100	\$156,000
Importance Code A	\$17,900	\$5,200	\$48,000	\$3,300
Importance Code B	\$84,300	\$102,500	\$76,100	\$152,800
Importance Code C		\$7,100		
Total	\$102,200	\$114,800	\$124,100	\$156,000



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
JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8
Asset # : 14211

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	35%			LIFE	**	5	\$35,400	
	Masonry: Granite	5%			LIFE	**	5	\$3,800	
	Masonry: Limestone	5%			LIFE	**	5	\$3,800	
	Metal/Glass Curt Wall	50%			LIFE	**	5	\$94,900	
	Metal Panel	5%			2049	**	5-10	\$34,800	
Windows									
	Metal Louvers	100%			2038	**	10	\$9,000	
Parapets									
	Concrete Masonry Unit	60%			LIFE	**	5	\$6,500	
	Masonry: Brick	15%			LIFE	**	5	\$1,400	
	Masonry: Limestone	20%			LIFE	**	5	\$2,400	
	Metal Rail	5%			2042	**	5-10	\$8,700	
Roof									
	IRMA/Protected Membrane	35%			2034	**	10	\$20,900	
	Single Ply Membrane	65%			2034	**	10	\$38,900	
Soffits									
	Metal Panel	50%			2049	**	5-10	\$51,400	
	Stucco Cement	50%			2042	**	5	\$18,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 2% Location : Main Entrance								
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$43,100	
	Ceramic Tile	5%			2038	**	5	\$9,900	
	Terrazzo	10%			LIFE	**	5	\$15,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 2% Location : Atrium								
	Vinyl Tile	75%			2034	**	3	\$74,000	
Interior Walls									
	Cast in Place Concrete	7%			LIFE	**			
	Ceramic Tile	5%			2038	**	5	\$14,200	
	Concrete Masonry Unit	8%			LIFE	**	5	\$9,100	
	Glass: Single Pane	30%			LIFE	**	5	\$63,900	
	Gypsum Board	40%			LIFE	**	5	\$68,200	
	Travertine Panels	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	35%			2042	**	5	\$75,200	
	Staining/Discoloring, Extent : Light, Area Affected : 2% Location : Basement								
	Gypsum Board	50%			LIFE	**	5	\$134,300	
	Metal Panel	15%			LIFE	**	5	\$40,300	

Site Pavements

*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 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	

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2042

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

Parking/Driveway

Asphalt

100%

2038

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 2,000 Ampere Main Disconnect Switches*

Transformers

Dry Type

100%

2042

* *

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 112.5, Two 225 Kilovolt-ampere, 480/277hv - 208 Lv*

Switchgear / Switchboard

Fused Disc Sw

100%

2049

* *

5

\$600

Raceway

Conduit

100%

2049

* *

1

Panelboards

Fused Disc Sw

10%

2045

* *

5

\$300

Molded Case Bkrs

90%

2045

* *

5

\$3,100

Wiring

Thermoplastic

100%

2049

* *

1

Motor Controllers

Locally Mounted

30%

2042

* *

5

\$300

Motor Control Center

70%

2042

* *

5

\$2,500

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,900

Stand-by Power

Transfer Switches

Automatic

100%

2042

* *

1

\$40,500

Generators

Diesel

100%

2038

* *

1

\$51,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Generator Room Basement**Explanation : One 500 Kilovolt-ampere*

Batteries

Lead/Acid

100%

2023

\$1,700

5

\$4,900

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	100%			2045	**	5	\$24,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Basement									
Explanation : One 550 Gallons									
Lighting									
	Interior Lighting								
	Fluorescent	70%			2034	**	10	\$84,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Fluorescent	25%			2034	**	10	\$30,200	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2034	**	10	\$6,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	55%			2034	**	1		
	Emergency, Battery	5%			2034	**	10	\$1,600	
	Exit, LED	35%			2057	**	1		
	Exit, Service	5%			2034	**	1		
Exterior Lighting									
	HID	100%			2034	**	10	\$400	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	**	1	\$14,800	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	**	1-3	\$25,100	

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%			2049	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Campus Steam From Adjacent Building									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	50%			2038	**	1	\$32,600	
		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%			2038	**	5	\$3,900	
Distribution									
	Hot Wtr Piping/Pump	100%			2045	**	4	\$6,500	
Terminal Devices									
	Air Handler	50%	4+	\$48,500	2034	**	1	\$36,700	
		Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 30% Location : Various Locations - Economizer Cycle Not Working							
	Fan Coil Unit/Heat	50%			2034	**	1	\$21,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Reheat System							
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2038	**	1	\$142,600	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Units In Chiller Room In Basement							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$6,500	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2034	**	1	\$81,500	
Heat Rejection									
	Water Cooling Tower	100%			2027	\$523,800	2	\$132,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Located On Roof Of Adjacent Building							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$73,500	
Exhaust Fans									
	Interior	100%			2029	\$491,100	2	\$4,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		

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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
Plumbing									
	HW Heat Exchanger								
	HTHW/HW	100%			2049	**			
			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%			2034	**	4	\$4,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Duplex Unit						
	Sewage Ejector(s)								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor To 4th Floor						
			Explanation : 3 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2055	**	1-5	\$68,900	
	Sprinkler								
	Generic	100%			2055	**	1-2	\$36,900	
	Fire Pump								
	Generic	100%			2032	**	1	\$24,600	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 30-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 4205 **Lot** : 1 **BIN** : 2102971

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$539,900	\$760,300
Electrical	\$150,300	\$71,200
Mechanical	\$275,600	\$100,800
Total	\$965,800	\$932,300
Importance Code A	\$539,900	\$760,300
Importance Code B	\$425,900	\$172,000
Total	\$965,800	\$932,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$95,100			
Interior Architecture	\$69,400	\$1,400		\$14,000
Electrical	\$16,500	\$1,100	\$16,800	\$1,000
Mechanical	\$54,500	\$2,000	\$4,600	\$14,700
Site Pavements	\$24,400			
Total	\$259,900	\$4,600	\$21,300	\$29,700
Importance Code A	\$95,300	\$200	\$400	\$12,100
Importance Code B	\$137,100	\$4,400	\$21,000	\$17,700
Importance Code C	\$27,500			
Total	\$259,900	\$4,600	\$21,300	\$29,700



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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
JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA
Asset # : 82

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Glazed Ceramic Panel	5%			LIFE	**	5	\$13,000	
	Masonry: Brick	80%	Now	\$300,200	LIFE	**	5	\$44,500	
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint 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							
	Masonry: Limestone	10%	Now	\$203,900	LIFE	**	5	\$4,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Front Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Front Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Front Facade							
	Window Wall	5%	Now	\$7,500	2049	**	5	\$5,200	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 15%							
		Location : Main Entrance							
Windows									
	Aluminum	100%			2037	**	5	\$1,700	
Parapets									
	Masonry: Brick	65%	Now	\$26,200	LIFE	**	5	\$4,100	1
		Horizontal Cracks, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Joint 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%			2042	**	5-10	\$11,300	
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Flat Roof Area.							
		Explanation : Rail Was Separated At Solid Corner Joint.							
	Pre-Cast Concrete	25%	Now	\$3,100	LIFE	**	5	\$9,800	1
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Copings At Flat Roof							
		Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
		Location : Coping Joints At Flat Roof							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Single Ply Membrane	94%	Now	\$35,800	2029	\$715,800			
	Debris Present, Extent : Light, Area Affected : 10%								
	Location : Flat Roof Area								
	Drains Clogged, Extent : Light, Area Affected : 20%								
	Location : Curved Flat Roof.								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Auditorium, Mechanical Room								
	Skylight, Metal/Glass	6%	Now	\$21,300	2039	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Lantern Located On Flat Roof								
	Glazing Clouded, Extent : Severe, Area Affected : 100%								
	Location : Lantern Located On Flat Roof								
	Thermally Inefficient, Extent : Severe, Area Affected : 100%								
	Location : Lantern Located On Flat Roof								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Lantern Located On Flat Roof								
	Explanation : Glazing Joints Missing/ Cracked								
Soffits									
	Cast in Place Concrete	75%	Now	\$12,800	LIFE	**	5	\$20,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Main Entrance								
	Paint Peeling, Extent : Light, Area Affected : 15%								
	Location : Main Entrance								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : Main Entrance								
	Masonry: Limestone	25%	Now	\$16,500	LIFE	**	5	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Main Entrance								
	Explanation : Being Supported By Wood Bracing								
Interior									
Floors									
	Carpet	45%			2028	\$368,000	3	\$51,600	
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : At Front Of Stage								
	Cast in Place Concrete	5%	0-2	\$1,700	LIFE	**	5	\$6,300	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Ceramic Tile	5%			2038	**	5	\$2,900	
	Terrazzo	15%	4+	\$8,900	LIFE	**	5	\$6,700	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations.								
	Vinyl Tile	15%			2034	**	3	\$4,300	
	Wood	15%			2057	**	5	\$16,100	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	15%			LIFE	**	5	\$2,300	
	Glass: Single Pane	5%			LIFE	**	5	\$1,500	
	Masonry: Brick	55%			LIFE	**			
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>									
<i>Location : Auditorium</i>									
	Mosaic Tile	2%			LIFE	**			
	Plaster	18%	Now	\$3,100	LIFE	**	5	\$2,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>									
<i>Location : Mens Dressing Room</i>									
	Wood	5%			LIFE	**	5	\$7,700	
Ceilings									
	Exposed Concrete	20%			LIFE	**	5	\$1,800	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Breezeway/ Entry Overhang</i>									
	Plaster	80%	Now	\$33,600	LIFE	**	5	\$28,600	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>									
<i>Location : Back To Middle Ceiling Area</i>									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2049	**			
Free Standing Walls									
	Concrete Masonry Unit	100%			2049	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$3,200	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Parking/Driveway									
	Asphalt	100%	Now	\$21,200	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : At Rear</i>									
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Rear Near Landing Pad</i>									
<i>Explanation : Loose Steel Plate Over Excavation.</i>									

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2029	\$1,700	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Electrical Closet							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2029	\$36,100	5	\$300	
	Raceway								
	Conduit	100%			2029	\$35,100	1		
	Panelboards								
	Molded Case Bkrs	100%			2028	\$16,700	5	\$300	
	Wiring								
	Braided Cloth	40%	2-4	\$12,400	2054	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	60%			2029	\$18,600	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$33,800	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2034	* *	1	\$3,500	
	Generators								
	Diesel	100%			2038	* *	1	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Generator Room							
		Explanation : One 250 Kilowatts							
	Batteries								
	Lead/Acid	100%			2022	\$1,700	5	\$400	
	Fuel Storage								
	Day Tank	100%			2037	* *	5	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 200 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2034	* *	10	\$1,000	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : First Floor							
	Fluorescent	10%			2024	\$12,800	10	\$1,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	80%			2024	\$102,100	2	\$200	

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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

Egress Lighting

Emergency, Service	45%		2029	\$2,800	1			
Emergency, Service	10%		2034	* *	1			
Emergency, Battery	5%		2029	\$900	10			\$100
Exit, Service	30%		2024	\$500	1			
Exit, Service	10%		2034	* *	1			

Exterior Lighting

HID	100%		2024	\$48,200	10			

Alarm

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%		2034	* *	1-3			\$2,200

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%			2039	* *	1			

Conversion Equipment

Heat Exchanger, Plate & Frame	40%		2025	\$6,900	1			\$2,300
Pres. Reducing Valve/LP Steam	60%		2025	\$4,700	5			\$400

Distribution

Hot Wtr Piping/Pump	40%	4+	\$1,500	2037	* *	4		\$200

Broken, Extent : Severe, Area Affected : 30%
Location : One Pump Fails And Needs To Be Replaced
Leak Evident, Extent : Light, Area Affected : 10%
Location : Expansion Tank Leaking

Central Plant Steam Piping/Pmp	60%	0-2	\$24,300	2039	* *	4		\$300

Malfunctioning, Extent : Moderate, Area Affected : 100%
Location : Condensate Pump In Mechanical Pit

Terminal Devices

Air Handler	60%	4+	\$40,300	2029	\$100,800	1		\$3,800

On Extended Life, Extent : Moderate, Area Affected : 100%
Location : 1st Floor

Convactor/Radiator	40%			2027	\$25,600	1		\$1,500

Air Conditioning

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	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%			2024	\$101,400	1	\$5,300	
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2029	\$14,600	4	\$600	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2024	\$133,900	1	\$7,100	
Heat Rejection									
	Air Cooled Condenser Unit	100%			2034	* *	2	\$7,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,400	
Exhaust Fans									
	Interior	20%	4+	\$8,500	2039	* *	2	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 20%							
		Location : Mechanical Room							
	Roof	80%	Now	\$15,900	2039	* *	2	\$200	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2029	\$19,000	4	\$1,100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%	0-2	\$1,200	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
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%							

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 30-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,12,13,14
Block : 4205 **Lot** : 1 **BIN** : 2097550

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,497,500	\$734,800
Interior Architecture	\$1,319,200	\$7,859,200
Electrical	\$4,174,100	\$8,546,300
Mechanical	\$17,287,600	\$4,806,100
Site Pavements	\$35,800	
Total	\$24,314,200	\$21,946,400
Importance Code A	\$1,573,200	\$910,600
Importance Code B	\$22,705,300	\$20,804,600
Importance Code C	\$35,800	\$231,300
Total	\$24,314,200	\$21,946,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$45,300		\$20,000	
Interior Architecture	\$84,600	\$56,800		\$102,000
Electrical	\$87,100	\$83,100	\$69,400	\$79,000
Mechanical	\$256,200	\$176,700	\$350,400	\$259,400
Site Enclosure	\$6,100			
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$617,500	\$454,800	\$577,900	\$578,500
Importance Code A	\$54,300	\$9,000	\$30,600	\$9,000
Importance Code B	\$557,200	\$416,200	\$547,300	\$569,500
Importance Code C	\$6,100	\$29,600		
Total	\$617,500	\$454,800	\$577,900	\$578,500



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	93%	0-2	\$837,800	LIFE	**	5	\$496,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Diagonal Cracks, Extent : Light, Area Affected : 5%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 70%									
Location : Throughout									
Explanation : Much Of The Staining And Lintel Erosion Is From Window Air Conditioning Unit Condensation.									
	Masonry: Granite	5%			LIFE	**	5	\$20,000	
	Metal Panel	2%			2049	**	5-10	\$73,400	
Deformed/Dented, Extent : Light, Area Affected : 2%									
Location : Rear Entrance									
Windows									
	Aluminum	100%			2037	**	5	\$281,300	
Parapets									
	Masonry: Brick	85%	Now	\$286,000	LIFE	**	5	\$44,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	10%	0-2	\$30,500	LIFE	**	5	\$6,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : 12th Floor Roof Parapet									
Staining/Discoloring, Extent : Severe, Area Affected : 30%									
Location : Throughout									
	Metal: Cage/Fence	5%			2042	**	5-10	\$20,200	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	IRMA/Protected Membrane	15%			2034	**	10	\$44,000	
	Modified Bitumen	85%	Now	\$189,200	2034	**			
	Blisters, Extent : Moderate, Area Affected : 5%								
	Location : Above 14th Floor								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : 12th Floor Roof								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
	Location : 12th Floor Roof								
Soffits									
	Cast in Place Concrete	75%			LIFE	**	5	\$27,900	
	Stucco Cement	25%	Now	\$3,000	2034	**	5	\$2,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Emergency Entrance								
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$126,500	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%			2038	**	5	\$54,400	
	Worn/Eroded, Extent : Light, Area Affected : 10%								
	Location : Throughout Toilets								
	Quarry Tile	5%	0-2	\$35,000	2042	**	5	\$40,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Kitchen								
	Terrazzo	5%			LIFE	**	5	\$42,500	
	Vinyl Tile	65%	Now	\$672,200	2029	\$6,722,300	3	\$265,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Uneven Substrate, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor								
	Vinyl Tile 9" X 9"	10%			2034	**	3	\$54,400	
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2038	**	5	\$59,300	
	Concrete Masonry Unit	5%			LIFE	**	5	\$23,700	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Mechanical Rooms								
	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	8%	Now	\$15,700	2034	**	5	\$43,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Staining/Discoloring, Extent : Severe, Area Affected : 75%								
	Location : Throughout								
	AcousTileSusp.Lay-In	37%			2049	**	5	\$402,400	
	Exposed Concrete	10%			LIFE	**	5	\$17,000	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Basement And Sub-basement Levels.								
	Paint Peeling, Extent : Light, Area Affected : 20%								
	Location : Throughout Mechanical Rooms								
	Patching Evident, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Basement And Sub-basement.								
	Metal Panel	5%	Now	\$20,300	LIFE	**	5	\$68,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
	Location : Emergency Generator Room.								
	Plaster	40%	Now	\$319,300	LIFE	**	5	\$271,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Patching Evident, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Site Enclosure									
Free Standing Walls									
	Masonry: Brick	50%	Now	\$6,100	2049	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Masonry: Fieldstone	50%			2049	**			
Retaining Walls									
	Cast in Place Concrete	50%			2064	**			
	Masonry: Brick	50%			2049	**			

Site Pavements

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

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

Site Pavements

On-Site Walkways

Asphalt	15%			2032		* *			
Cast in Place Concrete	85%			2042		* *			

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

Location : Throughout

Parking/Driveway

Asphalt	100%	0-2	\$35,800	2032		* *			

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Ponding, Extent : Light, Area Affected : 10%

Location : Throughout

Potholes, Extent : Light, Area Affected : 5%

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$175,700	5		\$3,200	

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

Location : Electrical Room Basement

Explanation : Three 4,000 Ampere And Six 3,000 Ampere Main Disconnect Switches For A,B,C,D Services

Transformers

Dry Type	100%			2027	\$17,700	5		\$2,700	

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

Location : Electrical Room Basement

Explanation : Two 550 Kilovolt-ampere, Two 300 Kilovolt-ampere, One 225 Kilovolt-ampere And 112.5 Kilovolt-ampere 480/277 Hv-208 Lv

Switchgear / Switchboard

Air Circuit Breaker	50%			2029	\$355,300	5		\$1,900	
Fused Disc Sw	50%			2029	\$355,300	5		\$1,600	

Raceway

Conduit	90%			2029	\$785,500	1			
Conduit	5%			2049	* *	1			
Tray	5%			2027	\$43,600	1			

Panelboards

Fused Disc Sw	2%			2045	* *	5		\$300	
Fused Disc Sw	10%			2028	\$80,200	5		\$1,700	
Molded Case Bkrs	5%			2045	* *	5		\$1,000	
Molded Case Bkrs	83%			2028	\$666,000	5		\$16,100	

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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

Electrical		Current Repair		Future 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	\$806,700	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement, 1st Up To Penthouse									
	Thermoplastic	35%			2029	\$470,600	1		
	Thermoplastic	5%			2049	* *	1		
Motor Controllers									
	Locally Mounted	20%			2027		5	\$1,000	
	Motor Control Center	80%			2027	\$1,268,000	5	\$16,100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$10,800	
Stand-by Power									
Transfer Switches									
	Automatic	40%			2042	* *	1	\$90,700	
	Automatic	50%			2027	\$138,300	1	\$113,400	
	Manual	10%			2029		5	\$300	
Generators									
	Diesel	50%			2025		1	\$142,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Basement									
Explanation : Two 1,250 Kilowatts									
	Diesel	50%			2038	* *	1	\$142,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Basement									
Explanation : Two 1,000 Kilowatts									
Fuel Storage									
	Day Tank	15%			2045	* *	5	\$20,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Basement									
Explanation : Two 275 Gallons									
	Day Tank	15%			2028	\$8,900	5	\$20,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Basement									
Explanation : Two 227 Gallons									
	Main Tank	70%			2032	* *	5	\$14,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Fuel Storage Room Basement									
Explanation : Two 10,000 Gallons									

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	65%			2034	* *	10	\$433,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Form Basement To The 14th Floor							
	Fluorescent	30%			2029	\$4,007,800	10	\$199,900	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : From Basement To Penthouse Room							
	Fluorescent	5%			2034	* *	10	\$33,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Front Desk And Elevator Lobby From 1st To 14th Floor							
Egress Lighting									
	Emergency, Service	20%			2024	\$80,000	1		
	Emergency, Service	40%			2034	* *	1		
	Exit, LED	5%			2064	* *	1		
	Exit, Service	30%			2024	\$81,200	1		
	Exit, Service	5%			2034	* *	1		
Exterior Lighting									
	HID	80%			2024	\$2,490,400	10	\$1,800	
	LED	20%			2034	* *			
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2032	* *	5	\$3,100	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2024	\$249,400	1	\$27,500	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$140,400	

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%			2039	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Sub-basement									
Explanation : Provided By Adjacent Building 6									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	25%			2038	* *	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+	\$75,600	2032	* *	5	\$16,200	
		Leak Evident, Extent : Moderate, Area Affected : 50%							
		Location : Sub-basement							
Distribution									
	Hot Wtr Piping/Pump	40%	4+	\$142,400	2028	\$474,500	4	\$14,300	
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : Mechanical Room							
	Central Plant Steam Piping/Pmp	60%	Now	\$772,900	2039	* *	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							
Terminal Devices									
	Air Handler	25%			2024	\$2,675,800	1	\$112,300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Fan Room							
	Air Handler	25%			2034	* *	1	\$112,300	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Various Mechanical Equipment Rooms							
	Convector/Radiator	30%			2034	* *	1	\$70,400	
	Fan Coil Unit/Heat	20%			2024	\$2,279,900	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%			2045	* *	1		
	Steam/HW System	20%			2039	* *	1		

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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									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	25%			2025	\$4,494,000	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+	\$1,033,700	2032	* *	1	\$424,600	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room On The Thirteenth Floor							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room On The Thirteenth Floor							
		Explanation : 3 Units Working At Reduced Capacity							
	Window/Wall Unit	15%			2024	\$237,900	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	60%			2049	* *	4	\$21,500	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	30%			2037	* *	1	\$134,800	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Fan Room							
	Air Handler/Cool/Ht	30%			2024	\$2,561,000	1	\$134,800	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Fan Room							
	No Component	40%							
Heat Rejection									
	Water Cooling Tower	80%			2030	\$2,310,800	2	\$585,000	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$405,200	
Exhaust Fans									
	Interior	95%	4+	\$2,572,600	2039	* *	2	\$16,900	
		On Extended Life, Extent : Moderate, Area Affected : 60%							
		Location : Various Locations							
	Roof	5%			2024	\$63,200	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	4+	\$283,700	2039	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Sub-basement							

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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
Plumbing									
	HW Heat Exchanger Steam Fired	100%			2029	\$1,212,200	4	\$71,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Sub-basement									
Explanation : 2 Units With 1,000 Gallon Storage; 1 Unit With 350 Gallon Storage Serves Kitchen Only									
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2029	\$117,700	4	\$15,600	
	Sewage Ejector(s) Electric	100%			2029	\$222,400	4	\$29,300	
	Backflow Preventer Generic	100%			2029	\$193,400	1	\$44,500	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3 Units Serve Basement To 11th Floor, 5 Units Serve Basement To 12th Floor, 2 Units Serve Basement To 6th Floor									
Explanation : Ten Units									
Fire Suppression									
	Standpipe Generic	100%			2049	* *	1-5	\$379,900	
	Sprinkler No Component	70%							
	Generic	30%			2049	* *	1-2	\$61,100	
	Fire Pump Generic	100%			2038	* *	1	\$135,700	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 06-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,11,13
Block : 4205 **Lot** : 1 **BIN** : 2102972

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,495,700	\$570,200
Interior Architecture	\$725,400	\$2,182,400
Electrical	\$1,704,500	\$2,152,600
Mechanical	\$1,745,000	\$1,310,000
Total	\$6,670,600	\$6,215,200
Importance Code A	\$2,495,700	\$658,100
Importance Code B	\$3,835,700	\$5,362,500
Importance Code C	\$339,300	\$194,500
Total	\$6,670,600	\$6,215,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$74,600		\$21,400	
Interior Architecture	\$91,200	\$50,600		\$17,500
Electrical	\$35,500	\$24,500	\$93,200	\$30,000
Mechanical	\$36,000	\$30,400	\$83,900	\$50,300
Site Enclosure	\$3,900			
Site Pavements	\$31,700			
Elevators/Escalators	\$51,300	\$51,300	\$51,300	\$51,300
Total	\$324,100	\$156,900	\$249,900	\$149,100
Importance Code A	\$83,500	\$5,600	\$27,400	\$5,600
Importance Code B	\$161,800	\$151,300	\$222,400	\$143,500
Importance Code C	\$78,800			
Total	\$324,100	\$156,900	\$249,900	\$149,100



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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%			LIFE	* *	5	\$71,200	
	Masonry: Brick	86%	Now	\$1,652,800	LIFE	* *	5	\$244,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 20%							
		Location : From Window Air Conditioning Units, Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Metal Panel	2%	2-4	\$2,300	2039	* *	5	\$10,700	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Penthouse							
	Granite Panels	3%			LIFE	* *	5	\$6,400	
	Window Wall	4%			2049	* *	5	\$42,700	
Windows									
	Aluminum	93%	Now	\$687,000	2045	* *	5	\$18,300	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout, 2nd Floor, Penthouse, 3rd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Louvers	5%	Now	\$13,100	2032	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : 3rd Floor Machine Room							
	Steel	2%	Now	\$23,000	2045	* *	5	\$4,900	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 25%							
		Location : Stairs							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Stairs							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets	Masonry: Brick	85%			LIFE	* *	5	\$20,100	
		Recent Repair Evident, Extent : Light, Area Affected : 20% Location : Main Roof							
	Metal Panel	5%	Now	\$10,200	2049	* *	5	\$2,300	
		Deformed/Dented, Extent : Moderate, Area Affected : 10% Location : Upper And Lower Roofs Loose/MISS Fasteners, Extent : Moderate, Area Affected : 10% Location : Throughout Loose Units, Extent : Moderate, Area Affected : 10% Location : Throughout Seams Open/Split, Extent : Moderate, Area Affected : 5% Location : Throughout							
	Metal Rail	10%			2042	* *	5-10	\$42,700	
Roof									
	Modified Bitumen	60%	Now	\$57,600	2034	* *			
		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 Water Penetration, Extent : Moderate, Area Affected : 5% Location : Lower Roof Above 3rd Floor							
	Traffic Topping	40%			2029	\$172,100	10	\$42,200	
Soffits									
	Cast in Place Concrete	35%	Now	\$50,300	LIFE	* *	5	\$39,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Penthouse, Loading Dock Spalling, Extent : Moderate, Area Affected : 5% Location : Loading Dock							
	Stucco Cement	65%	Now	\$48,000	2034	* *	5	\$18,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Main Entrance And 1st Floor Balcony Paint Peeling, Extent : Light, Area Affected : 15% Location : Throughout							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	10%			2028	\$444,600	3	\$62,300		
Cast in Place Concrete	5%			LIFE	**	5	\$34,100		
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Ceramic Tile	5%	2-4	\$16,900	2038	**	5	\$7,800		
	Worn/Eroded, Extent : Moderate, Area Affected : 5%								
	Location : Toilets								
Granite Panels	5%			LIFE	**	5	\$11,700		
Quarry Tile	5%			2042	**	5	\$23,400		
Raised Access Floor	5%			2038	**	5	\$58,400		
Terrazzo	5%			LIFE	**	5	\$12,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Main Lobby								
Vinyl Tile	55%			2029	\$1,628,700	3	\$64,200		
Vinyl Tile 9" X 9"	5%	0-2	\$95,900	2029	\$191,800	3	\$5,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	9%	Now	\$58,100	2032	**	5	\$18,800		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Toilets								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Toilets								
Concrete Masonry Unit	10%	0-2	\$20,800	LIFE	**	5	\$16,700		
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : North Stair Tower								
Marble Panels	9%			LIFE	**				
Plaster	35%	2-4	\$26,300	LIFE	**	5	\$43,900		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Library, 11th And 13th Floor At Windows								
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Basement Storage Room								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : 11th And 13th Floor At Windows								
SGFT/Glazed Masonry	28%			LIFE	**				
Wood	9%	Now	\$281,200	LIFE	**	5	\$150,600		
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Floor Training								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Floor Training								
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Floor Training								
	Explanation : Delaminating								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTile,Adhered	35%			2034	**	5	\$109,000		
AcousTileSusp.Lay-In	35%	Now	\$98,600	2042	**	5	\$54,500		
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : 13th Floor Corridor									
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : Throughout, 2nd Floor									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 13th Floor Corridor									
Plaster	30%	Now	\$137,100	LIFE	**	5	\$58,400		
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Gymnasium									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Gymnasium, Library									
Site Enclosure									
Fence/Gates									
Chain Link	100%			2049	**				
Free Standing Walls									
Concrete Masonry Unit	100%			2049	**				
Retaining Walls									
Cast in Place Concrete	25%			2064	**				
Masonry: Brick	75%	Now	\$3,900	2039	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Southwest Plaza									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Southwest Plaza									
Spalling, Extent : Moderate, Area Affected : 5%									
Location : Southwest Plaza									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	45%	0-2	\$5,200	2042	**				
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Pavers/Stone	55%	Now	\$26,600	2032	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Southwest Plaza									
Parking/Driveway									
Asphalt	100%			2038	**				

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%			2029	\$43,900	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 5,000 Ampere Main Disconnect Switch									
	Fused Disc Sw	50%			2029	\$43,900	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1,200 Amperes And One 2,000 Amperes									
Transformers									
	Dry Type	100%			2027	\$17,700	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Rooms In Basement									
Explanation : One 500 Kilovolt-ampere 480Volt-208/120 Volt									
Switchgear / Switchboard									
	Molded Case Bkrs	80%			2029	\$306,100	5	\$4,800	
	Molded Case Bkrs	20%			2049	* *	5	\$1,200	
Raceway									
	Conduit	95%			2029	\$414,500	1		
	Conduit	5%			2049	* *	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$40,100	5	\$500	
	Molded Case Bkrs	75%			2028	\$300,900	5	\$4,500	
	Molded Case Bkrs	15%			2045	* *	5	\$900	
Wiring									
	Braided Cloth	50%	2-4	\$336,100	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	20%			2049	* *	1		
	Thermoplastic	30%			2029	\$201,700	1		
Motor Controllers									
	Locally Mounted	20%			2027	\$167,300	5	\$300	
	Motor Control Center	80%			2027	\$634,000	5	\$4,900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,300	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2034	* *	1	\$69,500	
Generators									
	Diesel	100%			2032	* *	1	\$87,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Basement									
Explanation : Two 1250 Kilovolt-ampere And One 375 Kilovolt-ampere									
Batteries									
	Lead/Acid	100%			2022	\$1,700	5	\$8,400	

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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									
Fuel Storage									
	Day Tank	30%			2045	* *	5	\$12,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Basement									
Explanation : Three 250 Gallon Tanks									
	Main Tank	70%			2044	* *	5	\$4,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : Two 4,000 Gallon Main Tanks									
Lighting									
Interior Lighting									
	Fluorescent	5%			2024	\$207,600	10	\$10,400	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement									
	Fluorescent	5%			2034	* *	10	\$10,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Lobby 1st Floor And In Front Of The Elevator On Each Floor									
	Fluorescent	90%			2034	* *	10	\$186,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	50%			2034	* *	1		
	Emergency, Battery	10%			2024	\$34,100	10	\$5,500	
	Exit, Service	30%			2024	\$25,200	1		
	Exit, Service	10%			2034	* *	1		
Exterior Lighting									
	HID	100%			2024	\$953,700	10	\$700	
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2032	* *	5	\$6,600	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2034	* *	1	\$25,300	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$43,000	

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

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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%			2049	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided By Adjacent Building 6							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	50%			2032	* *	1	\$55,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Heat Exchanger Serves Hot Water Heating System							
	Pres. Reducing Valve/LP Steam	50%			2032	* *	5	\$6,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Pressure Reducing Valve Station Serves Steam Coils In Fan Units And A Heat Exchanger For The Hot Water Heating System							
Distribution									
	Hot Wtr Piping/Pump	80%			2045	* *	4	\$8,900	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Recent Repipe Of Entire System							
	Central Plant Steam Piping/Pmp	20%	0-2	\$240,200	2029	\$800,700	4	\$2,200	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations							
Terminal Devices									
	Air Handler	20%	Now	\$665,200	2039	* *	1	\$25,100	
		Abandoned in Place, Extent : Moderate, Area Affected : 50%							
		Location : Fan Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Fan Room							
		Explanation : Equipment On Extended Life With Evidence Of Severe Steam Coil Leaks							
	Convector/Radiator	80%			2034	* *	1	\$58,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	40%			2038	* *	1	\$97,700	
	Window/Wall Unit	60%	4+	\$59,100	2024	\$295,700	1		
		Damaged, Extent : Moderate, Area Affected : 30%							
		Location : 30 Percent Of Units Need Replacement							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	5%			2029	\$132,600	1	\$7,000	
		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	\$50,400	
	No Component	60%							
Exhaust Fans									
	Interior	96%	Now	\$484,700	2039	* *	2	\$5,300	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Fan Room							
	Roof	4%			2024	\$15,700	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	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%			2029	\$376,700	4	\$22,300	
		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 : From Basement To 13th Floor									
Explanation : 4 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2049		* *	1-5	\$118,100
Sprinkler									
	No Component	90%							
	Generic	10%			2049		* *	1-2	\$6,300
Fire Pump									
	No Component	90%							
	Generic	10%	2-4	\$1,500	2032		* *	1	\$3,800
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Pump Room									
Chemical System									
	Generic	100%			2027	\$29,200		1-3	\$3,700

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 01-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,8,ph
Block : 4205 **Lot** : 1 **BIN** : 2826699

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$629,800	\$260,800
Interior Architecture	\$514,800	\$1,384,400
Electrical	\$352,200	
Mechanical	\$496,500	\$1,774,100
Total	\$1,993,300	\$3,419,300
Importance Code A	\$629,800	\$260,800
Importance Code B	\$1,304,000	\$2,694,900
Importance Code C	\$59,500	\$463,600
Total	\$1,993,300	\$3,419,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$26,000		\$26,200	\$18,800
Interior Architecture	\$29,900			\$54,500
Electrical	\$48,600	\$46,200	\$40,200	\$48,900
Mechanical	\$208,700	\$153,900	\$256,200	\$180,000
Elevators/Escalators	\$85,700	\$85,700	\$85,700	\$85,700
Total	\$398,800	\$285,800	\$408,200	\$388,000
Importance Code A	\$62,100	\$36,100	\$63,300	\$54,900
Importance Code B	\$336,600	\$249,700	\$344,900	\$333,100
Total	\$398,800	\$285,800	\$408,200	\$388,000



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	25%	Now	\$299,300	LIFE	**	5	\$40,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Rear Facade							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Efflorescence, Extent : Severe, Area Affected : 75%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Fiberglass Panel	10%			2038	**	5	\$97,500	
	Masonry: Brick	50%			LIFE	**	5	\$130,000	
		Efflorescence, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Metal Panel	5%	Now	\$5,200	2049	**	5	\$24,400	
		Water Penetration, Extent : Severe, Area Affected : 100%							
		Location : Underside Of Metal Canopy							
	Metal Coiling Doors	2%			2042	**	5	\$16,200	
	Stucco Cement	3%	Now	\$12,600	2042	**	5	\$9,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Stucco Overhang At Main Entry							
	Window Wall	5%			2049	**	5	\$48,700	
Windows									
	Aluminum	85%			2045	**	5	\$37,600	
	Metal Louvers	15%			2038	**	10	\$41,500	
Parapets									
	Concrete Masonry Unit	45%			LIFE	**	5	\$9,500	
	Masonry: Brick	50%			LIFE	**	5	\$9,300	
		Efflorescence, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Metal Panel	5%			2049	**	5	\$3,600	
Roof									
	Plaza Roof: Stone Panels	5%			2049	**			
	Single Ply Membrane	95%	4+	\$281,700	2034	**			
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	10%	4+	\$29,900	LIFE	**	5	\$112,300	
		Horizontal Cracks, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Mechanical Room							
	Granite Panels	5%			LIFE	**	5	\$19,300	
	Vinyl Tile	85%	4+	\$83,000	2034	**	3	\$163,600	
		Worn/Eroded, Extent : Light, Area Affected : 5%							
		Location : Corridor By Loading Dock Area In Basement							

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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									
Interior Walls									
Concrete Masonry Unit	20%			LIFE	**	5	\$78,900		
Gypsum Board	65%	Now	\$59,500	LIFE	**	5	\$384,700		
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout 4th Floor Mechanical Room									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 3rd Floor									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 3rd Floor									
Masonry: Brick	10%			LIFE	**				
Masonry: Fieldstone	5%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	40%			2042	**	5	\$205,300		
Exposed Struc: Steel	10%			LIFE	**				
Gypsum Board	40%			LIFE	**	5	\$256,700		
Wood	10%	Now	\$269,600	LIFE	**	5	\$449,200		
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%									
Location : Delaminated/ Missing Wood Panels In Main Entry Lobby									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Misaligned									

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%			2049	* *	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 4,000, Four 2,000 And Two 1,000 Main Disconnect Switches. One 600 Ampere Main Disconnect Switch For Fire Pump</i>								
Transformers								
Dry Type	90%			2042	* *	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 112.5, One 75, One 45 And One 30 Kilovolt-ampere</i>								
Dry Type	10%			2042	* *	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 15 Kilovolt-ampere Transformer For Fire Alarm</i>								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2049	* *	5	\$1,000	
Fused Disc Sw	50%			2049	* *	5	\$800	
Raceway								
Conduit	100%			2049	* *	1		

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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								
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$900	
Molded Case Bkrs	90%			2051	**	5	\$9,100	
Wiring								
Thermoplastic	100%			2049	**	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	100%			2042	**	1	\$118,100	
Generators								
Diesel	100%			2038	**	1	\$148,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : Three 1125 Kilovolt-ampere Generators								
Batteries								
Lead/Acid	100%			2023	\$1,700	5	\$14,200	
Fuel Storage								
Day Tank	25%			2045	**	5	\$17,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Basement								
Explanation : Three 150 Gallon Tanks								
Main Tank	75%			2057	**	5	\$8,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Underground								
Explanation : Three 20,000 Gallon Tanks								
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$334,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
Location : Throughout The Building								
Fluorescent	5%			2034	**	10	\$17,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, LED	35%			2057	**	1		
Exit, Service	5%			2034	**	1		
Exterior Lighting								
HID	70%			2034	**	10	\$800	
LED	30%			2039	**			
Alarm								

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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

Alarm

Security System

No Component

70%

Generic

30%

2034

* *

1

\$43,000

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$73,100

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2049

* *

1

Fuel

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Parking Lot**Explanation : Three 20,000 Tanks For No.2 To Serve Boilers And Generators*

Conversion Equipment

Heat Exchanger, Plate &

10%

2038

* *

1

\$19,000

Frame

*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%

2042

* *

1

\$342,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 4 Boilers Provide Steam To Buildings No.1, No.4, And No.6*

Distribution

Hot Wtr Piping/Pump

40%

2045

* *

4

\$7,600

Central Plant Steam

60%

2049

* *

4

\$11,400

Piping/Pmp

Terminal Devices

Air Handler

80%

2034

* *

1

\$190,000

Fan Coil Unit/Heat

20%

2034

* *

1

\$24,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Re-heat System*

Air Conditioning

Energy Source

Electricity

100%

2051

* *

1

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

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HEALTH AND HOSPITALS CORP. - 819
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
Air Conditioning									
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2032	**	1	\$415,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Chiller Room						
			Explanation : Two Chillers / R-123						
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$18,900	
	Terminal Devices								
	Air Handler/Cool/Ht	100%	4+	\$90,200	2034	**	1	\$213,700	
			Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 2%						
			Location : Various Locations						
	Heat Rejection								
	Water Cooling Tower	100%			2030	\$1,526,500	2	\$386,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Cell Cooling Towers						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$214,100	
	Exhaust Fans								
	Interior	50%	4+	\$35,800	2034	**	2	\$4,700	
			Broken, Extent : Light, Area Affected : 10%						
			Location : B-1 Make-up Air Fan Needs Repair						
	Roof	50%			2034	**	2	\$5,900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 3 Booster Pumps						
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$320,300	2049	**	4	\$38,000	
			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%			2029	\$102,200	1	\$23,500	

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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
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Seven Units Go From Basement To 8th Floor And One Unit Goes From Basement To 9th Floor							
		Explanation : 8 Units							
	Hydraulic	20%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : From Basement To 2nd Floor							
		Explanation : 2 Units							
Escalators									
	Under 20' Rise	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby To The First Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2049		* *	1-5	\$200,800
	Sprinkler								
	Generic	100%			2049		* *	1-2	\$107,600
	Fire Pump								
	Generic	100%			2038		* *	1	\$71,700

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

Asset Name : JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Address : 1400 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.050 / 58 **Yr Built/Renovated** : 1955 /
Area Sq Ft : 12,848 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 4205 **Lot** : 1 **BIN** : 2097546

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$173,700	
Interior Architecture	\$36,600	
Electrical	\$54,300	
Mechanical	\$50,300	
Total	\$314,900	
Importance Code A	\$173,700	
Importance Code B	\$104,600	
Importance Code C	\$36,600	
Total	\$314,900	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$44,600		\$1,800	
Interior Architecture	\$37,500	\$400		\$400
Electrical	\$6,800	\$400	\$32,900	\$400
Mechanical	\$9,500	\$500	\$15,800	\$900
Site Pavements	\$26,000			
Total	\$124,400	\$1,400	\$50,500	\$1,700
Importance Code A	\$44,600		\$1,900	
Importance Code B	\$53,800	\$1,400	\$48,600	\$1,700
Importance Code C	\$26,000			
Total	\$124,400	\$1,400	\$50,500	\$1,700



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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
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Asset # : 58

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,400	
	Masonry: Brick	80%	Now	\$51,600	LIFE	**	5	\$7,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Below Window Sills, West Elevation									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : From Car Impacts At West Elevation									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Metal Panel	10%			2039	**	5-10	\$6,600	
	Metal Sect. OHD	5%			2042	**	5	\$1,500	
Windows									
	Aluminum	100%	Now	\$76,200	2037	**	5	\$1,400	
Air Infiltration, Extent : Severe, Area Affected : 80%									
Location : Throughout									
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Window Next To Garage Door.									
Caulking Deteriorated, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 2%									
Location : Window By Garage Door.									
Explanation : Window Sill Lified Up.									
Roof									
	Roll Roofing	100%	Now	\$13,800	2025	\$45,900	5	\$8,300	
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 50%									
Location : All.									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Soffit Areas.									
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : Various Locations									
Explanation : Soffits Are Broken Through With Water Running From Them.									
Soffits									
	Stucco Cement	100%	Now	\$30,100	2034	**	5	\$2,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Interior									

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 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	\$14,500	LIFE	* *	5	\$27,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout Basement									
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Basement									
Explanation : Severe Staining From Rusted Water.									
	Ceramic Tile	5%			2038	* *	5	\$800	
Patching Evident, Extent : Light, Area Affected : 10%									
Location : Toilet									
	Vinyl Tile	20%	Now	\$6,300	2034	* *	3	\$1,200	
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	5%			LIFE	* *	5	\$300	
	Gypsum Board	15%			LIFE	* *	5	\$1,200	
	Plaster	15%			LIFE	* *	5	\$600	
	SGFT/Glazed Masonry	65%	Now	\$36,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Main Entry									
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor Corridor									
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Ceilings									
	AcousTileSusp.Lay-In	10%			2042	* *	5	\$1,700	
	Exposed Concrete	10%	Now	\$6,000	LIFE	* *	5	\$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Paint Peeling, Extent : Severe, Area Affected : 80%									
Location : Basement									
	Plaster	80%	2-4	\$9,800	LIFE	* *	5	\$8,300	
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Main Corridor									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Main Corridor									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2049	* *			

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 SHOPS/EMS GARAGE - BLDG 9
Asset # : 58

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

Site Enclosure

Retaining Walls

Cast in Place Concrete

100%

2064

* *

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

Now

\$3,300

2042

* *

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

Parking/Driveway

Asphalt

100%

Now

\$22,700

2032

* *

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

50%

2029

\$800

5

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

Molded Case Bkrs

50%

2029

\$800

5

\$200

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

Switchgear / Switchboard

Molded Case Bkrs

100%

2029

\$27,300

5

\$300

Raceway

Conduit

90%

2029

\$3,800

1

Conduit

10%

2039

* *

1

Panelboards

Fused Disc Sw

10%

2028

\$800

5

Molded Case Bkrs

70%

2028

\$5,900

5

\$200

Molded Case Bkrs

20%

2037

* *

5

\$100

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	70%	2-4	\$6,400	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2039	* *	1		
Motor Controllers									
	Locally Mounted	80%			2027	\$12,900	5	\$100	
	Locally Mounted	20%			2034	* *	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	60%			2024	\$18,900	10	\$7,100	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Basement And 1st Floor									
	Fluorescent	30%			2034	* *	10	\$3,500	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : First Floor									
	Fluorescent	10%			2037	* *	10	\$1,200	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : First Floor									
Egress Lighting									
	Emergency, Service	40%			2024	\$2,800	1		
	Emergency, Service	15%			2034	* *	1		
	Emergency, Service	5%			2037	* *	1		
	Exit, Service	40%			2029	\$1,600	1		
Exterior Lighting									
	HID	100%			2024	\$54,300	10		
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2029	\$8,700	1	\$1,000	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	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

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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									
	Energy Source								
	Plant Campus Steam / PRV	100%			2039	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Steam Supplied From Adjacent Building					
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2049	**	4	\$600	
	Terminal Devices								
	Convactor/Radiator	60%			2034	**	1	\$2,500	
	Unit Heater - Steam	40%	4+	\$3,800	2029	\$19,200	4	\$500	
				Broken, Extent : Moderate, Area Affected : 50%					
				Location : Various Locations					
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	10%			2023	\$50,300	2	\$100	
	Window/Wall Unit	30%			2024	\$8,400	1		
	No Component	60%							
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2034	**	2	\$900	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$700	
	No Component	90%							
	Exhaust Fans								
	Interior	10%			2024	\$4,800	2		
	Roof	10%	Now	\$2,200	2039	**	2		
				Broken, Extent : Moderate, Area Affected : 10%					
				Location : Roof Toilet Exhaust Fan					
	Wall Unit	40%			2024	\$1,900	2	\$200	
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Electric	100%			2027	\$11,900	4	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : One 200 Gallon Unit					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		

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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									
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$2,800	LIFE	* *	1		
		Leak Evident, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Sump Pump(s)								
	Non-Submersible	100%			2029	\$2,100	4	\$300	
		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%			2049	* *	1-2	\$1,400	

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

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 01-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6
Block : 4205 **Lot** : 1 **BIN** : 2097551

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,116,500	\$492,800
Interior Architecture	\$106,200	
Electrical	\$640,900	\$363,700
Mechanical	\$207,700	\$56,900
Total	\$2,071,300	\$913,400
Importance Code A	\$1,116,500	\$492,800
Importance Code B	\$915,600	\$420,600
Importance Code C	\$39,200	
Total	\$2,071,300	\$913,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$34,400			\$100
Interior Architecture	\$96,500	\$6,700		\$7,900
Electrical	\$8,500	\$9,700	\$47,400	\$5,400
Mechanical	\$40,700	\$4,200	\$4,700	\$5,100
Site Enclosure	\$5,500			
Site Pavements	\$8,000			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$199,400	\$26,500	\$58,000	\$24,400
Importance Code A	\$36,500	\$1,900	\$2,200	\$2,000
Importance Code B	\$122,800	\$17,900	\$55,800	\$22,400
Importance Code C	\$40,100	\$6,700		
Total	\$199,400	\$26,500	\$58,000	\$24,400



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

Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%	Now	\$674,800	LIFE	* *	5	\$100,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Bulkhead, Areaway At Cellar Stairwell							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%							
		Location : Front Elevation							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout, Front Elevation							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Rear Elevation							
	Window Wall	5%	Now	\$247,700	2049	* *	5	\$9,900	
		Air Infiltration, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
		On Extended Life, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
Windows									
	Aluminum	90%	Now	\$97,000	2054	* *	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%			2045	* *	5	\$200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	75%	Now	\$10,700	LIFE	* *	5	\$3,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Various Locations							
		Expansion Joint Failure, Extent : Light, Area Affected : 15%							
		Location : Main Roof							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Main Roof							
		Loose/Delam Surface, Extent : Light, Area Affected : 2%							
		Location : Just Under Coping							
	Masonry: Limestone	25%	Now	\$97,100	LIFE	* *	5	\$1,400	
		Joint 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%	Now	\$19,600	2029	\$392,800			
		Blisters, Extent : Moderate, Area Affected : 5%							
		Location : Main Roof							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Main Roof							
	Skylight, Metal/Glass	5%			2049	* *	10	\$5,800	
	Traffic Topping	20%	Now	\$2,300	2034	* *			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%							
		Location : Lower Roof							
Soffits									
	Cement-Fiber Panel	100%	Now	\$1,700	2029	\$17,100			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Main Entrance							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%	Now	\$16,300	2028	\$81,500	3	\$8,600	
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : 2nd Floor Office									
Wrinkling, Extent : Moderate, Area Affected : 25%									
Location : 2nd Floor Office									
	Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Basement									
Explanation : Rust Staining									
	Ceramic Tile	5%	Now	\$18,600	2032	**	5	\$1,400	
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : All Toilet Rooms									
	Quarry Tile	5%			2042	**	5	\$4,300	
	Slate	5%			LIFE	**	5	\$3,000	
	Vinyl Tile	60%	Now	\$16,300	2034	**	3	\$12,800	
Patching Evident, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 70%									
Location : Throughout The Building									
	Vinyl Tile 9" X 9"	10%	Now	\$14,100	2034	**	3	\$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	10%			2038	**	5	\$13,400	
Worn/Eroded, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Gypsum Board	10%			LIFE	**	5	\$8,100	
	Masonry: Brick	5%			LIFE	**			
	Plaster	65%	Now	\$39,200	LIFE	**	5	\$26,200	
Paint Peeling, Extent : Moderate, Area Affected : 80%									
Location : Throughout The Building									
Staining/Discoloring, Extent : Moderate, Area Affected : 80%									
Location : Throughout The Building									
Water Penetration, Extent : Moderate, Area Affected : 80%									
Location : Throughout Offices Adjacent To Windows									
	SGFT/Glazed Masonry	10%	Now	\$29,100	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 30%									
Location : Various Locations Throughout									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	15%			2046	* *	5	\$8,600		
Exposed Concrete	5%			LIFE	* *	5	\$400		
			Paint Peeling, Extent : Severe, Area Affected : 50%						
			Location : Basement						
Plaster	80%	Now	\$67,000	LIFE	* *	5	\$28,500		
			Cracking/Crumbling, Extent : Moderate, Area Affected : 10%						
			Location : 6th Floor						
			Water Penetration, Extent : Moderate, Area Affected : 10%						
			Location : 6th Floor						
Site Enclosure									
Fence/Gates									
Chain Link	100%			2049	* *				
Free Standing Walls									
Masonry: Brick	100%	Now	\$3,000	2039	* *				
			Cracking/Crumbling, Extent : Moderate, Area Affected : 5%						
			Location : Main Entrance						
			Loose Units, Extent : Moderate, Area Affected : 5%						
			Location : Main Entrance						
			Spalling, Extent : Moderate, Area Affected : 10%						
			Location : Main Entrance						
Retaining Walls									
Masonry: Brick	100%	Now	\$2,500	2039	* *				
			Spalling, Extent : Moderate, Area Affected : 15%						
			Location : Areaway						
Site Pavements									
On-Site Walkways									
Asphalt	25%			2032	* *				
Cast in Place Concrete	50%			2042	* *				
			Cracking/Crumbling, Extent : Light, Area Affected : 5%						
			Location : Throughout						
Pavers/Stone	25%			2032	* *				
			Cracking/Crumbling, Extent : Light, Area Affected : 15%						
			Location : Throughout						
Parking/Driveway									
Asphalt	100%	Now	\$8,000	2032	* *				
			Cracking/Crumbling, Extent : Moderate, Area Affected : 10%						
			Location : Throughout						
			Potholes, Extent : Moderate, Area Affected : 5%						
			Location : Throughout						
Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2029	\$9,300	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 1,200 Ampere And One 1,000 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2029	\$109,300	5	\$1,500	
Raceway									
	Conduit	100%			2029	\$57,500	1		
Panelboards									
	Fused Disc Sw	5%			2028	\$3,800	5	\$100	
	Molded Case Bkrs	95%			2028	\$71,500	5	\$1,400	
Wiring									
	Braided Cloth	70%	2-4	\$60,300	2054	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2029	\$25,900	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$125,500	5	\$400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$800	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2027	\$12,600	1	\$17,000	
Generators									
	Diesel	100%			2025	\$98,700	1	\$21,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Outside									
Explanation : One 250 Kilowatts									
Batteries									
	Lead/Acid	100%			2022	\$1,700	5	\$2,000	
Fuel Storage									
	Day Tank	100%			2028	\$3,100	5	\$7,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Outside									
Explanation : One 285 Gallons									
Lighting									
Interior Lighting									
	Fluorescent	100%			2034	* *	10	\$35,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	60%			2034	* *	1		
	Exit, Service	40%			2024	\$5,700	1		
Exterior Lighting									
	HID	100%			2024	\$233,600	10	\$200	

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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
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2032	* *	5	\$400	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2024	\$56,100	1	\$6,200	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2024	\$192,200	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									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2049	* *	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : One 4,000 Gallon Tank For No. 2 Fuel							
Conversion Equipment									
	HTHW/HW Exchanger	50%			2032	* *	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Steam To Hot Water							
	Steam Boiler	50%			2042	* *	1	\$18,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Two Boilers							
Distribution									
	Hot Wtr Piping/Pump	80%			2045	* *	4	\$1,500	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout							
	Central Plant Steam Piping/Pmp	20%			2049	* *	4	\$400	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Basement							
Terminal Devices									
	Convactor/Radiator	100%			2042	* *	1	\$12,300	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	10%			2023	\$149,400	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Computer Area Explanation : Split Units Serve This Area							
	Window/Wall Unit	70%	4+	\$23,300	2024	\$58,300	1		
		Malfunctioning, Extent : Light, Area Affected : 40% Location : Various Locations							
	No Component	20%							
Heat Rejection									
	Dry Cooler	10%			2029	\$17,400	2	\$2,700	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$8,500	
	No Component	60%							
	Exhaust Fans								
	Interior	40%			2029	\$56,900	2	\$500	
	Roof	20%	Now	\$13,300	2039	* *	2	\$200	
		Broken, Extent : Moderate, Area Affected : 100% Location : Roof							
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Gas Fired	100%			2027	\$24,400	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 200 Gallon Indirect Fired Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	* *	4	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Duplex Unit							
	Fixtures								
	Generic	100%							
Vertical Transport									

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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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To Sixth Floor									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
	No Component	80%							
	Generic	20%			2039		* *	1-2	\$2,100

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 25-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,8,9,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,169,300	\$1,924,900
Interior Architecture	\$392,300	\$304,000
Electrical	\$318,100	\$592,400
Mechanical	\$549,100	\$2,339,600
Total	\$2,428,900	\$5,160,900
Importance Code A	\$1,227,000	\$2,048,400
Importance Code B	\$1,201,800	\$3,012,700
Importance Code C		\$99,700
Total	\$2,428,900	\$5,160,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$73,500	\$9,100		\$14,100
Interior Architecture	\$28,700	\$18,800	\$3,300	\$27,000
Electrical	\$33,500	\$43,600	\$33,800	\$37,300
Mechanical	\$60,500	\$69,800	\$67,700	\$99,000
Site Pavements	\$9,400			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$241,100	\$176,800	\$140,300	\$212,800
Importance Code A	\$79,100	\$21,200	\$5,500	\$20,100
Importance Code B	\$162,000	\$141,800	\$134,800	\$192,700
Importance Code C		\$13,900		
Total	\$241,100	\$176,800	\$140,300	\$212,800



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Glass Block	5%			LIFE	**	5	\$12,700		
Masonry: Brick	80%	Now	\$1,093,400	LIFE	**	5	\$324,000		
Efflorescence, Extent : Moderate, Area Affected : 20%									
Location : Upper Floors And All Facades									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Upper Floors And All Facades									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : Upper Floors And All Facades									
Masonry: Limestone	5%			LIFE	**	5	\$15,200		
Metal Panel	3%			2040	**	5-10	\$83,500		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : These Are Actually Lead Panels.									
Metal Panel	2%			2040	**	5-10	\$55,700		
Window Wall	5%			2050	**	5	\$75,900		
Windows									
Aluminum	95%			2046	**	5	\$63,200		
Metal Louvers	5%			2039	**	10	\$20,800		
Parapets									
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$9,200		
Copper/Terne	10%			2065	**	5	\$3,800		
Masonry: Brick	60%	Now	\$30,700	LIFE	**	5	\$4,800		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout All Facades									
Metal Rail	15%	4+	\$700	2035	**	5	\$8,400		
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Explanation : Paint Peeling									
Roof									
Built-Up (BUR)	45%			2030		10	\$54,400		
Gravel/Slag Surface, Extent : Light, Area Affected : 100%									
Location : Throughout									
Modified Bitumen	25%			2030		10	\$30,200		
Alligatoring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Paver: Asphalt	5%			2033	**	10	\$9,100		
Single Ply Membrane	10%			2035	**	10	\$12,100		
Traffic Topping	15%	Now	\$24,600	2030			\$123,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Various Balconies									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Various Balconies									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Balconies									
Explanation : This Is Actually A Fluid Applied Membrane									

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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									
Soffits									
	Cast in Place Concrete	98%	Now	\$17,500	LIFE	**	5	\$6,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Various Overhangs And Balconies									
	Metal Panel	2%			2050	**	5-10	\$200	
Interior									
Floors									
	Carpet	3%			2029	\$142,200	3	\$14,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$36,300	
	Ceramic Tile	2%			2039	**	5	\$6,600	
	Terrazzo	25%	Now	\$86,300	LIFE	**	5	\$64,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Basement Corridor									
	Vinyl Tile	65%	Now	\$205,200	2035	**	3	\$80,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2033	**	5	\$27,700	
	Concrete Masonry Unit	5%			LIFE	**	5	\$11,100	
	Glass: Single Pane	2%			LIFE	**	5	\$8,300	
	Gypsum Board	30%			LIFE	**	5	\$99,700	
	Masonry: Brick	8%			LIFE	**			
	Metal Panel	5%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$33,200	
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$28,700	2035	**	5	\$39,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	AcousTileSusp.Lay-In	50%			2043	**	5	\$127,000	
	Gypsum Board	5%			LIFE	**	5	\$15,900	
	Plaster	20%	2-4	\$37,300	LIFE	**	5	\$31,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stairwells									
Site Enclosure									
Fence/Gates									
	Chain Link	10%			2050	**			
	Iron Picket	90%			2065	**			
Retaining Walls									
	Cast in Place Concrete	50%			2065	**			
	Masonry: Brick	50%			2040	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$9,400	2035	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Adjacent To Driveway Entrance On Clarkson Avenue									

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2043

* *

Parking/Driveway

Asphalt

100%

2033

* *

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

Under 600 Volts

Service Equipment

Fuel Cell(s)

25%

2039

* *

1-5

\$170,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Yard**Explanation : 1,600 Amperes*

Fused Disc Sw

75%

2030

\$65,900

5

\$900

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

Transformers

Dry Type

100%

2043

* *

5

\$1,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 150 Kilovolt-ampere*

Switchgear / Switchboard

Fused Disc Sw

30%

2030

\$114,800

5

\$400

Fused Disc Sw

20%

2050

* *

5

\$200

Molded Case Bkrs

45%

2050

* *

5

\$3,400

Molded Case Bkrs

5%

2030

\$19,100

5

\$400

Raceway

Conduit

20%

2030

\$87,300

1

Conduit

80%

2050

* *

1

Panelboards

Fused Disc Sw

5%

2029

\$20,100

5

\$300

Molded Case Bkrs

90%

2046

* *

5

\$6,800

Molded Case Bkrs

5%

2029

\$20,100

5

\$400

Wiring

Braided Cloth

10%

2-4

\$67,200

2055

* *

1

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Insulation Aged*

Thermoplastic

90%

2050

* *

1

Motor Controllers

Locally Mounted

40%

2028

\$85,000

5

\$800

Locally Mounted

40%

2035

* *

5

\$800

Motor Control Center

20%

2035

* *

5

\$1,600

Ground

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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
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$88,100	
Generators								
Diesel	100%			2033	**	1	\$110,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 750 Kilowatts								
Batteries								
Lead/Acid	100%			2023	\$1,700	5	\$10,600	
Fuel Storage								
Day Tank	50%			2046	**	5	\$20,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallon Capacity								
Underground Storage	50%			LIFE	**	5	\$6,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : 3,000 Gallon								
Lighting								
Interior Lighting								
Fluorescent	85%			2035	**	10	\$172,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2035	**	10	\$10,200	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices								
Fluorescent	5%			2035	**	10	\$10,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	2%			2030	\$81,600	10	\$4,100	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	3%			2035	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : LED Observed								
Egress Lighting								
Emergency, Service	50%			2030	\$61,000	1		
Exit, LED	50%			2045	**	1		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	LED	20%			2035	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof And Perimeter							
		Explanation : Controlled Via Photocell And Timer							
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2058	**	5	\$1,300	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2035	**	1	\$32,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2035	**	1-3	\$52,900	
		Other Observation, Extent : Light, 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%			2040	**	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%			2033	**	5	\$13,200	
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$16,400	
	Terminal Devices								
	Air Handler	50%			2035	**	1	\$68,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse And Room E2102							
		Explanation : See Air Conditioning Terminal Devices.							
	Convactor/Radiator	50%			2035	**	1	\$35,800	
Air Conditioning									

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	15%	Now	\$295,800	2040	**	1	\$13,900	
		Abandoned in Place, Extent : Severe, Area Affected : 15% Location : Room E2102.							
		R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : Room E2102.							
	Split Unit	20%			2030	\$991,900			
	Window/Wall Unit	10%			2025	\$48,400	1		
	No Component	55%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Explanation : Chilled Water From Building S							
Distribution									
	CW & CHW Wtr	55%			2050	**	4	\$9,000	
	Pipe/Pump								
	No Component	45%							
Terminal Devices									
	Air Handler/Cool/Ht	55%			2035	**	1	\$75,400	
	Air Handler/Cool/Ht	15%	0-2	\$175,900	2040	**	1	\$18,500	
		On Extended Life, Extent : Severe, Area Affected : 100% Location : Room E2101							
		Other Observation, Extent : Severe, Area Affected : 100% Location : Room E2102.							
		Explanation : Air Handling Unit 2-1. Faulty Steam Pressure Reducing Valve In Basement.							
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2025	\$31,600	2	\$23,200	
	Water Cooling Tower	55%			2031	\$218,200	2	\$122,800	
	No Component	30%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$123,700	
Exhaust Fans									
	Interior	80%			2030	\$661,300	2	\$5,400	
	Roof	20%			2030	\$77,200	2	\$1,400	
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2050	**	1		
	Galvanized Steel	20%			2028	\$203,900	1		
HW Heat Exchanger									
	Steam Fired	100%			2040	**	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%			2030	\$45,700	4	\$9,100	
	Sewage Ejector(s)								
	Electric	4%	0-2	\$3,500	2030	\$3,500	4	\$500	
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : Faulty Control Panel In Basement							
	Electric	96%			2030	\$82,900	4	\$16,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 10th Floor							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	* *	1-5	\$116,000	
	Sprinkler								
	Generic	100%			2040	* *	1-2	\$62,100	
	Fire Pump								
	Generic	100%			2033	* *	1	\$41,400	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 22-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$4,308,300	\$50,700
Interior Architecture	\$981,000	\$379,600
Electrical	\$2,153,100	\$1,840,200
Mechanical	\$1,248,700	\$2,703,600
Total	\$8,691,000	\$4,974,100
Importance Code A	\$4,308,300	\$115,200
Importance Code B	\$4,382,700	\$4,858,900
Total	\$8,691,000	\$4,974,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$73,600	\$9,000		\$16,200
Interior Architecture	\$17,100	\$5,700		\$9,900
Electrical	\$18,600	\$16,200	\$26,700	\$20,500
Mechanical	\$26,500	\$13,300	\$25,500	\$72,900
Site Pavements	\$50,700			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$196,400	\$54,000	\$62,100	\$129,400
Importance Code A	\$73,600	\$9,000		\$16,500
Importance Code B	\$82,400	\$45,100	\$62,100	\$112,900
Importance Code C	\$40,400			
Total	\$196,400	\$54,000	\$62,100	\$129,400



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Asset # : 108

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$513,500	LIFE	**	5	\$50,700	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
	Location : East Facade, Bulkheads And Corners							
	Diagonal Cracks, Extent : Severe, Area Affected : 15%							
	Location : Bulkheads And Penthouse							
	Horizontal Cracks, Extent : Severe, Area Affected : 15%							
	Location : Bulkheads And Penthouse							
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%							
	Location : North Facade							
	Spalling, Extent : Severe, Area Affected : 45%							
	Location : East Facade, Bulkheads, Corners And Areaways							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Vertical Cracks, Extent : Severe, Area Affected : 15%							
	Location : Bulkheads And Penthouse							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : East Facade, Bulkheads, Corners And Areaways							
Granite Panels	25%	Now	\$1,003,000	LIFE	**	5	\$21,100	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : North Facade, South Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Granite Panels	10%			LIFE	**	5	\$8,500	
Panel: Limestone	10%	Now	\$413,200	LIFE	**	5	\$8,500	
	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	\$33,000	LIFE	**	5	\$4,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Window Wall	5%			2040	**	5	\$21,100	
Windows								
Aluminum	95%	Now	\$1,275,300	2055	**	5	\$13,600	
	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%			2033	**	10	\$9,000	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
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	\$155,600	LIFE	**	5	\$8,000	1	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : Interior Face								
	Spalling, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
Granite Panels	20%	Now	\$59,500	LIFE	**	5	\$2,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 25%								
	Location : North Facade And South Facade								
	Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
	Location : North Facade And South Facade								
Panel: Limestone	10%	Now	\$43,000	LIFE	**	5	\$1,300		
	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	\$845,100	2040	**				
	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%			2035	**	10	\$5,700		
Panel/Paver: Cer/Brk	3%	Now	\$23,500	2060	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Lower Roof Fifth Floor Courtyard								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Lower Roof Fifth Floor Courtyard								
Single Ply Membrane	2%			2038	**	10	\$1,200		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : 5th Floor Courtyard								
Soffits									
Cast in Place Concrete	100%	4+	\$17,100	LIFE	**	5	\$27,100		
	Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
	Location : Rear Entry								

Interior

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Asset # : 108

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Quarry Tile	35%			2035	**	5	\$75,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : 5th Floor And Basement							
	Terrazzo	10%			LIFE	**	5	\$11,200	
		Horizontal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
	Vinyl Tile	25%	Now	\$17,100	2030	\$341,800	3	\$13,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 1%							
		Location : 1st Floor							
	Vinyl Tile 9" X 9"	30%	Now	\$531,400	2040	**	3	\$16,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	20%			LIFE	**	5	\$25,200	
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Roof Penthouse							
	Masonry: Brick	10%			LIFE	**			
	SGFT/Glazed Masonry	70%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	7%			2043	**	5	\$11,300	
	AcousTileConcealSpLn	13%	Now	\$152,400	2050	**	5	\$10,500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	45%	Now	\$105,500	2035	**	5	\$29,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement Corridor Near Elevator And Lobby							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Exposed Concrete	11%	Now	\$153,900	LIFE	**	5	\$2,200	
		Staining/Discoloring, Extent : Severe, Area Affected : 10%							
		Location : Fifth, Third, First, And Basement Levels							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Roof Penthouse, Fifth, Third, First, And Basement Levels							
	Exposed Concrete	19%			LIFE	**	5	\$3,800	
	Metal Panel	5%			LIFE	**	5	\$8,100	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2050	**			
Retaining Walls									
	Masonry: Fieldstone	100%			2050	**			

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$10,400	2035		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									

On-Site Walkways

Pavers/Stone	100%	2-4	\$31,000	2033		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Rear Entry</i>									

Parking/Driveway

Asphalt	100%	0-2	\$9,400	2039		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	75%			2030	\$31,000		5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 2 Main Disconnect Switches Rated At 1,600 Amperes</i>									

Fused Disc Sw	25%			2030	\$10,300		5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 1,200 Amperes</i>									

Switchgear / Switchboard

Air Circuit Breaker	100%			2030	\$136,600		5	\$500	

Raceway

Conduit	100%			2030	\$110,800		1		

Panelboards

Fused Disc Sw	5%			2029	\$5,000		5	\$100	
Molded Case Bkrs	95%			2029	\$95,300		5	\$2,300	

Wiring

Braided Cloth	90%			2029	\$154,800		1		
Thermoplastic	10%			2030	\$17,200		1		

Motor Controllers

Locally Mounted	30%			2028	\$62,800		5	\$200	
Motor Control Center	70%			2028	\$104,000		5	\$1,800	

Ground

Grounding Devices

Not Accessible	100%								

Stand-by Power

Transfer Switches

Automatic	100%			2028	\$12,600		1	\$28,600	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Asset # : 108

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
	Diesel	100%		2026	\$98,700	1	\$36,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								
Batteries								
	Lead/Acid	100%		2022	\$1,700	5	\$3,400	
Fuel Storage								
	Day Tank	100%		2029	\$7,600	5	\$17,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
	Fluorescent	80%		2025	\$1,367,900	10	\$68,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Incandescent	20%		2025	\$342,000	2	\$400	
Egress Lighting								
	Emergency, Service	50%		2030	\$25,600	1		
	Exit, Service	5%		2025	\$1,700	1		
	Exit, Battery	45%		2035	**	10	\$2,800	
Exterior Lighting								
	HID	70%		2025	\$275,000	10	\$200	
	Incandescent	30%		2025	\$100,000	2		
Alarm								
Security System								
	Generic	100%		2035	**	1	\$34,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
	Generic, Digital	100%		2030	\$1,077,300	1-3	\$57,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns</i>								

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Asset # : 108

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2040	**	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%			2026	\$64,500	5	\$5,500	
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2030	\$1,648,800	4	\$6,900	
	Terminal Devices								
	Air Handler	40%	Now	\$548,000	2040	**	1	\$20,700	
			Broken, Extent : Severe, Area Affected : 100% Location : SV1, SV2 And SAC1 In Penthouse And 2 Units In Sub-basement.						
	Convector/Radiator	40%			2028	\$208,600	1	\$12,000	
	Fan Coil Unit/Heat	20%			2025	\$291,800	1	\$6,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	40%			2033	**	1	\$40,300	
			R-134a Refrigerant, Extent : Light, Area Affected : 40% Location : Basement						
	Split Unit	2%			2030	\$41,600			
	Window/Wall Unit	58%			2025	\$117,700	1		
	Distribution								
	CW & CHW Wtr Pipe/Pump	40%			2040	**	4	\$1,800	
	No Component	60%							
	Terminal Devices								
	Air Handler/Cool/Ht	40%			2030	\$437,000	1	\$23,000	
	No Component	60%							
	Heat Rejection								
	Water Cooling Tower	40%			2028	\$147,900	2	\$37,400	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$31,100	
	No Component	40%							
	Exhaust Fans								
	Interior	70%			2025	\$242,600	2	\$2,000	
	Roof	30%			2025	\$48,500	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Asset # : 108

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%			2030	\$155,100	4	\$13,800	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2025	\$14,900	4	\$2,000	
	Sewage Ejector(s) Electric	100%			2025	\$28,100	4	\$3,700	
	Backflow Preventer Generic	100%			2030	\$24,800	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 : Basement To 5th Floor								
	Explanation : 2 Units. No Ventilation Or Cooling In Elevator Machine Room.								
Fire Suppression									
	Standpipe								
	Generic	100%			2040	* *	1-5	\$48,600	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 22-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,7,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327718

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$187,900	\$964,900
Interior Architecture	\$232,500	\$600,800
Electrical	\$275,300	
Mechanical	\$534,000	\$2,117,000
Total	\$1,229,600	\$3,682,800
Importance Code A	\$187,900	\$964,900
Importance Code B	\$1,041,700	\$2,439,900
Importance Code C		\$278,000
Total	\$1,229,600	\$3,682,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$2,600		\$5,300
Interior Architecture			\$44,300	\$61,800
Electrical	\$48,900	\$55,500	\$48,900	\$123,100
Mechanical	\$64,900	\$93,500	\$180,300	\$83,600
Site Pavements	\$22,600			
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
Total	\$191,600	\$206,900	\$328,800	\$329,000
Importance Code A		\$2,600	\$5,300	\$5,900
Importance Code B	\$173,000	\$204,300	\$290,300	\$323,100
Importance Code C	\$18,600		\$33,100	
Total	\$191,600	\$206,900	\$328,800	\$329,000



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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%			2046	**	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%			2035	**	10	\$78,900	
Plaza Roof: Stone Panels	20%			2050	**			
Single Ply Membrane	5%			2035	**	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 Astrotrurf Surface							
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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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								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$98,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement								
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Basement Electrical Room								
Ceramic Tile	5%			2039	**	5	\$22,500	
Terrazzo	3%			LIFE	**	5	\$10,500	
Traffic Topping	7%			2035	**	5	\$39,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bathrooms								
Explanation : Epoxy Flooring With Abrasive Topping								
Vinyl Tile	75%	4+	\$64,100	2035	**	3	\$126,300	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Basement								
Worn/Eroded, Extent : Light, Area Affected : 1%								
Location : Basement								
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 : One Half 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	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse Ceiling								
Explanation : Corrugated Decking Over Steel Framing								
Gypsum Board	10%			LIFE	**	5	\$56,100	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2050	**			
Iron Picket	75%			2065	**			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								

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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

Site Pavements

Public Sidewalk

Cast in Place Concrete

90%

2043

* *

Pavers/Stone

10%

2-4

\$4,000

2039

* *

*Misaligned/Bulging, Extent : Moderate, Area Affected : 15%**Location : North Sidewalk*

On-Site Walkways

Cast in Place Concrete

100%

2043

* *

Parking/Driveway

Asphalt

100%

4+

\$18,600

2039

* *

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2050

* *

5

\$1,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2 Main Service Switches Rated At 4,000 Amperes Each*

Transformers

Dry Type

100%

2043

* *

5

\$1,100

Switchgear / Switchboard

Fused Disc Sw

50%

2050

* *

5

\$600

Molded Case Bkrs

50%

2050

* *

5

\$4,000

Raceway

Conduit

100%

2050

* *

1

Panelboards

Fused Disc Sw

30%

2046

* *

5

\$2,100

Molded Case Bkrs

70%

2046

* *

5

\$5,500

Wiring

Thermoplastic

100%

2050

* *

1

Motor Controllers

Locally Mounted

50%

2043

* *

5

\$1,000

Variable Frequency

50%

2043

* *

Drive

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$4,400

Stand-by Power

Transfer Switches

Automatic

100%

2043

* *

1

\$92,300

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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
Stand-by Power									
Generators									
	Diesel	100%			2039	**	1	\$116,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outdoor Enclosure									
Explanation : Emergency Generator Rated At 1,750 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2025	\$1,700	5	\$66,900	
Fuel Storage									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	80%			2035	**	10	\$220,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	20%			2035	**	10	\$55,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	45%			2035	**	1		
	Emergency, Battery	5%			2035	**	10	\$3,600	
	Exit, Service	25%			2035	**	1		
	Exit, Battery	25%			2035	**	10	\$5,100	
Exterior Lighting									
	Fluorescent	100%			2035	**	10	\$27,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Roof And Building Perimeter									
Alarm									
Security System									
	Generic	100%			2035	**	1	\$112,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2035	**	1-3	\$184,900	
Other Observation, Extent : Light, 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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2040	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Mechanical Room					
				Explanation : High Press Steam From Hospital Power Plant.					
Conversion Equipment									
	Heat Exchanger, Shell & Tube	40%			2039	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Mechanical Room					
				Explanation : Two Steam To Hot Water Heat Exchangers For Reheat Coils And Terminal Units					
	Pres. Reducing Valve/LP Steam	60%			2039	* *	5	\$10,700	
				Other Observation, Extent : Light, Area Affected : 60%					
				Location : Basement And Penthouse Mechanical Rooms					
				Explanation : 2 Stations					
Distribution									
	Hot Wtr Piping/Pump	40%			2046	* *	4	\$8,900	
	Central Plant Steam Piping/Pmp	60%			2050	* *	4	\$13,300	
Terminal Devices									
	Air Handler	60%	4+	\$53,000	2035	* *	1	\$100,200	
				Leak Evident, Extent : Moderate, Area Affected : 100%					
				Location : Leak At Air Handling Unit P4-8 Steam Coil In Penthouse					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement And Penthouse					
				Explanation : Reheat Coils Serving All Constant Volume System For15 Units.					
	Convactor/Radiator	20%			2043	* *	1	\$19,400	
	Unit Heater - Steam	20%			2035	* *	4	\$8,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	95%	4+	\$169,000	2039	* *	1	\$277,700	
		Controller Not Working, Extent : Moderate, Area Affected : 35%							
		Location : Faulty Temperature Maintenance At Chiller No. 2 In Basement.							
		Leak Evident, Extent : Moderate, Area Affected : 65%							
		Location : Chiller No. 1 And No. 2 Coils In Basement.							
		Other Observation, Extent : Light, Area Affected : 95%							
		Location : Basement Mechanical Room							
		Explanation : Three Chillers 500 Tons Each R134a							
	Interior Pkg Unit - Cooling	5%			2031	\$587,700	2	\$900	
		R-134a Refrigerant, Extent : Light, Area Affected : 5%							
		Location : Various							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : 7 Floors With 2 Closets Per Floor							
		Explanation : Data Communication Closets Dx System 100 Percent Back-up And One For Emergency Generator Room							
Distribution									
	CW & CHW Wtr Pipe/Pump	95%			2050	* *	4	\$21,100	
	No Component	5%							
Terminal Devices									
	Air Handler/Cool/Ht	95%			2035	* *	1	\$176,300	
		Other Observation, Extent : Light, Area Affected : 95%							
		Location : Basement And Penthouse Mechanical Rooms							
		Explanation : Constant Volume With Reheat For 18 Units							
	No Component	5%							
Heat Rejection									
	Evaporative Condenser	5%			2035	* *	2	\$10,500	
	Water Cooling Tower	95%	Now	\$226,700	2031	\$1,133,400	2	\$229,500	
		Broken, Extent : Moderate, Area Affected : 30%							
		Location : Heaters And Water Level Sensors At Cooling Tower.							
		Other Observation, Extent : Severe, Area Affected : 70%							
		Location : Cooling Tower							
		Explanation : No OSHA Required Protective Railing Around Top Of Tower.							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$167,300	
Exhaust Fans									
	Interior	60%			2035	* *	2	\$5,500	
	Roof	40%	Now	\$4,200	2035	* *	2	\$2,900	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 1 Roof Exhaust Fan Not Working.							
Plumbing									

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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									
H/C Water Piping	Brass/Copper	100%			2050	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Duplex Booster Pumps With Clayton Valves									
Water Heater	Gas Fired	100%			2028	\$191,700	2	\$4,400	
Sanitary Piping	Cast Iron	100%	Now	\$46,000	LIFE	**	1		
Blockage /Clogged, Extent : Severe, Area Affected : 100%									
Location : Bathrooms 3210 And 3211 Floor Drain.									
Storm Drain Piping	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)	Non-Submersible	50%			2035	**	4	\$4,800	
	Submersible	50%			2024	\$5,300	4	\$3,200	
Other Observation, Extent : Light, Area Affected : 50%									
Location : Basement Mechanical Room									
Explanation : One For Basement Sanitary And Floor Drain									
Sewage Ejector(s)	Electric	100%	0-2	\$1,800	2030	\$90,500	4	\$11,900	
Controller Not Working, Extent : Moderate, Area Affected : 100%									
Location : Faulty Sensor In Basement Mechanical Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room									
Explanation : Dual Unit Lead / Lag									
Backflow Preventer	Generic	100%	4+	\$1,600	2038	**	1	\$16,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Corrosion On Service Valve									
Fixtures	Generic	100%							
Vertical Transport									
Elevators	Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Seven Units From 1st To 7th Floor, One Unit From Basement To Roof									
Explanation : 8 Units									
Fire Suppression									
Standpipe	Generic	100%			2050	**	1-5	\$151,300	
Sprinkler	Generic	100%			2050	**	1-2	\$84,100	
Fire Pump	Generic	100%			2039	**	1	\$56,000	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 22-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,8,9,11,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$4,267,200	\$813,300
Interior Architecture	\$3,067,300	\$272,300
Electrical	\$3,596,300	\$2,758,600
Mechanical	\$1,851,300	\$5,759,600
Total	\$12,782,100	\$9,603,800
Importance Code A	\$4,267,200	\$883,600
Importance Code B	\$8,220,900	\$8,546,900
Importance Code C	\$294,000	\$173,300
Total	\$12,782,100	\$9,603,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$70,800	\$11,200		\$4,500
Interior Architecture	\$46,900	\$21,700		\$32,100
Electrical	\$35,700	\$41,200	\$44,000	\$36,600
Mechanical	\$40,000	\$20,800	\$32,700	\$70,400
Site Enclosure	\$35,100			
Site Pavements	\$41,900			
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Total	\$313,900	\$138,300	\$120,100	\$187,000
Importance Code A	\$70,800	\$16,700		\$5,000
Importance Code B	\$166,000	\$109,700	\$120,100	\$182,000
Importance Code C	\$77,100	\$11,900		
Total	\$313,900	\$138,300	\$120,100	\$187,000



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$177,400	
Masonry: Brick	13%	Now	\$291,900	LIFE	**	5	\$28,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%								
Location : Throughout Building Perimeter								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Masonry: Granite	2%	Now	\$117,300	LIFE	**	5	\$3,300	
Joint 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	\$30,200	2040	**	5	\$20,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Lead Panels.								
Windows								
Aluminum	10%			2046	**	5	\$11,900	
Bronze/Brass	3%			2038	**	5	\$22,400	
Steel	5%	Now	\$348,700	2055	**	5	\$37,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Penthouse And Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Penthouse And Stairs								
Wood	82%	Now	\$3,072,300	2055	**	5	\$489,300	
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		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		
Exterior									
Parapets									
	Masonry: Brick	60%	Now	\$22,600	LIFE	* *	5	\$1,700	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%									
Location : Throughout									
Spalling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	10%	Now	\$6,800	LIFE	* *	5	\$400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping									
	Metal Rail	30%	Now	\$7,800	2035	* *	5	\$6,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : 9th Floor Terraces									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : 9th Floor Terraces									

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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									
Roof									
	Clay Tile	48%	Now	\$242,400	2040	* *			
		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	\$3,400	2045	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Steeple							
	IRMA/Protected Membrane	10%			2030	\$80,400	10	\$9,000	
	Paver: Asphalt	10%	Now	\$90,400	2045	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof							
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Lower Roof							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof							
	Single Ply Membrane	10%			2038	* *	10	\$9,000	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : North And South 9th Floor Terrace Roof							
	Traffic Topping	17%	Now	\$104,300	2040	* *			
		Blisters, Extent : Moderate, Area Affected : 50%							
		Location : Throughout 9th Floor Terrace Roofs Along The East 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 Wings							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout 9th Floor Terrace Roofs Along The East Wings							
		Other Observation, Extent : Severe, Area Affected : 25%							
		Location : East Terrace Roof 9th Floor							
		Explanation : Ponding Water							
	Traffic Topping	3%			2035	* *	10	\$4,500	

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$16,200	LIFE	**	5	\$30,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Entrance								
Ponding, Extent : Severe, Area Affected : 5%								
Location : Sub-basement								
Ceramic Tile	3%			2033	**	5	\$8,400	
Quarry Tile	2%			2035	**	5	\$8,400	
Terrazzo	10%			LIFE	**	5	\$21,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Vinyl Tile	15%	Now	\$8,000	2035	**	3	\$15,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : 1st Floor								
Vinyl Tile 9" X 9"	65%			2025	\$2,235,100	3	\$90,700	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : 8th Floor								
Interior Walls								
Cast in Place Concrete	5%	Now	\$84,000	LIFE	**			
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Sub-basement								
Ceramic Tile	5%			2033	**	5	\$23,700	
Gypsum Board	5%			LIFE	**	5	\$14,200	
Metal Panel	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$64,100	
Plaster	10%	Now	\$127,800	LIFE	**	5	\$14,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Stair To Upper Roof, 9th Floor, 8th Floor								
Paint Peeling, Extent : Severe, Area Affected : 20%								
Location : Stair To Upper Roof, 9th Floor, 8th Floor								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : 9th Floor And 8th Floor								
SGFT/Glazed Masonry	20%	Now	\$82,200	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Wood	5%			LIFE	**	5	\$94,900	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$61,400	2035	**	5	\$11,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	5%			2043	**	5	\$11,300	
	Exposed Concrete	15%	Now	\$244,300	LIFE	**	5	\$5,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 2%							
		Location : Sub-basement							
		Other Observation, Extent : Severe, Area Affected : 2%							
		Location : Sub-basement							
		Explanation : Exposed Rebar, Severe Cracking Of Beam							
	Plaster	70%	Now	\$232,500	LIFE	**	5	\$99,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Basement							
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : 8th Floor							
		Paint Peeling, Extent : Severe, Area Affected : 15%							
		Location : 8th Floor							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : 8th Floor							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2065	**			
Free Standing Walls									
	Masonry: Brick	75%	0-2	\$29,100	2040	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : New York Avenue							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
		Location : New York Avenue							
	Masonry: Fieldstone	25%	0-2	\$6,000	2040	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	**			
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$22,000	2035	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Light, Area Affected : 1%							
		Location : South Walkways							
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : South Walkways							
		Explanation : Asphalt Temporarily Installed To Prevent Tripping Hazard							

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

Site Pavements

Parking/Driveway

Asphalt

100% 2-4 \$19,900 2033 * *

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw

80% 2030 \$70,300 5 \$800

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

Location : Electrical Room

Explanation : One 2,000 Amperes Main Disconnect

Fused Disc Sw

20% 2050 * * 5 \$200

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

Location : Electrical Room

Explanation : One 1,200 Amperes Main Disconnect Switch

Transformers

Dry Type

100% 2043 * * 5 \$800

Switchgear / Switchboard

Fused Disc Sw

80% 2030 \$306,100 5 \$800

Fused Disc Sw

20% 2050 * * 5 \$200

Raceway

Conduit

90% 2030 \$392,700 1

Conduit

10% 2050 * * 1

Panelboards

Molded Case Bkrs

90% 2029 \$361,100 5 \$5,200

Molded Case Bkrs

10% 2038 * * 5 \$600

Wiring

Braided Cloth

60% 2029 \$403,300 1

Thermoplastic

40% 2040 * * 1

Motor Controllers

Locally Mounted

100% 2028 \$138,800 5 \$1,500

Ground

Grounding Devices

Not Accessible

100%

Stand-by Power

Transfer Switches

Automatic

60% 2043 * * 1 \$40,400

Automatic

40% 2028 \$20,100 1 \$26,900

Generators

Diesel

100% 2039 * * 1 \$84,800

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

Location : Generator Room

Explanation : Emergency Generator Rated At 150 Kilowatts

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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
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2024	\$1,700	5	\$8,100	
	Fuel Storage								
	Day Tank	100%			2046	* *	5	\$34,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 150 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	98%			2025	\$3,360,100	10	\$167,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Incandescent	2%			2025	\$68,600	2	\$100	
	Egress Lighting								
	Emergency, Service	45%			2030	\$46,200	1		
	Emergency, Battery	5%			2030	\$14,100	10	\$2,300	
	Exit, Service	10%			2030	\$7,000	1		
	Exit, Battery	40%			2030	\$95,300	10	\$5,000	
	Exterior Lighting								
	HID	100%			2030	\$924,600	10	\$700	
Alarm									
	Security System								
	Generic	100%			2035	* *	1	\$81,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	* *	1-3	\$134,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Smoke Detectors, Strobe Lights, 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%			2040	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Steam From Power Plant								
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2033	* *	5	\$11,100	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2030	\$3,306,200	4	\$13,800	
	Terminal Devices								
	Air Handler	20%			2025	\$549,400	1	\$23,100	
	Convactor/Radiator	80%			2028	\$836,600	1	\$48,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2030	\$158,200	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 10% Location : Third Floor Roof Explanation : Refrigerant: R-407							
	Ext Pkg Unit - Heating/Cooling	10%			2025	\$244,600	2	\$1,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Roof							
	Window/Wall Unit	60%			2025	\$244,200	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$104,000	
	Exhaust Fans								
	Interior	90%	Now	\$187,600	2025	\$625,500	2	\$4,100	
		Not in Service, Extent : Severe, Area Affected : 80% Location : Lecture Hall Exhaust And South Toilet Exhaust Fans In Penthouse North. On Extended Life, Extent : Severe, Area Affected : 20% Location : Ef-1a In Penthouse South							
	Roof	10%			2025	\$32,400	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2040	* *	1		
	Galvanized Steel	20%			2028	\$171,400	1		
	HW Heat Exchanger								
	Steam Fired	100%			2030	\$311,100	4	\$27,700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$8,100	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100% Location : Eighth Floor Roof Drain, Sub-basement Floor Drain And Courtyard Area Drain.							
	Sump Pump(s)								
	Non-Submersible	100%			2035	* *	4	\$6,900	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Basement							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2030	\$66,000	4	\$13,100	
	Backflow Preventer								
	Generic	100%			2030	\$49,600	1	\$11,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Two Units From Basement To 11th Floor, Two Units From Basement To 10th Floor					
				Explanation : 4 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2030	\$814,100	1-5	\$94,000	
	Sprinkler								
	No Component	75%							
	Generic	25%			2040		* *	\$13,100	
	Chemical System								
	No Component	98%							
	Generic	2%			2025	\$600	1-3	\$100	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 26-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Mez
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,699,800	\$259,100
Interior Architecture	\$454,600	\$218,400
Electrical	\$892,500	\$2,374,500
Mechanical	\$1,048,800	\$1,525,600
Site Enclosure	\$36,500	
Total	\$4,132,100	\$4,377,600
Importance Code A	\$1,699,800	\$749,200
Importance Code B	\$2,395,800	\$3,628,300
Importance Code C	\$36,500	
Total	\$4,132,100	\$4,377,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$16,700	\$30,400		\$7,500
Interior Architecture	\$5,000			\$700
Electrical	\$7,500	\$12,600	\$11,600	\$12,600
Mechanical	\$49,800	\$10,000	\$13,300	\$28,700
Site Pavements	\$22,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$105,800	\$56,900	\$28,800	\$53,500
Importance Code A	\$23,800	\$37,500	\$7,200	\$14,800
Importance Code B	\$68,900	\$19,400	\$21,600	\$38,700
Importance Code C	\$13,100			
Total	\$105,800	\$56,900	\$28,800	\$53,500



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$67,000	LIFE	**	5	\$10,600	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Loading Dock							
	Concrete Masonry Unit	15%			LIFE	**	5	\$4,000	
	Masonry: Brick	14%	Now	\$80,300	LIFE	**	5	\$5,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Base Of Chimney And Throughout							
		Efflorescence, Extent : Moderate, Area Affected : 15%							
		Location : At Chimney And Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
		Location : At Building Joints							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : At Corners							
	Masonry: Brick	51%			LIFE	**	5	\$21,700	
	Masonry: Granite	5%	Now	\$14,000	LIFE	**	5	\$1,600	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : South East Corner							
	Metal Panel	5%			2050	**	5-10	\$14,600	
	Metal Coiling Doors	5%			2035	**	5	\$6,600	
Windows									
	Aluminum	5%			2046	**	5	\$1,600	
	Metal Louvers	15%			2033	**	10	\$30,400	
	Steel	80%	Now	\$1,513,200	2055	**	5	\$161,900	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Concrete Masonry Unit	15%			LIFE	**	5	\$700	
	Masonry: Brick	75%	Now	\$39,300	LIFE	**	5	\$3,000	
		Joint 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	\$1,400	LIFE	**	5	\$200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
	Metal Panel	2%			2050	**	5	\$300	
	Metal Rail	5%	Now	\$1,200	2035	**	5	\$1,400	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Roof									
	Metal Panel	5%			2047	**	10	\$9,400	
	Single Ply Membrane	95%			2038	**	10	\$97,200	
Interior									
Floors									
	Cast in Place Concrete	90%	Now	\$232,200	LIFE	**	5	\$218,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Terrazzo	5%			LIFE	**	5	\$4,300	
	Vinyl Tile	5%	0-2	\$52,700	2040	**	3	\$2,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Office Area							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Office Area							
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$5,800	
	Gypsum Board	10%			LIFE	**	5	\$17,400	
	Masonry: Brick	75%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$8,700	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	5%	Now	\$5,000	2035	* *	5	\$2,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Office								
Exposed Concrete	85%	Now	\$169,600	LIFE	* *	5	\$14,700		
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Boiler Room And Basement								
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Boiler Room And Basement								
Exposed Struc: Steel	10%			LIFE	* *				
Site Enclosure									
Fence/Gates									
Chain Link	100%	Now	\$36,500	2040	* *				
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Gates Not Functioning								
Retaining Walls									
Cast in Place Concrete	50%			2065	* *				
Masonry: Fieldstone	50%			2040	* *				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Along Winthrop Street								
	Explanation : Wood Retaining Wall								
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$9,800	2043	* *				
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Along Winthrop Street								
On-Site Walkways									
Cast in Place Concrete	100%	4+	\$3,400	2043	* *				
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Parking/Driveway									
Asphalt	100%	0-2	\$9,600	2033	* *				
	Cracking/Crumbling, 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								
Fused Disc Sw	100%			2030	\$5,400	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,000 Amperes And Microturbines Feeds S Building								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$683,800	5	\$1,900	
	Raceway								
	Conduit	100%			2030	\$748,300	1		
	Panelboards								
	Fused Disc Sw	10%			2029	\$9,300	5	\$200	
	Molded Case Bkrs	70%			2029	\$65,100	5	\$1,300	
	Molded Case Bkrs	20%			2038	* *	5	\$400	
	Wiring								
	Thermoplastic	80%			2030	\$138,100	1		
	Thermoplastic	20%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	15%			2028	\$12,700	5	\$100	
	Locally Mounted	5%	Now	\$1,300	2035	* *	5		
		Mech. Misoperation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Motor Control Center	75%			2028	\$201,800	5	\$1,500	
	Variable Frequency Drive	5%			2035	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2028	\$10,000	1	\$22,200	
	Generators								
	Diesel	100%			2026	\$81,800	1	\$28,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Three Emergency Generators, Two Rated At 570 Kilowatts And One At 500 Kilowatts							
	Batteries								
	Lead/Acid	100%			2023	\$1,700	5	\$2,700	
	Fuel Storage								
	Day Tank	50%			2029	\$2,900	5	\$6,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Two 75 Gallon Capacity And One 50 Gallon Capacity							
	Main Tank	50%			2033	* *	5	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 10,000 Gallons Rated Capacity							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	15%			2030	\$122,600	10	\$9,900	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Corridors							
	Fluorescent	10%			2030	\$81,700	10	\$6,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Office							
	LED	75%			2025	\$809,300			
Egress Lighting									
	Emergency, Service	50%			2025	\$39,100	1		
	Exit, Service	50%			2025	\$4,500	1		
Exterior Lighting									
	LED	50%			2035	* *			
	No Component	50%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2033	* *	5	\$2,100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%	Now	\$44,000	2040	* *	1	\$7,300	
		Cameras Damaged, Extent : Moderate, Area Affected : 100%							
		Location : Interior And Exterior							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2030	\$251,200	1-3	\$13,400	
		Other Observation, Extent : Light, 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%			2040	* *	1		

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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
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2028	\$490,200	1	\$71,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : New Burners At 5 Boilers							
		Repairs In Progress, Extent : Light, Area Affected : 20%							
		Location : Boiler No 5 Internal Brick							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground Floor							
		Explanation : 5 High Pressure Steam Boilers							
Distribution									
	Central Plant Steam Piping/Pmp	100%	2-4	\$640,900	2040	* *	4	\$3,600	
		Malfunctioning, Extent : Severe, Area Affected : 15%							
		Location : Faulty Solenoid Valve At Water Softener Assembly In Basement.							
		On Extended Life, Extent : Severe, Area Affected : 70%							
		Location : Pressure Relief Valves Not Holding. They Have Faulty Seats And Leaking And Corroding Throughout In Basement							
		Other Observation, Extent : Severe, Area Affected : 15%							
		Location : Basement							
		Explanation : Make Up Water Valve Rig And Boiler Feed Assembly. Control Malfunction With Deaerator On Extended Life.							
Terminal Devices									
	Air Handler	50%	0-2	\$266,200	2030	\$532,500	1	\$20,100	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : 2 Units At Roof							
	Unit Heater - Steam	50%			2030	\$135,400	4	\$5,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%			2024	\$141,600	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 5%							
		Location : 2nd Floor							
	Split Unit	5%			2030	\$80,800			
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Air Conditioning Room							
		Explanation : 3 Electric Centrifugal Chillers Serving Building D.							
Terminal Devices									
	Fan Coil - 2 Pipe	5%	Now	\$400	2025	\$7,200	1	\$1,100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 1st Floor							
	No Component	95%							
Heat Rejection									
	Evaporative Condenser	5%			2030	\$1,200	2	\$2,500	
	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
Ventilation								
Distribution								
Ductwork/Diffusers	50%	0-2	\$34,900	LIFE	* *	2-5	\$20,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Breeching Exit And At Top Of Stack Serving Boilers No 1 And 2								
Explanation : Icing Form On Breeching And Flue Stack Possibly Due To Low Flue Gas Temperatures.								
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2040	* *	1		
Galvanized Steel	50%			2028	\$166,200	1		
HW Heat Exchanger								
Steam Fired	100%			2030	\$120,600	4	\$10,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$1,200	2025	\$11,500	4	\$1,500	
Controller Not Working, Extent : Severe, Area Affected : 100%								
Location : Operating In Manual Mode And With Faulty Floats. Basement.								
Backflow Preventer								
Generic	100%			2030	\$19,200	1	\$4,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Serves Building D.								
Fixtures								
Generic	100%							

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 25-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5
Block : 4829 **Lot** : 1 **BIN** : 3327713

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$124,200	\$772,600
Interior Architecture	\$130,100	\$455,700
Electrical	\$196,200	
Mechanical	\$668,900	\$7,655,100
Total	\$1,119,400	\$8,883,300
Importance Code A	\$124,200	\$772,600
Importance Code B	\$995,200	\$7,919,000
Importance Code C		\$191,800
Total	\$1,119,400	\$8,883,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$36,100		\$29,900
Interior Architecture			\$20,000	\$45,000
Electrical	\$26,100	\$36,900	\$32,700	\$28,900
Mechanical	\$124,400	\$83,600	\$172,300	\$74,700
Site Pavements	\$22,000			
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$207,100	\$191,100	\$259,600	\$213,000
Importance Code A	\$6,600	\$46,700	\$6,600	\$37,100
Importance Code B	\$178,400	\$144,400	\$243,000	\$175,900
Importance Code C	\$22,000		\$10,000	
Total	\$207,100	\$191,100	\$259,600	\$213,000



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 BUILDING S
Asset # : 13893

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal/Glass Curt Wall	18%			LIFE	**	5	\$73,800	
	Metal Sect. OHD	2%			2043	**	5	\$13,700	
	Pre-Cast Concrete	70%			LIFE	**	5	\$497,600	
	Stucco Cement	5%			2043	**	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	5%			2050	**	5	\$41,000	
Windows									
	Aluminum	97%			2046	**	5		
	Metal Louvers	3%			2039	**	10		
Parapets									
	Cast in Place Concrete	32%			LIFE	**	5	\$93,900	
	Metal Panel	3%			2050	**	5	\$3,300	
	Metal Rail	5%			2043	**	5-10	\$25,700	
	Pre-Cast Concrete	60%			LIFE	**	5	\$107,300	
Roof									
	IRMA/Protected Membrane	80%			2035	**	10	\$124,200	
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Panel/Paver: Cer/Brk	15%			2050	**	10	\$31,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Perimeter Pavers									
Explanation : Pre-cast Concrete									
	Single Ply Membrane	5%			2035	**	10	\$7,800	
Soffits									
	Metal Panel	25%			2050	**	5-10		
	Stucco Cement	75%			2043	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$43,800	
	Ceramic Tile	5%			2039	**	5	\$20,000	
	Vinyl Tile	90%	4+	\$68,500	2035	**	3	\$135,100	
Loose Units, Extent : Light, Area Affected : 1%									
Location : Penthouse Corridor									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2039	**	5	\$20,000	
	Concrete Masonry Unit	5%			LIFE	**	5	\$8,000	
	Glass: Single Pane	5%			LIFE	**	5	\$15,000	
	Gypsum Board	80%			LIFE	**	5	\$191,800	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	85%	Now	\$61,600	2043	**	5	\$170,100		
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Basement								
Exposed Concrete	5%			LIFE	**	5	\$3,100		
Gypsum Board	10%			LIFE	**	5	\$50,000		
Site Enclosure									
Fence/Gates									
Chain Link	5%			2050	**				
Iron Picket	95%			2065	**				
Retaining Walls									
Cast in Place Concrete	100%			2065	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2035	**				
On-Site Walkways									
Cast in Place Concrete	100%			2043	**				
Parking/Driveway									
Asphalt	100%	0-2	\$22,000	2033	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Driveway At Front Entry								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2050	**	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Switches Rated At 4,000 Amperes Each									
	Transformers								
	Dry Type	100%			2043	**	5	\$1,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 300 Kilovolt-ampere									
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2050	**	5	\$600	
	Molded Case Bkrs	50%			2050	**	5	\$3,500	
	Raceway								
	Conduit	100%			2050	**	1		
	Panelboards								
	Fused Disc Sw	5%			2046	**	5	\$300	
	Molded Case Bkrs	95%			2046	**	5	\$6,700	
	Wiring								
	Thermoplastic	100%			2050	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Motor Control Center	80%			2043	**	5	\$5,800	
	Variable Frequency Drive	20%			2043	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2043	**	1	\$82,300	
	Generators								
	Diesel	100%			2039	**	1	\$103,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Two Generators Rated At 2,000 Kilowatts Each								
	Batteries								
	Lead/Acid	100%			2024	\$1,700	5	\$9,900	
	Fuel Storage								
	Day Tank	50%			2046	**	5	\$24,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : One 450 Gallon								
	Main Tank	50%			2058	**	5	\$3,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : 3,000 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	70%			2035	**	10	\$171,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2035	**	10	\$24,500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	20%			2035	**			
	Egress Lighting								
	Emergency, Service	50%			2035	**	1		
	Exit, LED	50%			2058	**	1		
	Exterior Lighting								
	HID	20%			2035	**	10	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof And Perimeter								
	Explanation : Controlled Via Timer And Photocell								
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2058	**	5	\$7,900	

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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	

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$30,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$49,400

*Other Observation, Extent : Light, 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%

2040

* *

1

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

Conversion Equipment

Heat Exchanger, Plate &
Frame

50%

2033

* *

1

\$66,100

Pres. Reducing

50%

2033

* *

5

\$7,900

Valve/LP Steam

Distribution

Hot Wtr Piping/Pump

50%

2038

* *

4

\$9,900

Central Plant Steam

50%

2040

* *

4

\$6,600

Piping/Pmp

Terminal Devices

Air Handler

50%

2030

\$1,969,400

1

\$82,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : See Air Conditioning Devices.*

Convactor/Radiator

40%

2035

* *

1

\$34,500

Fan Coil Unit/Heat

10%

2030

\$419,500

1

\$8,600

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

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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
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	100%	0-2	\$634,000	2033	* *	1	\$260,400	
Malfunctioning, Extent : Moderate, Area Affected : 90%									
Location : Chiller No. 2 Guide Vanes In Basement.									
R-134a Refrigerant, Extent : Light, Area Affected : 100%									
Location : 3 Units In Basement									
Repairs In Progress, Extent : Light, Area Affected : 10%									
Location : Chiller No. 1 In Basement									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$6,800	2040	* *	4	\$13,200	
Not in Service, Extent : Severe, Area Affected : 100%									
Location : Check Valve Faulty On Chilled Water Pump Basement.									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2030	\$3,141,500	1	\$165,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : See Heating Terminal Devices.									
Heat Rejection									
	Water Cooling Tower	100%			2028	\$1,063,000	2	\$269,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : D Building Roof									
Explanation : Located On Building D									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$149,100	
Exhaust Fans									
	Interior	70%			2030	\$697,600	2	\$5,700	
	Roof	30%			2030	\$139,500	2	\$2,500	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2040	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2040	* *	4	\$26,400	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2030	\$42,700	4	\$8,500	
Sewage Ejector(s)									
	Electric	100%			2030	\$80,700	4	\$16,000	
Fixtures									
	Generic	100%							
Vertical Transport									

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER 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		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement To 5th Floor</i>									
<i>Explanation : 7 Units. Cooling Unit Malfunction In Machine Room S6s01.</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2050		* *	1-5	\$134,800
Sprinkler									
	Generic	100%			2050		* *	1-2	\$74,900

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 21-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$1,027,500
Interior Architecture	\$326,900	\$92,500
Electrical		\$1,657,100
Mechanical		\$566,000
Total	\$326,900	\$3,343,100
Importance Code A		\$1,027,500
Importance Code B	\$214,000	\$2,266,100
Importance Code C	\$112,900	\$49,500
Total	\$326,900	\$3,343,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$5,200	\$6,900		
Interior Architecture	\$2,100	\$25,400		\$9,400
Electrical	\$6,800	\$9,400	\$7,600	\$11,000
Mechanical	\$45,700	\$4,200	\$17,200	\$15,300
Site Enclosure	\$4,700			
Site Pavements	\$4,400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$76,900	\$53,900	\$32,700	\$43,600
Importance Code A	\$22,500	\$8,500	\$900	\$1,000
Importance Code B	\$49,700	\$45,300	\$31,900	\$42,700
Importance Code C	\$4,700			
Total	\$76,900	\$53,900	\$32,700	\$43,600



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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	90%			LIFE	**	5	\$39,700	
	Metal Coiling Doors	10%			2043	**	5	\$13,800	
Windows									
	Aluminum	35%			2046	**	5	\$100	
	Metal Louvers	65%			2039	**	10	\$1,600	
Roof									
	Single Ply Membrane	11%	0-2	\$5,200	2030	\$103,500			
	Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Single Ply Membrane	89%			2030	\$837,100	10	\$47,300	
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									
Floors									
	Carpet	10%			2029	\$93,600	3	\$9,800	
	Cast in Place Concrete	30%			LIFE	**	5	\$43,000	
	Ceramic Tile	3%	0-2	\$2,100	2033	**	5	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Toilets And Janitors Closet								
	Quarry Tile	22%			2043	**	5	\$21,600	
	Sheet Vinyl/Rubber	15%	Now	\$163,300	2035	**	5	\$7,400	
	Adhesion Failure, Extent : Moderate, Area Affected : 10%								
	Location : Kitchen								
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : Basement								
	Seams Open/Split, Extent : Moderate, Area Affected : 15%								
	Location : Kitchen								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Kitchen								
	Sheet Vinyl/Rubber	15%			2035	**	5	\$14,800	
	Traffic Topping	5%			2035	**	5	\$4,100	

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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										
Interior Walls	Ceramic Tile	10%	Now	\$36,400	2033	**	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%	Now	\$76,500	LIFE	**	5	\$49,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
	Location : Mechanical Room And Basement Corridor									
	Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Room And Basement										
Vertical Cracks, Extent : Moderate, Area Affected : 5%										
Location : Basement Corridor										
Ceilings										
Ceilings	AcousTileSusp.Lay-In	35%			2043	**	5	\$22,700		
	Staining/Discoloring, Extent : Light, Area Affected : 5%									
	Location : Throughout									
	Exposed Struc: Steel	20%			LIFE	**				
	Water Penetration, Extent : Moderate, Area Affected : 10%									
	Location : Mechanical Room 2nd Floor									
	Gypsum Board	3%			LIFE	**	5	\$2,400		
	Metal Panel	42%	Now	\$50,800	LIFE	**	5	\$34,000		
	Bent/Warped Elements, Extent : Moderate, Area Affected : 5%									
	Location : Kitchen									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%										
Location : Kitchen										
Site Enclosure										
Site Enclosure	Fence/Gates									
	Chain Link	100%	Now	\$4,700	2050	**				
	Impact Damage, Extent : Moderate, Area Affected : 10%									
	Location : Along East Side Of Property									
	Free Standing Walls									
	Cast in Place Concrete	75%			2065	**				
	Masonry: Brick	25%			2050	**				
	Site Pavements									
	Site Pavements	Public Sidewalk								
		Cast in Place Concrete	100%	0-2	\$4,400	2043	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%										
Location : West Side Of Property										
Ponding, Extent : Moderate, Area Affected : 5%										
Location : West Side Of Property										
On-Site Walkways										
Cast in Place Concrete		100%			2043	**				

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

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

Site Pavements

Parking/Driveway

Asphalt	90%
Cast in Place Concrete	10%

2039	**
2043	**

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%	2040	**	5	\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 4,000 Amperes*

Transformers

Dry Type

100%	2035	**	5	\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 750 Kilovolt-ampere, Two 150 Kilovolt-ampere, One 30 Kilovolt-ampere All 208/480 Volts*

Switchgear / Switchboard

Fused Disc Sw

100%	2040	**	5	\$200

Raceway

Conduit

100%	2040	**	1	

Panelboards

Molded Case Bkrs

100%	2038	**	5	\$1,200

Wiring

Thermoplastic

100%	2040	**	1	

Motor Controllers

Locally Mounted

15%	2035	**	5	

Motor Control Center

80%	2035	**	5	\$1,000

Variable Frequency

5%	2047	**		

Drive

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Variable Frequency Drive For Air Conditioning*

Ground

Grounding Devices
Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Basement Grease Trap Room**Explanation : Not Accessible Due To Grease Trap Leak*

Stand-by Power

Transfer Switches

Automatic

100%	2035	**	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%			2033	* *	1	\$8,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 200 Kilowatts									
	Diesel	50%			2043	* *	1	\$8,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : Emergency Generator Rated At 1,000 Kilowatts									
Batteries									
	Lead/Acid	100%			2025	\$1,700	5	\$1,600	
Fuel Storage									
	Day Tank	50%			2038	* *	5	\$4,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 75 Gallon Capacity									
	Main Tank	50%			2045	* *	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : 3,000 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	1%			2030	\$8,100	10	\$400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways									
	Fluorescent	99%			2030	\$797,600	10	\$39,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	50%			2030	\$12,100	1		
	Exit, Service	50%			2030	\$8,200	1		
Exterior Lighting									
	HID	100%			2030	\$185,100	10	\$100	
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2045	* *	5	\$1,300	
Alarm									
Security System									
	No Component	20%							
	Generic	80%			2030	\$118,600	1	\$13,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Kitchen, Storage, Hallways And 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%

2030

\$507,600

1-3

\$27,000

*Other Observation, Extent : Light, 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%

2040

* *

1

*Other Observation, Extent : Light, Area Affected : 60%**Location : Basement Steam Room**Explanation : Steam Supplied From Power House*

Natural Gas

40%

2050

* *

1

Conversion Equipment

Furnace

40%

Now

\$17,300

2035

* *

1

\$7,800

*Other Observation, Extent : Severe, Area Affected : 40%**Location : Roof**Explanation : 2 Gas Fired Rooftop Units, Faulty Gas Valves*Pres. Reducing
Valve/LP Steam

60%

2033

* *

5

\$1,600

Distribution

Central Plant Steam
Piping/Pmp

60%

Now

\$23,300

2040

* *

4

\$1,300

*Insul. Deteriorating, Extent : Moderate, Area Affected : 50%**Location : Basement Steam Room*

No Component

40%

Terminal Devices

Air Handler

30%

2030

\$193,600

1

\$8,100

Convactor/Radiator

10%

2035

* *

1

\$1,400

Fan Coil Unit/Heat

20%

2030

\$137,500

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%

2046

* *

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%			2030	\$185,900	2	\$1,300	
		R-22 Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Roof							
	No Component	50%							
Distribution									
	Ductwork/Diffusers	50%			LIFE	* *	2	\$28,500	
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$24,400	
Exhaust Fans									
	Interior	30%			2030	\$49,000	2	\$400	
	Roof	50%			2035	* *	2	\$700	
	Wall Unit	20%			2030	\$3,300	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2040	* *	4	\$4,300	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2030	\$7,000	4	\$1,400	
Sewage Ejector(s)									
	Electric	100%			2030	\$13,200	4	\$2,600	
Backflow Preventer									
	Generic	100%			2030	\$11,700	1	\$2,700	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : 2 Units							
Fire Suppression									
	Sprinkler								
	Generic	100%			2040	* *	1-2	\$12,300	

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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
Fire Suppression									
Chemical System									
No Component		60%							
Generic		40%			2025	\$11,700	1-3	\$1,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2 In Kitchen On 1st Floor And 1 In Kitchen In Basement									
Explanation : 3 Sets									

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 25-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,7,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327715

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$149,800	\$855,500
Interior Architecture	\$156,000	\$456,100
Electrical	\$213,700	
Mechanical	\$282,700	\$9,085,800
Total	\$802,100	\$10,397,300
Importance Code A	\$149,800	\$855,500
Importance Code B	\$652,400	\$9,367,900
Importance Code C		\$173,900
Total	\$802,100	\$10,397,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$4,600	\$6,100		\$61,200
Interior Architecture		\$36,700	\$18,200	
Electrical	\$23,900	\$29,300	\$30,100	\$31,400
Mechanical	\$125,500	\$59,000	\$137,600	\$60,000
Elevators/Escalators	\$48,400	\$48,400	\$48,400	\$48,400
Total	\$202,300	\$179,600	\$234,300	\$200,900
Importance Code A	\$10,600	\$15,900	\$6,100	\$67,800
Importance Code B	\$191,700	\$163,700	\$219,200	\$133,100
Importance Code C			\$9,100	
Total	\$202,300	\$179,600	\$234,300	\$200,900



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	17%			LIFE	**	5	\$90,200	
Metal Panel	5%			2050	**	5-10	\$97,200	
Pre-Cast Concrete	60%			LIFE	**	5	\$551,600	
Stucco Cement	10%			2043	**	5	\$70,700	
Stucco Cement	5%			2043	**	5	\$35,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Penthouse Bulkhead Wall At Roof Levels								
Explanation : Referring To EIFS Product								
Window Wall	3%			2050	**	5	\$31,800	
Windows								
Aluminum	97%			2046	**	5	\$40,400	
Metal Louvers	3%			2039	**	10	\$7,800	
Parapets								
Metal Panel	5%			2050	**	5	\$4,600	
Metal Rail	15%			2043	**	5-10	\$64,600	
Pre-Cast Concrete	60%			LIFE	**	5	\$89,900	
Stucco Cement	20%			2043	**	5	\$12,300	
Roof								
IRMA/Protected Membrane	20%			2035	**	10	\$16,400	
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
IRMA/Protected Membrane	10%	2-4	\$4,600	2035	**			
Broken Paver Blocks, Extent : Moderate, Area Affected : 5%								
Location : Cooling Tower Area								
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : Roof Over 7th Floor								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Cooling Tower Area								
Single Ply Membrane	70%			2035	**	10	\$57,500	
Soffits								
Metal Panel	30%			2050	**	5-10		
Stucco Cement	70%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$80,300	
Ceramic Tile	5%			2039	**	5	\$18,400	
Terrazzo	5%			LIFE	**	5	\$14,300	
Vinyl Tile	80%			2035	**	3	\$110,100	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$18,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$14,500	
Gypsum Board	80%			LIFE	**	5	\$173,900	
Granite Panels	5%			LIFE	**			

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

Interior

Ceilings

AcousTileSusp.Lay-In	85%			2043	**	5	\$312,000	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$45,900	

Site Enclosure

Fence/Gates

Chain Link	10%			2050	**			
Iron Picket	90%			2065	**			

Retaining Walls

Cast in Place Concrete	100%			2065	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2035	**			

On-Site Walkways

Cast in Place Concrete	100%			2035	**			

Parking/Driveway

Asphalt	100%			2033	**			

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%			2050	**	5	\$1,100	

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

Location : Electrical Room

Explanation : Main Service Switches Rated At 3,000 Amperes And 1,600 Amperes

Transformers

Dry Type

	100%			2043	**	5	\$900	

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

Location : Electrical Room

Explanation : Three 500 And Two 75 Kilovolt-ampere

Switchgear / Switchboard

Fused Disc Sw	80%			2050	**	5	\$800	
Molded Case Bkrs	20%			2050	**	5	\$1,300	

Raceway

Conduit	100%			2050	**	1		

Panelboards

Fused Disc Sw	5%			2046	**	5	\$300	
Molded Case Bkrs	95%			2046	**	5	\$6,100	

Wiring

Thermoplastic	100%			2050	**	1		

Motor Controllers

Motor Control Center	80%			2035	**	5	\$5,300	
Variable Frequency Drive	20%			2043	**			

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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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,600	
Stand-by Power									
	Transfer Switches								
	Automatic	50%			2043	**	1	\$37,700	
	Automatic	50%			2047	**	1	\$37,700	
Generators									
	Diesel	50%			2039	**	1	\$47,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 1,250 Kilowatts							
	Diesel	50%			2039	**	1	\$47,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Emergency Generator Rated At 2,000 Kilowatts							
Batteries									
	Lead/Acid	50%			2024	\$800	5	\$4,500	
	Lead/Acid	50%			2024	\$800	5	\$4,500	
Fuel Storage									
	Day Tank	25%			2046	**	5	\$11,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 300 Gallon Capacity							
	Day Tank	25%			2046	**	5	\$11,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 300 Gallon Capacity							
	Underground Storage	50%			LIFE	**	5	\$7,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 10,000 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2035	**	10	\$202,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2035	**	10	\$11,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	1%			2035	**	10	\$100	
	LED	4%			2035	**			
Egress Lighting									
	Emergency, Service	45%			2035	**	1		
	Emergency, Battery	5%			2035	**	10	\$3,000	
	Exit, LED	50%			2058	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	20%			2035	* *	10	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof And Perimeter							
		Explanation : Controlled Via Photocell And Timer							
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2058	* *	5	\$7,200	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2035	* *	1	\$27,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2035	* *	1-3	\$45,300	
		Other Observation, Extent : Light, 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%			2040	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam From Power Plant							
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	50%			2033	* *	1	\$60,600	
	Pres. Reducing Valve/LP Steam	50%			2033	* *	5	\$7,300	
Distribution									
	Hot Wtr Piping/Pump	50%	4+	\$10,000	2038	* *	4	\$6,000	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Control Valves Manually Operated In Basement And Penthouse							
	Central Plant Steam Piping/Pmp	50%			2040	* *	4	\$6,000	

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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									
	Terminal Devices								
	Air Handler	50%			2030	\$1,806,100	1	\$75,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : See Air Conditioning Terminal Devices.							
	Convactor/Radiator	40%			2035	**	1	\$31,700	
	Fan Coil Unit/Heat	10%			2030	\$384,700	1	\$7,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Reciprocating	85%			2030	\$1,853,300	1	\$96,700	
	Compr/Chiller								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Z							
		Explanation : Located In Power Plant							
	Split Unit	15%			2030	\$822,500			
Distribution									
	CW & CHW Wtr	100%	0-2	\$94,000	2040	**	4	\$12,100	
	Pipe/Pump								
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Swing Condenser And Chilled Water Pump In Penthouse.							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Penthouse							
		Explanation : Faulty Bearings On Condenser Water Pumps.							
	Terminal Devices								
	Air Handler/Cool/Ht	85%			2030	\$2,448,900	1	\$128,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : See Heating Terminal Devices.							
	No Component	15%							
Heat Rejection									
	Water Cooling Tower	85%			2028	\$828,600	2	\$209,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Serves Buildings D And S.							
	No Component	15%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	4+	\$118,400	LIFE	**	2-5	\$136,700	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Outside Air And Spill Air Dampers Operated Manually In Basement And Penthouse.							
	Exhaust Fans								
	Interior	50%			2030	\$457,000	2	\$3,800	
	Roof	50%			2030	\$213,300	2	\$3,800	

Plumbing

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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
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									
	H/C Water Piping Brass/Copper	100%	2-4	\$38,300	2050	* *	1		
Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Domestic Water Pumps Controls In Basement.									
	HW Heat Exchanger Steam Fired	100%			2040	* *	4	\$24,200	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2030	\$39,200	4	\$7,800	
	Sewage Ejector(s) Electric	100%			2030	\$74,000	4	\$14,600	
	Backflow Preventer Generic	100%			2030	\$65,300	1	\$15,000	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100% Location : Six Units From Basement To 7th Floor, One Unit From Basement To Penthouse Explanation : 7 Units									
Fire Suppression									
	Standpipe Generic	100%			2040	* *	1-5	\$128,200	
	Sprinkler Generic	100%			2040	* *	1-2	\$68,700	
	Fire Pump Generic	100%			2033	* *	1	\$45,800	

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

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$5,361,900	\$549,100
Interior Architecture	\$431,500	\$1,141,300
Electrical	\$4,137,200	\$1,289,400
Total	\$9,930,600	\$2,979,800
Importance Code A	\$5,361,900	\$593,100
Importance Code B	\$4,405,800	\$2,386,800
Importance Code C	\$162,900	
Total	\$9,930,600	\$2,979,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$34,600	
Interior Architecture	\$11,800	\$1,400		\$2,200
Electrical	\$61,700	\$5,800	\$39,900	\$13,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$81,300	\$15,100	\$82,500	\$23,100
Importance Code A			\$34,600	
Importance Code B	\$69,600	\$15,100	\$47,800	\$23,100
Importance Code C	\$11,800			
Total	\$81,300	\$15,100	\$82,500	\$23,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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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	\$40,400	LIFE	**	5	\$32,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Loading Dock							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							
	Masonry: Brick Cavity	70%			LIFE	**	5	\$89,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Building Is Currently Vacant.							
	Masonry: Granite	5%			LIFE	**	5	\$4,800	
	Metal Coiling Doors	5%	Now	\$40,600	2031	\$406,000	5	\$10,000	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Slate Panels	2%	Now	\$149,700	LIFE	**	5	\$1,900	
		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	\$62,400	
Windows									
	Aluminum	97%	0-2	\$2,308,500	2051	**	5	\$24,600	
		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	\$50,800	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	\$88,200	

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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	\$2,771,900	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	\$122,900	
	Ceramic Tile	2%			2035	* *	5	\$4,500	
	Panel/Paver: Cer/Brk	35%			2042	* *	5	\$177,000	
	Terrazzo	5%			LIFE	* *	5	\$8,800	
	Traffic Topping	23%	0-2	\$143,400	2026	\$717,200	5	\$32,300	
				Deteriorated Finish, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	Vinyl Tile	5%			2026	\$106,900	3	\$4,200	
	Wood	5%			2041	* *	5	\$21,100	
Interior Walls									
	Concrete Masonry Unit	25%	Now	\$162,900	LIFE	* *	5	\$26,200	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Throughout					
	Plaster	5%	Now	\$11,800	LIFE	* *	5	\$3,900	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Throughout					
	SGFT/Glazed Masonry	70%			LIFE	* *			
Ceilings									
	AcousTile,Adhered	5%			2031	\$105,800	5	\$10,200	
	Exposed Concrete	5%	Now	\$36,600	LIFE	* *	5	\$1,600	
				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	\$28,600	

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	\$43,900	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Six 1600 Ampere Main Disconnect Switches									
Switchgear / Switchboard									
	Air Circuit Breaker	30%			2026	\$49,200	5	\$200	
	Molded Case Bkrs	70%			2026	\$114,800	5	\$2,600	
Raceway									
	Conduit	100%			2026	\$169,900	1		
Panelboards									
	Fused Disc Sw	5%			2025	\$6,700	5	\$200	
	Molded Case Bkrs	95%			2025	\$127,100	5	\$3,500	
Wiring									
	Braided Cloth	80%	2-4	\$214,200	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2026	\$53,600	1		
Motor Controllers									
	Locally Mounted	20%			2024	\$33,800	5	\$200	
	Motor Control Center	80%			2024	\$198,100	5	\$3,100	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,600	LIFE	* *	5	\$2,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	96%			2022	\$2,650,700	10	\$132,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Using T-12 Lamps									
	Incandescent	4%			2022	\$110,400	2	\$100	
Egress Lighting									
	Emergency, Battery	50%			2022	\$113,300	10	\$18,100	
	Exit, Service	50%			2022	\$28,000	1		
Exterior Lighting									
	HID	100%			2022	\$591,200	10	\$400	
Alarm									
Security System									
	No Component	90%							
	Generic	10%			2026	\$47,400	1	\$5,200	
Fire/Smoke Detection									
	No Component	50%							
	Generic, Analog	50%			2026	\$810,700	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)	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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Backflow Preventer							
	Not Accessible	100%						
	Fixtures							
	Not Accessible	100%						
Vertical Transport								
	Elevators							
	Not Accessible	100%						
	Escalators							
	Not Accessible	100%						
Fire Suppression								
	Standpipe							
	Not Accessible	100%						
	Sprinkler							
	Not Accessible	5%						
	Not Accessible	95%						
	Fire Pump							
	Not Accessible	100%						
	Chemical System							
	Not Accessible	100%						

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

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 21-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,7,10,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,410,700	\$936,500
Interior Architecture	\$6,255,800	\$1,280,600
Electrical	\$10,717,200	\$2,198,000
Mechanical	\$8,435,800	\$8,444,900
Total	\$26,819,500	\$12,859,900
Importance Code A	\$1,491,800	\$1,028,800
Importance Code B	\$24,964,300	\$11,563,800
Importance Code C	\$363,400	\$267,300
Total	\$26,819,500	\$12,859,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$21,700			\$96,400
Interior Architecture	\$205,500	\$22,700		\$114,000
Electrical	\$92,500	\$100,700	\$95,300	\$93,600
Mechanical	\$222,200	\$42,800	\$109,900	\$61,000
Site Enclosure	\$13,700			
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Total	\$644,500	\$254,900	\$294,100	\$453,800
Importance Code A	\$21,700			\$97,500
Importance Code B	\$609,100	\$232,300	\$294,100	\$356,300
Importance Code C	\$13,700	\$22,700		
Total	\$644,500	\$254,900	\$294,100	\$453,800



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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	* *	5	\$55,900	
	Concrete Masonry Unit	3%			LIFE	* *	5	\$10,500	
	Masonry: Brick	75%	0-2	\$283,200	LIFE	* *	5	\$419,500	
Efflorescence, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Patching Evident, Extent : Light, Area Affected : 20%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	5%			LIFE	* *	5	\$21,000	
	Metal Panel	10%	Now	\$76,100	2040	* *	5	\$104,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 3rd Floor Building C									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : These Are Actually Lead Panels.									
	Stucco Cement	3%			2035	* *	5	\$42,000	
	Window Wall	2%			2050	* *	5	\$42,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Windows									
	Aluminum	98%			2038	* *	5	\$229,300	
	Steel	2%	Now	\$273,400	2055	* *	5	\$29,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Building C Stair At Penthouse									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Building C Stair At Penthouse									
Parapets									
	Copper/Terne	2%			2050	* *	5	\$4,400	
	Masonry: Brick	55%			LIFE	* *	5	\$24,700	
	Masonry: Limestone	13%			LIFE	* *	5	\$7,400	
	Metal Rail	15%			2035	* *	5-10	\$121,800	
	Metal: Cage/Fence	15%			2035	* *	5-10	\$52,200	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Clay Tile	20%	Now	\$21,700	2050	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : On Buildings A, B And C							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Over Penthouse On Buildings A, B And C							
	Copper/Terne	3%			2045	**	10	\$21,800	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Modified Bitumen	72%			2035	**	10	\$209,200	
	Sloped Glazing	5%	Now	\$380,400	LIFE	**	5	\$193,700	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Above Ground Floor							
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%	0-2	\$144,700	2026	\$723,300	3	\$76,000	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Offices At Buildings A, B, C And Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Offices At Buildings A, B, C And Throughout								
Cast in Place Concrete	10%			LIFE	**	5	\$221,700	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement Throughout								
Ceramic Tile	3%	4+	\$32,900	2033	**	5	\$15,200	
Worn/Eroded, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout								
Quarry Tile	5%	4+	\$162,900	2035	**	5	\$38,000	
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Penthouse At Buildings A, B, C And Throughout								
Raised Access Floor	2%	0-2	\$27,900	2033	**	5	\$38,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Ground Floor Information Technology Office								
Loose/Delam Surface, Extent : Light, Area Affected : 10%								
Location : Ground Floor Information Technology Office								
Sheet Vinyl/Rubber	3%			2035	**	5	\$45,600	
Terrazzo	20%	4+	\$526,900	LIFE	**	5	\$158,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Corridors At Buildings A, B, And C								
Vinyl Tile	32%	0-2	\$308,400	2035	**	3	\$121,600	
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : At Buildings A, B, C And Throughout								
Vinyl Tile 9" X 9"	20%	Now	\$249,700	2025	\$2,496,700	3	\$76,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Penthouse At Buildings A, B, C And Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Penthouse At Buildings A, B, C And Throughout								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Penthouse At Buildings A, B, C And Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Penthouse At Buildings A, B, C And Throughout								

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 MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
Interior Walls									
	Cast in Place Concrete	5%	Now	\$64,100	LIFE	**			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Electrical Room And Basement Throughout							
	Ceramic Tile	5%			2033	**	5	\$45,300	
	Concrete Masonry Unit	10%			LIFE	**	5	\$36,200	
	Gypsum Board	25%			LIFE	**	5	\$135,900	
	Plaster	35%	Now	\$142,300	LIFE	**	5	\$95,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Penthouse And 1st Floor At Buildings A, B, C And Throughout							
	SGFT/Glazed Masonry	20%	4+	\$157,000	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
Ceilings									
	AcousTileConcealSpLn	25%	2-4	\$114,600	2035	**	5	\$158,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	25%	2-4	\$114,600	2043	**	5	\$126,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Ground Floor At Buildings A, B, C And Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : At Buildings A, B, C And Throughout							
	Exposed Concrete	7%			LIFE	**	5	\$11,100	
	Plaster	43%	Now	\$1,918,800	LIFE	**	5	\$272,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Ground, 3rd And 7th Floor At Buildings A, B, C And Throughout							
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : At Buildings A, B, C And Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Ground, 3rd And 7th Floor At Buildings A, B, C And Throughout							
Site Enclosure									
Fence/Gates									
	Chain Link	10%			2050	**			
	Iron Picket	85%	Now	\$3,200	2050	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Along Clarkson Avenue							
		Deteriorated Finish, Extent : Light, Area Affected : 5%							
		Location : Along Clarkson Avenue							
		Impact Damage, Extent : Light, Area Affected : 5%							
		Location : Along Clarkson Avenue							
	Masonry: Brick	5%			2040	**			

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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
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	50%	Now	\$9,100	2050	* *			
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%					
				Location : Planters In Front Of Buildings					
	Masonry: Fieldstone	50%	Now	\$1,400	2050	* *			
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%					
				Location : Along Clarkson Avenue					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Along Clarkson Avenue					
				Explanation : Material Is Granite					
	Retaining Walls								
	Cast in Place Concrete	100%			2065	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2043	* *			
	Parking/Driveway								
	Asphalt	100%			2039	* *			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	70%			2030	\$92,300	5	\$2,200	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each					
	Fused Disc Sw	30%	0-2	\$39,500	2060	* *	5	\$400	
				On Extended Life, Extent : Moderate, Area Affected : 80%					
				Location : Throughout Basement					
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Main Service Switch Rated At 1,200 Amperes					
	Transformers								
	Dry Type	50%			2028	\$8,800	5	\$1,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Two 150 Kilovolt-ampere At 480/277/120 Volts					
	Dry Type	50%			2035	* *	5	\$1,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : 112.5 Kilovolt-ampere At 480/277/208 Volts					

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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									
Switchgear / Switchboard									
	Fused Disc Sw	30%			2030	\$164,000	5	\$800	
	Molded Case Bkrs	70%	0-2	\$382,600	2060	* *	5	\$5,500	
On Extended Life, Extent : Moderate, Area Affected : 50%									
Location : Throughout The Basement									
Raceway									
	Conduit	90%			2030	\$589,100	1		
	Conduit	10%			2050	* *	1		
Panelboards									
	Fused Disc Sw	10%			2029	\$60,200	5	\$1,400	
	Molded Case Bkrs	80%	0-2	\$481,500	2055	* *	5	\$6,300	
On Extended Life, Extent : Moderate, Area Affected : 50%									
Location : Throughout The Basement									
	Molded Case Bkrs	10%			2046	* *	5	\$1,600	
Wiring									
	Braided Cloth	70%	0-2	\$705,800	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2040	* *	1		
	Thermoplastic	10%			2050	* *	1		
Motor Controllers									
	Locally Mounted	50%			2028	\$208,200	5	\$2,000	
	Locally Mounted	30%			2035	* *	5	\$1,200	
	Motor Control Center	20%			2028	\$533,600	5	\$3,300	
Ground									
Grounding Devices									
	Generic	100%	Now	\$10,600	LIFE	* *	5	\$8,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Stand-by Power									
Transfer Switches									
	Automatic	30%			2035	* *	1	\$55,300	
	Automatic	70%			2043	* *	1	\$129,000	
Generators									
	Diesel	100%			2039	* *	1	\$231,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 750 Kilowatts									
Batteries									
	Lead/Acid	100%			2024	\$1,700	5	\$22,200	

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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
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2046	**	5	\$55,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	50%			2033	**	5	\$8,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 30,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	55%			2025	\$6,056,300	10	\$302,100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%			2035	**	10	\$219,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2030	\$550,600	10	\$27,500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
Egress Lighting									
	Emergency, Service	45%			2035	**	1		
	Emergency, Battery	5%			2035	**	10	\$7,200	
	Exit, LED	40%			2058	**	1		
	Exit, Service	10%			2030	\$22,300	1		
Exterior Lighting									
	HID	100%			2025	\$2,529,600	10	\$1,800	
		Malfunctioning, Extent : Moderate, Area Affected : 80%							
		Location : Parapet Mounted Fixtures							
		Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 20%							
		Location : Site Lighting							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2035	**	1	\$67,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	**	1-3	\$369,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Replacement In Progress							

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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
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2030	\$63,800	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Steam Provided By Power House					
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%	Now	\$41,500	2039	* *	5	\$17,800	
				Leak Evident, Extent : Severe, Area Affected : 100%					
				Location : Basement					
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Basement					
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2050	* *	4	\$44,300	
	Terminal Devices								
	Air Handler	20%			2025	\$1,764,400	1	\$74,100	
				On Extended Life, Extent : Moderate, Area Affected : 20%					
				Location : Various					
	Convactor/Radiator	80%			2028	\$2,687,000	1	\$154,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	10%	Now	\$133,400	2024	\$1,334,200	2	\$2,900	
				R-22 Refrigerant, Extent : Light, Area Affected : 10%					
				Location : Various					
	Reciprocating Compr/Chiller	10%	Now	\$53,300	2025	\$532,500	1	\$25,000	
				R-134a Refrigerant, Extent : Light, Area Affected : 10%					
				Location : B Building Basement					
	Ext Pkg Unit - Heating/Cooling	20%	2-4	\$314,200	2025	\$1,570,900	2	\$5,900	
				R-22 Refrigerant, Extent : Light, Area Affected : 20%					
				Location : Roof					
				Other Observation, Extent : Severe, Area Affected : 20%					
				Location : 1st Floor And Roof					
				Explanation : Constant Compressor Failure					
	Window/Wall Unit	60%			2025	\$784,400	1		
	Distribution								
	CW & CHW Wtr Pipe/Pump	10%			2040	* *	4	\$3,000	
	No Component	90%							

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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									
	Terminal Devices								
	Air Handler/Cool/Ht	10%			2025	\$703,600	1	\$37,000	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$334,000	
	Exhaust Fans								
	Interior	40%	Now	\$89,300	2025	\$892,800	2	\$5,900	
		Unit Inoperable, Extent : Severe, Area Affected : 10% Location : Various Locations							
	Roof	60%			2030	\$625,000	2	\$11,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2030	\$999,100	4	\$88,800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2025	\$95,700	4	\$12,700	
	Sewage Ejector(s)								
	Electric	100%			2025	\$180,700	4	\$23,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : A And C Buildings - Six Passengers Units From Basement To Roof, Three Freight Units From Basement To 10th Floor Explanation : 9 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2030	\$2,614,700	1-5	\$302,000	
	Sprinkler								
	No Component	80%							
	Generic	20%			2030	\$1,228,700	1-2	\$33,600	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

Asset Name : KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Address : 591 KINGSTON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.260 / 4123 **Yr Built/Renovated** : 1992 / 2010
Area Sq Ft : 48,358 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$189,900	\$45,300
Interior Architecture	\$225,600	\$76,600
Electrical		\$664,700
Mechanical	\$253,700	\$1,360,000
Site Pavements	\$144,600	
Total	\$813,700	\$2,146,600
Importance Code A	\$189,900	\$45,300
Importance Code B	\$479,200	\$2,024,700
Importance Code C	\$144,600	\$76,600
Total	\$813,700	\$2,146,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$25,100			
Interior Architecture			\$3,400	\$43,400
Electrical	\$4,700	\$10,200	\$5,000	\$5,900
Mechanical	\$12,000	\$6,200	\$9,100	\$10,200
Site Pavements	\$12,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$58,100	\$20,300	\$21,400	\$63,400
Importance Code A	\$25,100	\$1,400		\$100
Importance Code B	\$20,700	\$18,900	\$19,100	\$63,300
Importance Code C	\$12,200		\$2,300	
Total	\$58,100	\$20,300	\$21,400	\$63,400



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick Cavity	100%	Now	\$189,900	LIFE	* *	5	\$45,300	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : East Facade At Window Sills					
				Expansion Joint Failure, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	Windows								
	Aluminum	100%			2046	* *	5	\$4,500	
	Parapets								
	Metal Rail	100%	Now	\$400	2043	* *	5	\$5,100	
				Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
				Location : Southwest Corner					
	Roof								
	Single Ply Membrane	100%	Now	\$24,700	2035	* *			
				Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%					
				Location : Near Southwest Corner					
	Soffits								
	Cast in Place Concrete	100%			LIFE	* *	5		
Interior									
	Floors								
	Cast in Place Concrete	7%			LIFE	* *	5	\$11,100	
	Ceramic Tile	3%			2039	* *	5	\$2,200	
	Sheet Vinyl/Rubber	10%			2035	* *	5	\$10,900	
	Vinyl Tile	80%	Now	\$55,100	2035	* *	3	\$21,700	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : 1st Floor Corridors And 2nd Floor Open Offices					
	Interior Walls								
	Ceramic Tile	3%			2039	* *	5	\$4,700	
	Concrete Masonry Unit	15%			LIFE	* *	5	\$9,300	
	Gypsum Board	82%			LIFE	* *	5	\$76,600	
	Ceilings								
	AcousTileSusp.Lay-In	85%			2035	* *	5	\$61,500	
				Staining/Discoloring, Extent : Light, Area Affected : 10%					
				Location : 1st Floor Corridors Throughout					
	Exposed Struc: Steel	5%	0-2	\$170,500	LIFE	* *			
				Corrosion/Rusting, Extent : Moderate, Area Affected : 25%					
				Location : 2nd Floor Mechanical Room					
	Gypsum Board	10%			LIFE	* *	5	\$9,000	
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	50%			2050	* *			
	Chain Link	50%			2050	* *			
	Free Standing Walls								
	Masonry: Brick	100%			2050	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2065	* *			

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$12,200	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Parking/Driveway

Asphalt	100%	0-2	\$144,600	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes</i>								

Transformers

Dry Type	100%			2035	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kilovolt-ampere, 480/277 Volts</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2040	**	5	\$200	

Raceway

Conduit	100%			2040	**	1		

Panelboards

Molded Case Bkrs	100%			2038	**	5	\$1,300	

Wiring

Thermoplastic	100%			2040	**	1		

Motor Controllers

Locally Mounted	100%			2035	**	5	\$300	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$700	

Stand-by Power

Transfer Switches

Automatic	100%			2035	**	1	\$14,900	

Generators

Diesel	100%			2033	**	1	\$18,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Emergency Generator Rated At 53 Kilowatts</i>								

Batteries

Lead/Acid	100%			2023		5	\$1,800	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2038	* *	5	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 100 Gallon Capacity							
	Underground Storage	50%			LIFE	* *	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : 30,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2030	\$301,900	10	\$43,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 98%							
		Location : Throughout The Building							
	Incandescent	2%			2030	\$13,700	2		
Egress Lighting									
	Emergency, Service	50%			2030	\$13,300	1		
	Exit, Service	50%			2030	\$9,000	1		
Exterior Lighting									
	HID	50%			2030	\$102,100	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Perimeter							
		Explanation : Operated Via Timer							
	No Component	50%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2045	* *	5	\$1,400	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	\$49,100	1	\$5,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2030	\$168,000	1-3	\$8,900	
		Other Observation, Extent : Light, 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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2040	**	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%			2033	**	5	\$2,900	
Distribution									
	Hot Wtr Piping/Pump	4%	0-2	\$3,200	2038	**	4	\$100	
			Controller Not Working, Extent : Moderate, Area Affected : 100%						
			Location : Faulty Controls In General And For Variable Air Volume Boxes Throughout.						
	Hot Wtr Piping/Pump	21%			2038	**	4	\$800	
	Central Plant Steam	50%			2040	**	4	\$1,200	
	Piping/Pmp								
	Steam Piping/Pump	2%	Now	\$4,500	2040	**			
			Controller Not Working, Extent : Severe, Area Affected : 100%						
			Location : Control Valve In Manual Mode At Both Rooftop Units.						
	Steam Piping/Pump	23%			2040	**			
Terminal Devices									
	Air Handler	75%			2030	\$534,200	1	\$22,400	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Units						
	Fan Coil Unit/Heat	25%			2030	\$189,700	1	\$3,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	80%	2-4	\$253,700	2030	\$507,400	2	\$1,900	
			R-22 Refrigerant, Extent : Moderate, Area Affected : 80%						
			Location : 2 Units On Roof.						
	Split Unit	2%			2030	\$21,600			
	No Component	18%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$27,000	
	Exhaust Fans								
	Roof	100%			2030	\$84,100	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	Water Heater								
	Electric	100%			2028	\$44,600	4	\$300	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2030	\$12,900	1	\$3,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Enclosure Near Sidewalk							
	Explanation : Reduced Pressure Zone Device Located Outside							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1st To 2nd Floor							
	Explanation : One Unit							
Fire Suppression								
Standpipe								
Generic	100%			2050	* *	1-5	\$24,400	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

Asset Name : KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Address : 594 ALBANY AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.280 / 4433 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 175,707 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327678

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,023,700	\$113,600
Interior Architecture	\$466,200	\$5,091,200
Electrical	\$455,500	\$3,917,000
Mechanical	\$1,920,600	\$2,922,700
Total	\$3,866,000	\$12,044,600
Importance Code A	\$1,023,700	\$113,600
Importance Code B	\$2,634,100	\$7,425,800
Importance Code C	\$208,300	\$4,505,100
Total	\$3,866,000	\$12,044,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$800	\$5,900		\$19,400
Interior Architecture	\$33,900	\$19,700		
Electrical	\$14,100	\$34,800	\$17,100	\$21,500
Mechanical	\$129,700	\$57,200	\$101,700	\$48,700
Site Enclosure	\$19,600			
Site Pavements	\$59,100			
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$276,900	\$137,300	\$138,600	\$109,200
Importance Code A	\$800	\$11,100		\$19,800
Importance Code B	\$210,100	\$126,200	\$138,600	\$89,500
Importance Code C	\$66,000			
Total	\$276,900	\$137,300	\$138,600	\$109,200



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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	88%	Now	\$476,600	LIFE	**	5	\$113,600		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Penthouse And 5th Floor Throughout									
Vertical Cracks, Extent : Light, Area Affected : 5%									
Location : Penthouse And 5th Floor Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Penthouse And 5th Floor Throughout									
Metal Panel	5%			2050	**	5-10	\$44,400		
Metal Coiling Doors	2%	Now	\$82,000	2043	**	5	\$4,000		
Unit Inoperable, Extent : Moderate, Area Affected : 100%									
Location : West Facade									
Pre-Cast Concrete	2%			LIFE	**	5	\$8,400		
Window Wall	3%			2050	**	5	\$14,500		
Windows									
Aluminum	95%	Now	\$240,800	2046	**	5	\$25,700		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Penthouse And 5th Floor Throughout									
Metal Louvers	5%			2039	**	10	\$16,900		
Parapets									
Masonry: Brick Cavity	95%	Now	\$45,500	LIFE	**	5	\$8,800		
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : Above Penthouse									
Pre-Cast Concrete	5%			LIFE	**	5	\$2,900		
Roof									
IRMA/Protected Membrane	100%	Now	\$178,900	2035	**				
Gravel/Stone Ballast, Extent : Light, Area Affected : 75%									
Location : Over 5th Floor Roof									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%									
Location : Over 5th Floor									
Patching Evident, Extent : Light, Area Affected : 10%									
Location : At Leak Areas, But Still Leaking									
Paver Block Ballast, Extent : Moderate, Area Affected : 25%									
Location : Over 5th Floor Roof									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Near Nurse Station 5a, Corridor Near Room 6, Restroom In Room 6, Storage Room 5a06									
Soffits									
Metal Panel	5%	Now	\$800	2050	**	5	\$500		
Deformed/Dented, Extent : Moderate, Area Affected : 25%									
Location : At Loading Dock									
Stucco Cement	95%			2043	**	5	\$11,700		
Interior									

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$57,500		
Ceramic Tile	5%	Now	\$14,300	2033	**	5	\$6,600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Toilets									
Quarry Tile	10%	Now	\$169,100	2043	**	5	\$19,700		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Basement Kitchen									
Sheet Vinyl/Rubber	5%	Now	\$43,600	2030	\$436,400	5	\$9,900		
Seams Open/Split, Extent : Moderate, Area Affected : 10%									
Location : Occupational Therapy Room									
Terrazzo	5%			LIFE	**	5	\$10,300		
Traffic Topping	5%	Now	\$18,200	2035	**	5	\$8,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : At Resident Toilets									
Vinyl Tile	60%			2035	**	3	\$59,200		
Interior Walls									
Cast in Place Concrete	3%	Now	\$81,200	LIFE	**				
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Basement Kitchen									
Ceramic Tile	5%	Now	\$59,000	2039	**	5	\$9,600		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Food Cart Wash Down Area In Basement Kitchen									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Food Cart Wash Down Area In Basement Kitchen									
Concrete Masonry Unit	15%			LIFE	**	5	\$22,900		
Fabric on Framing	10%			2031	\$4,355,900	5	\$19,100		
Folding Partition	2%	Now	\$68,100	2055	**	5	\$9,600		
Unit Inoperable, Extent : Severe, Area Affected : 100%									
Location : 1st Floor Cafeteria									
Gypsum Board	65%			LIFE	**	5	\$149,100		
Ceilings									
AcousTileSusp.Lay-In	5%	Now	\$1,400	2043	**	5	\$3,800		
Misaligned/Bulging, Extent : Light, Area Affected : 20%									
Location : Throughout									
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : 5th Floor Corridor Near Room 6, Room 5a06, Near Nurse Station 5a, Restroom In Room 6									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 5th Floor Corridor Near Room 6, Room 5a06, Near Nurse Station 5a, Restroom In Room 6									
AcousTileSusp.Lay-In	60%			2043	**	5	\$90,300		
Exposed Concrete	10%			LIFE	**	5	\$2,400		
Gypsum Board	25%			LIFE	**	5	\$47,100		
Site Enclosure									

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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
Site Enclosure									
Fence/Gates									
	Aluminum Picket	40%	Now	\$9,300	2050		* *		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Chain Link	10%	Now	\$1,300	2040		* *		
Impact Damage, Extent : Moderate, Area Affected : 25%									
Location : Parking Lot Gates									
	Iron Picket	45%	Now	\$9,000	2050		* *		
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Deteriorated Finish, Extent : Light, Area Affected : 20%									
Location : Throughout									
Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Masonry: Brick	5%			2050		* *		
Retaining Walls									
	Cast in Place Concrete	100%			2065		* *		
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	2-4	\$12,700	2043		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$25,400	2043		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : Throughout									
Parking/Driveway									
	Asphalt	100%	0-2	\$21,000	2033		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches Rated 4,000 Amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	* *	5	\$800	

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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								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$400	
Molded Case Bkrs	90%			2038	**	5	\$4,200	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	5%	Now	\$1,900	2035	**	5		
	Not Functioning, Extent : Moderate, Area Affected : 100%							
	Location : Overhead Door Not Working In Loading Dock							
Motor Control Center	95%			2028	\$329,400	5	\$4,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$54,100	
Generators								
Diesel	100%			2033	**	1	\$68,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Emergency Generator Rated At 750 Kilowatts							
Batteries								
Lead/Acid	100%			2023	\$1,700	5	\$6,500	
Fuel Storage								
Day Tank	50%			2038	**	5	\$16,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 100 Gallon Capacity							
Underground Storage	50%			LIFE	**	5	\$5,400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Underground							
	Explanation : 2,500 Gallons							
Lighting								
Interior Lighting								
Fluorescent	93%			2030	\$3,004,400	10	\$149,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	2%			2030	\$64,600	10	\$3,200	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : Hallways							
LED	5%			2035	**			

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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%			2030	\$38,700	1		
	Emergency, Battery	10%			2030	\$26,500	10	\$4,200	
	Exit, LED	10%			2045	* *	1		
	Exit, Service	40%			2030	\$26,200	1		
	Exterior Lighting								
	HID	20%			2030	\$148,400	10	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Operated Via Timer And Photocell								
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2045	* *	5	\$5,200	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%	Now	\$89,200	2030	\$178,400	1	\$17,700	
	Cameras Damaged, Extent : Moderate, Area Affected : 100%								
	Location : Cameras Not Working Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Explanation : Surveillance Cameras								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%	4+	\$366,400	2040	* *	1-3	\$29,500	
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Replacement Parts Not Available System Is Obsolete Throughout Building								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%	0-2	\$5,600	2040	* *	1		
	Controller Not Working, Extent : Moderate, Area Affected : 100%								
	Location : Malfunctioning Control Valves At Pressure Release Valve 1 And 2 Causing Relief Valves To Activate. Operating Manually In Steam Room.								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Steam Room								
	Explanation : Steam Supplied From Power House								

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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									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$10,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Steam Room</i> <i>Explanation : 3 Heat Exchangers For Radiators, Heating Coils And Kitchen.</i>									
Distribution									
	Hot Wtr Piping/Pump	50%			2046	**	4	\$6,500	
	Central Plant Steam Piping/Pmp	50%	Now	\$77,900	2050	**	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>									
Terminal Devices									
	Air Handler	50%			2030	\$1,294,100	1	\$54,300	
	Convactor/Radiator	40%			2035	**	1	\$22,700	
	Fan Coil Unit/Heat	10%			2030	\$275,700	1	\$5,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	50%	2-4	\$1,041,500	2033	**	1	\$85,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Units Not Operating Effectively.</i> <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Mechanical Equipment Room In Basement</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Mechanical Equipment Room In Basement</i> <i>Explanation : 2 Units With Dirty Heads. Scale Build Up In Tubes.</i>									
	Centrifugal, Elec Chiller	48%			2033	**	1	\$91,300	
	Split Unit	2%			2030	\$78,600			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	4+	\$67,400	2040	**	4	\$8,700	
<i>Corroded, Extent : Light, Area Affected : 50%</i> <i>Location : Chilled Water Pump No 2 And Condenser Water Pump No 2 In Basement.</i> <i>Leak Evident, Extent : Light, Area Affected : 50%</i> <i>Location : Chilled Water Pump No 2 And Condenser Water Pump No 2 In Basement.</i>									
Terminal Devices									
	Air Handler/Cool/Ht	25%	0-2	\$516,100	2035	**	1	\$24,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Acu -2 In Basement.</i> <i>Explanation : Inadequate Cooling Due To High Cooling Water Temperatures From Chillers,</i>									
	Air Handler/Cool/Ht	75%			2035	**	1	\$81,500	
Heat Rejection									
	Water Cooling Tower	100%			2028	\$698,500	2	\$176,800	

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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
Ventilation									
Distribution									
	Ductwork/Diffusers	98%	0-2	\$83,100	LIFE	**	2-5	\$96,000	
Controller Not Working, Extent : Moderate, Area Affected : 100%									
Location : Faulty Operation Of Variable Air Volume Boxes Throughout.									
	No Component	2%							
Exhaust Fans									
	Interior	50%			2030	\$327,400	2	\$2,700	
	Roof	50%			2030	\$152,800	2	\$2,700	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	4+	\$27,400	2050	**	1		
Leak Evident, Extent : Moderate, Area Affected : 100%									
Location : Domestic Water Pump Station In Basement.									
HW Heat Exchanger									
	Steam Fired	100%	4+	\$5,900	2050	**	4	\$17,400	
Leak Evident, Extent : Moderate, Area Affected : 100%									
Location : Control Valve Leaking At Kitchen Unit.									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 2 Units For Domestic Use And 1 Unit For Kitchen.									
Sanitary Piping									
	Cast Iron	100%	4+	\$134,700	LIFE	**	1		
Corroded, Extent : Light, Area Affected : 100%									
Location : Basement									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2030	\$28,100	4	\$5,600	
Sewage Ejector(s)									
	Electric	100%	Now	\$10,600	2030	\$53,000	4	\$7,000	
Not in Service, Extent : Severe, Area Affected : 100%									
Location : Pipe Burst At Discharge Check Valve.									
Backflow Preventer									
	Generic	100%			2035	**	1	\$10,800	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	75%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 80%									
Location : Basement To 5th Floor									
Explanation : 3 Units. Obsolete Equipment. Cooling Unit In Machine Room Faulty.									
	Hydraulic	25%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 20%									
Location : Basement To 1st Floor									
Explanation : One Unit									

Fire Suppression

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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
Fire Suppression									
	Standpipe								
	Generic	100%			2056	* *	1-5	\$88,600	
	Sprinkler								
	Generic	100%			2050	* *	1-2	\$49,200	
	Fire Pump								
	Generic	100%			2039	* *	1	\$32,800	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 15-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$671,100	\$721,800
Interior Architecture	\$1,414,000	\$929,400
Electrical		\$8,284,600
Mechanical		\$79,300
Total	\$2,085,100	\$10,015,100
Importance Code A	\$671,100	\$721,800
Importance Code B	\$1,356,200	\$9,293,300
Importance Code C	\$57,800	
Total	\$2,085,100	\$10,015,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$33,500			
Interior Architecture	\$400			
Electrical	\$34,000	\$28,300	\$32,300	\$34,000
Mechanical	\$5,700	\$11,300	\$5,700	\$5,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$83,400	\$49,500	\$47,900	\$49,500
Importance Code A	\$33,500			
Importance Code B	\$49,500	\$49,500	\$47,900	\$49,500
Importance Code C	\$400			
Total	\$83,400	\$49,500	\$47,900	\$49,500



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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	\$440,100	
Masonry: Brick Cavity	15%			LIFE		**	5	\$15,500	

Parapets

Cast in Place Concrete	90%			LIFE		**	5	\$818,700	
Masonry: Brick	10%			LIFE		**	5-10	\$30,100	

Roof

Cast in Place Concrete	95%	Now	\$41,700	LIFE		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Modified Bitumen	3%			2031	\$52,000		10	\$3,400	
Single Ply Membrane	2%			2031	\$40,400		10	\$2,300	

Interior

Floors

Cast in Place Concrete	100%	Now	\$922,500	LIFE		**	5	\$867,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Potholes And Cracks Throughout</i>									

Interior Walls

Cast in Place Concrete	95%			LIFE		**	10	\$57,800	
Masonry: Brick	5%			LIFE		**	10	\$400	

Ceilings

Exposed Concrete	100%			LIFE		**	5-10	\$495,700	

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

Raceway

Conduit	100%			2031	\$50,300		1		

Panelboards

Molded Case Bkrs	100%			2039		**	5	\$8,000	

Wiring

Thermoplastic	100%			2031	\$110,300		1		

Lighting

Interior Lighting

HID	80%			2031	\$2,218,600		10	\$7,900	
LED	20%			2039		**			

Egress Lighting

Emergency, Battery	50%			2036		**	10	\$36,600	
Exit, Service	50%			2026	\$45,800		1		

Exterior Lighting

HID	100%			2031	\$1,281,600		10	\$900	

Alarm

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL GARAGE
Asset # : 280

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

Alarm

Security System
Generic

100% 2031 \$1,026,700 1 \$113,300

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

Location : Throughout The Building

Explanation : CCTV Surveillance System

Fire/Smoke Detection

Generic, Digital

100% 2031 \$3,514,700 1-3 \$192,600

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

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 : 1st To 5th Floor

Explanation : 2 Units

Fire Suppression

Standpipe

Generic

100% 2041 * * 1-5 \$153,000

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 15-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,9
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$21,784,000	\$1,432,800
Interior Architecture	\$4,524,100	\$22,928,500
Electrical	\$48,000	\$19,779,900
Mechanical	\$538,600	\$24,006,300
Site Pavements	\$248,900	
Total	\$27,143,500	\$68,147,400
Importance Code A	\$21,784,000	\$1,667,800
Importance Code B	\$3,585,300	\$53,854,100
Importance Code C	\$1,774,200	\$12,625,500
Total	\$27,143,500	\$68,147,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$52,000			
Interior Architecture	\$116,100		\$31,300	\$187,700
Electrical	\$286,000	\$168,500	\$198,600	\$199,300
Mechanical	\$219,700	\$242,700	\$277,800	\$217,600
Site Enclosure	\$1,200			
Site Pavements	\$8,700			
Elevators/Escalators	\$180,400	\$180,400	\$180,400	\$180,400
Total	\$864,100	\$591,600	\$688,000	\$785,100
Importance Code A	\$103,100	\$51,100	\$51,100	\$51,100
Importance Code B	\$712,400	\$540,500	\$611,400	\$733,900
Importance Code C	\$48,600		\$25,500	
Total	\$864,100	\$591,600	\$688,000	\$785,100



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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	93%	Now	\$6,444,000	LIFE	**	5	\$768,400		
Broken/Missing Elements, Extent : Light, Area Affected : 20%									
Location : Throughout									
Efflorescence, Extent : Light, Area Affected : 10%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Window Wall	7%			2041	**	5	\$216,900		
Windows									
Aluminum	100%	Now	\$7,244,200	2056	**	5	\$77,300		
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 25%									
Location : Throughout									
Weather Strip Missing, Extent : Moderate, Area Affected : 25%									
Location : Glass Gasket Damaged Throughout									
Parapets									
Masonry: Brick Cavity	85%			LIFE	**	5-10	\$361,100		
Metal Rail	10%			2044	**	5-10	\$112,200		
Pre-Cast Concrete	5%			LIFE	**	5	\$39,100		
Roof									
IRMA/Protected Membrane	60%	Now	\$2,357,500	2041	**				
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 At Generator									
Modified Bitumen	25%			2036	**	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	\$32,400	2041	**				
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Auditorium Entrance									
Roll Roofing	5%	Now	\$101,700	2033	**	5	\$18,400		
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Bulkheads									
Skylight, Metal/Glass	7%	Now	\$5,097,000	2061	**				
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Perimeter Glass Above A And C Wings									
Water Penetration, Extent : Moderate, Area Affected : 100%									
Location : Above A And C Wings									
Soffits									
Cast in Place Concrete	100%			LIFE	**	5	\$326,400		

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2027	\$2,210,200	3	\$309,600	
	Cast in Place Concrete	10%			LIFE	**	5	\$677,300	
	Ceramic Tile	5%			2034	**	5	\$77,400	
	Panel/Paver: Cer/Brk	10%			2039	**	5	\$348,300	
	Sheet Vinyl/Rubber	5%			2036	**	5	\$116,100	
	Vinyl Tile	57%	Now	\$419,600	2031	\$8,391,700	3	\$330,900	
	Broken/Missing Elements, Extent : Light, Area Affected : 30%								
	Location : Throughout								
	Vinyl Tile	3%			2036	**	3	\$17,400	
Interior Walls									
	Ceramic Tile	10%			2034	**	5	\$203,700	
	Concrete Masonry Unit	10%			LIFE	**	5	\$162,900	
	Fabric on Framing	5%			2029	\$11,599,000	5	\$50,900	
	Gypsum Board	69%			LIFE	**	5-10	\$2,388,900	
	Masonry: Brick	5%			LIFE	**	10	\$30,500	
	Marble Panels	1%			LIFE	**	10	\$8,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : At Utility Elevator Banks								
	Explanation : Corian Panels								
Ceilings									
	AcousTileConcealSpLn	25%	0-2	\$697,800	2036	**	5	\$241,000	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Corridors								
	AcousTileSusp.Lay-In	40%			2036	**	5	\$617,000	
	Exposed Struc: Steel	15%			LIFE	**	10	\$462,800	
	Gypsum Board	10%	Now	\$87,200	LIFE	**	5	\$192,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Stair A And C								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Stair A And C								
	Metal Panel	10%	0-2	\$576,100	LIFE	**	5	\$192,800	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
	Location : Kitchen Area								
Site Enclosure									
Fence/Gates									
	Chain Link	40%			2041	**			
	Iron Picket	60%			2051	**			
Free Standing Walls									
	Cast in Place Concrete	100%	0-2	\$1,200	2051	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Retaining Walls									
	Cast in Place Concrete	100%			2051	**			
Site Pavements									

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$203,700	2036	* *			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

On-Site Walkways

Cast in Place Concrete	10%			2036	* *			
Pavers/Stone	90%			2034	* *			

Parking/Driveway

Asphalt	85%	Now	\$45,200	2034	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Cast in Place Concrete	10%	Now	\$8,700	2036	* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Pavers/Stone	5%			2034	* *			

Electrical	Current Repair			Future 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%			2031	\$235,000	5	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault A Electrical Room</i>								
<i>Explanation : Three 5,000 Ampere Main Disconnects</i>								

Transformers

Dry Type	100%			2029	\$17,700	5	\$3,800	

Switchgear / Switchboard

Fused Disc Sw	50%			2031	\$519,200	5	\$2,200	
Molded Case Bkrs	50%			2031	\$519,200	5	\$13,600	

Raceway

Conduit	90%			2031	\$1,178,200	1		
Conduit	10%			2051	* *	1		

Panelboards

Fused Disc Sw	7%			2030	\$85,400	5	\$1,700	
Fused Disc Sw	3%			2047	* *	5	\$700	
Molded Case Bkrs	70%			2030	\$854,300	5	\$19,100	
Molded Case Bkrs	20%			2047	* *	5	\$5,400	

Wiring

Thermoplastic	90%			2031	\$1,815,000	1		
Thermoplastic	10%			2051	* *	1		

Motor Controllers

Locally Mounted	10%			2029		5	\$700	
Motor Control Center	90%			2029	\$2,139,700	5	\$25,400	

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$30,400	
Stand-by Power									
	Transfer Switches								
	Automatic	90%			2029	\$362,200	1	\$286,400	
	Automatic	10%			2044	**	1	\$31,800	
Generators									
	Diesel	70%			2027		1	\$280,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Two 1,000 Kilowatts							
	Diesel	30%			2040	**	1	\$120,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 2,000 Kilowatts							
Batteries									
	Lead/Acid	70%			2025	\$1,200	5	\$26,800	
	Nickel Cadmium	30%			2026	\$500	5	\$69,200	
Fuel Storage									
	Day Tank	50%			2030	\$42,000	5	\$95,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallon Capacity							
	Underground Storage	50%			LIFE	**	5	\$64,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : Two 10,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Under Construction	100%							
Egress Lighting									
	Emergency, Service	45%			2036	**	1		
	Emergency, Battery	5%			2036	**	10	\$12,500	
	Exit, Service	50%			2036	**	1		
Exterior Lighting									
	HID	20%			2036	**	10	\$600	
	LED	80%			2039	**			
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2034	**	5	\$30,400	
Alarm									
	Security System								
	Generic	100%			2036	**	1	\$386,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2031

\$11,981,600

1-3

\$656,700

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

Plant Campus Steam /
PRV

100%

2041

* *

1

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

Conversion Equipment

Heat Exchanger, Plate &
Frame

100%

2034

* *

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

\$135,100

2030

\$1,351,100

4

\$40,800

*Corroded, Extent : Severe, Area Affected : 80%**Location : Throughout**Not in Service, Extent : Severe, Area Affected : 20%**Location : Pump P-42. 3rd Floor Mechanical Space*Central Plant Steam
Piping/Pmp

20%

2041

* *

4

\$10,200

Terminal Devices

Air Handler

50%

2026

\$7,618,100

1

\$319,800

Convactor/Radiator

20%

2029

\$1,160,200

1

\$66,800

Induction Unit

30%

2034

* *

1

\$100,200

Air Conditioning

Conversion Equipment

Exterior Pkg Unit -
Cooling

30%

2031

\$2,632,400

2

\$19,000

*Other Observation, Extent : Light, Area Affected : 30%**Location : Roof Throughout**Explanation : Units Reported To Be Added As Stand-ins To Interior Units Deactivated Due To Failed Water Risers.*

Split Unit

10%

2031

\$2,313,000

No Component

60%

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

Estimates are rounded to the nearest hundred dollars.

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

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$158,600	2041	**	4	\$51,000	
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Chilled And Secondary Water Risers Reported To Be Inactive Due To Corrosion.</i>									
Terminal Devices									
	Air Handler/Cool/Ht	70%			2031	\$3,402,600	1	\$447,700	
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Roughly 30% Of Air Handlers Are Out Of Service Due To Corroded Chilled And Secondary Water Risers.</i>									
	Induction Unit	30%			2031	\$772,700	1	\$100,200	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$199,700	LIFE	**	2-5	\$576,800	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : 3rd Floor Mechanical Equipment Room</i>									
Exhaust Fans									
	Interior	95%			2026	\$3,662,200	2	\$30,100	
	Roof	5%	Now	\$1,800	2026	\$89,900	2	\$1,300	
<i>Not in Service, Extent : Severe, Area Affected : 75%</i>									
<i>Location : E F-94 And 95 On Roof</i>									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2041	**	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$45,200	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Staircase A - 10th Floor</i>									
Sump Pump(s)									
	Non-Submersible	100%			2031	\$165,200	4	\$32,800	
Sewage Ejector(s)									
	Electric	100%			2026	\$312,100	4	\$61,700	
Backflow Preventer									
	Not Accessible	100%							
Fixtures									
	Generic	100%							
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : Two 12,000 Gallon House Tanks Malfunctioning. Lining In Poor Condition.</i>									
Vertical Transport									

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : 16 Units</i>									
Escalators									
	Over 20' Rise	100%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1st To 2nd Floor</i>									
<i>Explanation : 2 Units</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2041		* *	1-5	\$521,500
Sprinkler									
	No Component	10%							
	Generic	90%			2041		* *	1-2	\$260,800
Chemical System									
	No Component	99%							
	Generic	1%			2026	\$300		1-3	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 15-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Mez
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$434,000	\$79,000
Interior Architecture	\$221,300	\$191,800
Electrical		\$2,723,000
Mechanical	\$283,800	\$4,322,100
Total	\$939,200	\$7,315,800
Importance Code A	\$434,000	\$79,000
Importance Code B	\$424,400	\$7,236,800
Importance Code C	\$80,700	
Total	\$939,200	\$7,315,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$41,400		\$18,800	
Interior Architecture	\$12,600			\$500
Electrical	\$35,900	\$13,000	\$16,400	\$19,100
Mechanical	\$56,700	\$38,300	\$23,800	\$39,100
Total	\$146,600	\$51,300	\$59,000	\$58,700
Importance Code A	\$41,400		\$18,800	
Importance Code B	\$93,100	\$51,300	\$40,200	\$58,700
Importance Code C	\$12,100			
Total	\$146,600	\$51,300	\$59,000	\$58,700



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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	97%	Now	\$165,700	LIFE	**	5	\$79,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Bulkhead And Other Areas Throughout								
Metal Coiling Doors	3%	0-2	\$3,100	2036	**	5	\$3,800		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15% Location : Around Door Frame								
Windows									
Aluminum	50%			2039	**	5	\$700		
Metal Louvers	50%			2034	**	10	\$4,200		
Parapets									
Masonry: Brick Cavity	85%	Now	\$268,400	LIFE	**	5	\$26,000		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Interior Parapets								
Metal Rail	10%			2036	**	5-10	\$55,300		
Pre-Cast Concrete	5%			LIFE	**	5	\$19,200		
Roof									
IRMA/Protected Membrane	95%	Now	\$26,100	2041	**				
	Recent Installation, Extent : Light, Area Affected : 100% Location : Replaced 2018 Water Penetration, Extent : Light, Area Affected : 5% Location : Minor Leak At Main Roof								
Roll Roofing	5%			2024	\$14,200	5	\$5,100		
Interior									
Floors									
Cast in Place Concrete	95%	Now	\$41,500	LIFE	**	5	\$156,000		
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Electrical Vault (B Side), Stair K, And Other Areas								
Vinyl Tile	5%			2026	\$35,700	3	\$1,900		
Interior Walls									
Cast in Place Concrete	5%	Now	\$12,100	LIFE	**				
	Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : Sidewalk Access Doors, Electrical Vault (B Side) And Fire Pump Room								
Concrete Masonry Unit	95%	Now	\$80,700	LIFE	**	5	\$26,000		
	Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : Stairwell K And 2nd Floor Mechanical Room								
Ceilings									
Exposed Concrete	75%			LIFE	**	5-10	\$70,400		
Exposed Struc: Steel	25%			LIFE	**	10	\$37,500		

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

Under 600 Volts

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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%			2031	\$18,600	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Vault B Electrical Room									
Explanation : Four 5,000 Ampere Main Disconnect Switches									
	Fused Disc Sw	20%			2031	\$4,700	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Vault B Electrical Room									
Explanation : One 2,000 Ampere Main Disconnect Switch For Fire Pump									
Transformers									
	Dry Type	100%			2029	\$17,700	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Three 15 Kilovolt-ampere , 480pri - 208/120 Secondary									
Switchgear / Switchboard									
	Fused Disc Sw	70%			2031	\$95,600	5	\$200	
	Molded Case Bkrs	30%			2031	\$41,000	5	\$600	
Raceway									
	Conduit	90%			2031	\$99,700	1		
	Conduit	10%			2051	* *	1		
Panelboards									
	Fused Disc Sw	3%			2047	* *	5	\$100	
	Fused Disc Sw	7%			2030	\$5,300	5	\$100	
	Molded Case Bkrs	80%			2030	\$60,200	5	\$1,700	
	Molded Case Bkrs	10%			2047	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2031	\$154,800	1		
	Thermoplastic	10%			2051	* *	1		
Motor Controllers									
	Locally Mounted	5%			2029	\$8,400	5		
	Locally Mounted	5%			2044	* *	5		
	Motor Control Center	89%			2029	\$88,200	5	\$1,900	
	Variable Frequency Drive	1%			2044	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,400	
Stand-by Power									
Transfer Switches									
	Automatic	75%			2029	\$9,400	1	\$18,500	
	Automatic	25%			2044	* *	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%	Now	\$20,700	2027	\$69,100	1	\$19,500	
Engine Inoperable, Extent : Moderate, Area Affected : 100%									
Location : B Plant Generator Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : B Plant Generator Room									
Explanation : Two 1,000 Kilowatts									
	Diesel	30%			2027	\$29,600	1	\$9,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : One 1,400 Kilowatts									
Batteries									
	Lead/Acid	100%			2024	\$1,700	5	\$3,000	
Fuel Storage									
	Day Tank	50%			2030	\$3,300	5	\$7,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 317 Gallon Capacity									
	Main Tank	50%			2034	* *	5	\$1,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underground									
Explanation : 10,000 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	75%			2031	\$1,103,200	10	\$55,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	5%			2036	* *	10	\$3,700	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Under Construction	20%							
Egress Lighting									
	Emergency, Service	50%			2031	\$22,000	1		
	Exit, Service	50%			2031	\$14,900	1		
Exterior Lighting									
	HID	80%			2036	* *	10	\$200	
	LED	20%			2039	* *			
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2066	* *	5	\$2,400	
Alarm									
Security System									
	Generic	100%			2036	* *	1	\$29,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance System									

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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	

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2031

\$926,700

1-3

\$50,800

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

Heating

Energy Source

Electricity

50%

2041

* *

1

Interruptible Gas/Dual

50%

2041

* *

1

Fuel

Conversion Equipment

Heat Exchanger, Shell &

Tube

10%

Now

\$13,600

2046

* *

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Valves At Both Units Rusting And Leaking. Boiler Room**Damaged, Extent : Moderate, Area Affected : 10%**Location : Insulation Fraying On Both Units. Boiler Room**Not in Service, Extent : Severe, Area Affected : 50%**Location : 1 Unit, H X-14. Boiler Room.**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units For Service Building Hot Water Heating.*

Steam Boiler Central

90%

0-2

\$95,800

2036

* *

Plant

*Leak Evident, Extent : Moderate, Area Affected : 30%**Location : Deaerator And Surge Tanks.**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : Plant Comprises 6 Electric High Pressure Boilers, 1 High Pressure Boiler**For Sterilization And 3 Low Pressure Boilers.*

Distribution

Hot Wtr Piping/Pump

20%

2039

* *

4

\$1,200

Central Plant Steam

80%

2031

\$1,134,700

4

\$4,700

Piping/Pmp

Terminal Devices

Fan Coil Unit/Heat

20%

2026

\$251,000

1

\$5,200

Unit Heater - Steam

20%

2026

\$59,900

4

\$2,200

No Component

60%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Air Conditioning**Explanation : See Air Conditioning*

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption	20%			2026	\$347,000	1	\$17,300	
	Chiller/Direct Fire								
	Centrifugal, Elec Chiller	80%			2027	\$758,700	1	\$69,300	
	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%			2041	* *	4	\$3,900	
Terminal Devices									
	Air Handler/Cool/Ht	100%	Now	\$188,000	2026	\$939,900	1	\$44,500	
	Corroded, Extent : Severe, Area Affected : 30%								
	Location : 2nd And 3rd Floor Mechanical Rooms								
Heat Rejection									
	Water Cooling Tower	100%			2035	* *	2	\$80,500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Roof								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$70,600	
Exhaust Fans									
	Interior	95%			2026	\$283,200	2	\$2,300	
	Roof	5%			2026	\$7,000	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2031	\$437,300	1		
	Galvanized Steel	30%			2029	\$110,300	1		
	HW Heat Exchanger								
	Steam Fired	100%			2041	* *	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)									
	Submersible	100%			2022	\$2,800	4	\$2,500	
Sewage Ejector(s)									
	Electric	100%			2031	\$24,100	4	\$4,800	
Fixtures									
	Generic	100%							
Fire Suppression									

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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
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$40,300	
Fire Pump									
	Generic	100%			2034	* *	1	\$14,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Services The Entire Hospital Complex									

*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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$5,133,100	\$1,866,800
Interior Architecture	\$13,107,800	\$12,494,300
Electrical	\$2,279,700	\$20,523,200
Mechanical	\$1,804,700	\$25,304,200
Site Pavements	\$372,800	\$1,518,100
Total	\$22,698,100	\$61,706,700
Importance Code A	\$5,133,100	\$2,167,000
Importance Code B	\$10,178,500	\$53,880,700
Importance Code C	\$7,386,500	\$5,659,000
Total	\$22,698,100	\$61,706,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$39,900		
Interior Architecture	\$20,200	\$15,100	\$33,600	\$100,800
Electrical	\$190,200	\$167,500	\$147,400	\$163,000
Mechanical	\$429,000	\$280,200	\$555,100	\$280,100
Site Enclosure	\$36,600			
Elevators/Escalators	\$213,200	\$213,200	\$213,200	\$213,200
Total	\$889,100	\$715,900	\$949,300	\$757,100
Importance Code A	\$84,500	\$126,600	\$84,500	\$84,500
Importance Code B	\$774,600	\$589,300	\$864,800	\$672,700
Importance Code C	\$30,000			
Total	\$889,100	\$715,900	\$949,300	\$757,100



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
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	\$52,000	LIFE	**	5	\$82,400		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Canopies At Receiving Courtyard									
Masonry: Brick	88%			LIFE	**	5	\$724,900		
Masonry: Brick	2%	Now	\$55,600	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	\$18,500		
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	\$2,441,300	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	\$1,627,500	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	\$6,500		
Metal Louvers	2%			2037	**	10	\$43,400		
Parapets									
Masonry: Brick	80%			LIFE	**	5	\$33,100		
Metal Rail	20%	Now	\$49,400	2033	**	5	\$58,700		
Loose/Miss Fasteners, Extent : Severe, Area Affected : 20%									
Location : Boiler Building And 8th Floor Adjacent To Patient Drop Off									

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

Architecture		Current 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	\$103,100	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	\$408,800	10	\$26,900	
	IRMA/Protected Membrane	5%	Now	\$150,100	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	\$240,200	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	\$20,400	2036	* *			
		Ponding, Extent : Severe, Area Affected : 10%							
		Location : At Roof Drain Above Emergency							
	Modified Bitumen	50%	Now	\$102,200	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	\$47,700	2028	\$238,500			
		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	\$75,800	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	\$959,400	3	\$100,800	
	Cast in Place Concrete	5%			LIFE	**	5	\$147,000	
	Ceramic Tile	3%			2037	**	5	\$40,300	
	Quarry Tile	3%	4+	\$64,800	2041	**	5	\$30,200	
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Basement Mechanical									
	Terrazzo	5%			LIFE	**	5	\$52,500	
	Traffic Topping	10%			2036	**	5	\$168,000	
	Vinyl Tile	55%	4+	\$140,600	2028	\$7,030,000	3	\$277,200	
Worn/Eroded, Extent : Moderate, Area Affected : 5%									
Location : Basement Mechanical									
	Vinyl Tile	5%	Now	\$639,100	2038	**	3	\$25,200	
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : 4th Floor Wing									
	Vinyl Tile 9" X 9"	9%			2023	\$1,490,300	3	\$45,400	
Interior Walls									
	Ceramic Tile	5%			2031	\$3,174,200	5	\$102,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$82,300	
	Gypsum Board	10%			LIFE	**	5	\$123,400	
	Granite Panels	5%			LIFE	**			
	Marble Panels	3%			LIFE	**			
	Plaster	40%			LIFE	**	5	\$246,800	
	SGFT/Glazed Masonry	5%	Now	\$4,454,000	LIFE	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Mechanical Areas And Base Of Walls In Corridors And Kitchen									
	SGFT/Glazed Masonry	17%			LIFE	**			
	Wood	5%	Now	\$2,559,700	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	\$139,800	2033	**	5	\$33,600	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 30%							
		Location : Electrical Room							
	AcousTileConcealSpLn	45%	Now	\$547,200	2033	**	5	\$378,000	
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : New Born Pavillion, Emergency Room							
	AcousTileConcealSpLn	5%	Now	\$608,000	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	\$1,209,200	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	\$1,255,100	LIFE	**	5	\$84,000	
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : Kitchen And Basement Corridors							
	Metal Panel	2%			LIFE	**	5	\$33,600	
	Plaster	5%			LIFE	**	5	\$42,000	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Auditorium							
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2038	**			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$30,000	2038	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 35%							
		Location : Perimeter Vault And Conduit Walls							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$6,600	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	\$69,200	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 \$303,600 2031 \$1,518,100

*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 \$109,800 5 \$2,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room 1**Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes*

Air Circuit Breaker

25% 2028 \$54,900 5 \$1,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room 2**Explanation : One Main Service Disconnect Switch Rated At 4,000 Amperes*

Fused Disc Sw

25% 2038 * * 5 \$1,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room 2**Explanation : One Main Service Disconnect Switch Rated At 5,000 Amperes*

Transformers

Dry Type

50% 2033 * * 5 \$1,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room 1**Explanation : 2- 112 Kilovolt-ampere, 480/277/208 Volts And 1- 150 Kilovolt-ampere, 480/277/208 Volts*

Dry Type

25% 2033 * * 5 \$800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room 2**Explanation : 150 Kilovolt-ampere, 480/277/120 Volts*

Dry Type

25% 2041 * * 5 \$800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : 225 Kilovolt-ampere, 480/208/120 Volts*

Switchgear / Switchboard

Air Circuit Breaker

10% 2028 \$87,500 5 \$500

Molded Case Bkrs

90% 2028 \$787,100 5 \$21,300

Raceway

Busway

5% 2033 * * 1

Conduit

85% 2028 \$927,300 1

Conduit

10% 2048 * * 1

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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	\$752,300	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	\$1,092,400	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	\$13,200	
Stand-by Power									
Transfer Switches									
	Automatic	80%			2026	\$281,700	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 At 600 Kilowatts							
	Diesel	50%			2024		1	\$173,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room 3							
		Explanation : Mitsubishi Diesel Generator Rated At 750 Kilowatts							
Batteries									
	Lead/Acid	100%			2022	\$1,700	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 : Two Newly Installed Main Tanks Rated At 8,000 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	\$330,200	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	\$247,000	1		
	Exit, LED	40%			2043	**	1		
	Exit, Service	10%			2028	\$33,500	1		
Exterior Lighting									
	HID	100%			2028	\$3,793,100	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	\$3,038,600	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

\$10,402,300

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

\$135,500

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

\$39,800

Central Plant Steam

10%

Now

\$79,600

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

\$3,968,400

1

\$166,600

Convactor/Radiator

70%

2033

* *

1

\$203,000

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

75%

2031

\$7,984,600

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

\$490,100

1

Distribution

CW & CHW Wtr

75%

2038

* *

4

\$49,800

Pipe/Pump

No Component

25%

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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	\$7,912,900	1	\$416,500	
	No Component	25%							
Heat Rejection									
	Water Cooling Tower	60%			2026	\$2,142,000	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	\$173,400	LIFE	**	2-5	\$500,800	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : 3rd Floor							
Exhaust Fans									
	Interior	80%			2028	\$2,677,500	2	\$22,000	
	Roof	20%	Now	\$312,400	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	\$88,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units - Instantaneous Type							
Sanitary Piping									
	Cast Iron	100%	Now	\$344,200	LIFE	**	1		
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	100%	Now	\$98,000	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Side Yard							
Sump Pump(s)									
	Non-Submersible	100%	Now	\$14,300	2028	\$143,400	4	\$19,000	
		Malfunctioning, Extent : Moderate, Area Affected : 15%							
		Location : Basement							

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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	\$189,700	2038	* *	4	\$25,000	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Electric	30%			2036	* *	4	\$10,700	
		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 From Basement To 15th Floor, 2 Units From 6th To 16th Floor, 3 Units In O.P.D. Room From 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	\$2,900	1-3	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Ansul 102							
	No Component	70%							
	Generic	20%			2026	\$5,800	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.

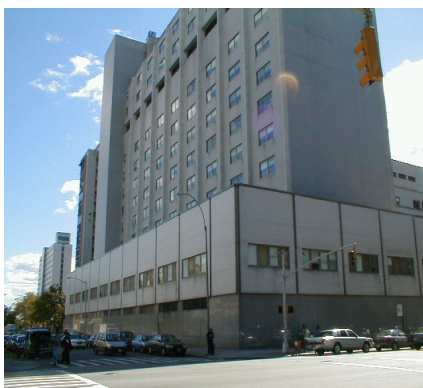
Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,213,000	\$843,500
Interior Architecture	\$499,200	\$2,617,300
Electrical	\$1,084,500	\$5,740,300
Mechanical	\$669,700	\$1,158,900
Total	\$4,466,500	\$10,359,900
Importance Code A	\$2,213,000	\$1,182,400
Importance Code B	\$2,253,500	\$8,427,700
Importance Code C		\$749,900
Total	\$4,466,500	\$10,359,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$24,200			
Interior Architecture	\$7,800	\$15,600	\$17,500	\$15,600
Electrical	\$54,300	\$46,800	\$34,200	\$37,900
Mechanical	\$44,600	\$62,500	\$93,200	\$35,200
Elevators/Escalators	\$94,700	\$94,700	\$94,700	\$94,700
Total	\$225,600	\$219,600	\$239,600	\$183,400
Importance Code A	\$33,900	\$8,800	\$37,100	\$8,200
Importance Code B	\$191,700	\$210,800	\$202,500	\$175,200
Importance Code C				
Total	\$225,600	\$219,600	\$239,600	\$183,400



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
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%			LIFE	**	5	\$256,300	
	Granite Panels	5%			LIFE	**	5	\$10,700	
	Marble Panels	5%	Now	\$140,500	LIFE	**	5	\$10,700	
Loose/Delam Surface, Extent : Severe, Area Affected : 15%									
Location : 3rd Floor Roof Deck									
Windows									
	Aluminum	100%	Now	\$1,846,800	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	\$15,400	
	Masonry: Limestone	10%			LIFE	**	5	\$3,000	
	Metal Rail	25%			2041	**	5-10	\$106,900	
Roof									
	Asphalt Macadam	10%	Now	\$24,200	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	\$225,800	2038	**			
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : 2nd Floor, 3rd Floor, 9th Floor And 14th Floor Roofs									
	Modified Bitumen	50%			2028	\$480,300	10	\$31,600	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$68,100	
	Ceramic Tile	5%			2037	**	5	\$15,600	
	Quarry Tile	5%			2033	**	5	\$23,400	
	Sheet Vinyl/Rubber	15%			2028	\$1,550,200	5	\$70,100	
	Terrazzo	10%			LIFE	**	5	\$24,300	
	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	\$296,100	3	\$11,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : 9 Inch X 9 Inch Tiles									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	5%			2031	\$645,700	5	\$20,900		
Concrete Masonry Unit	2%			LIFE	* *	5	\$3,300		
Gypsum Board	5%			LIFE	* *	5	\$12,600		
Gypsum Board	10%			LIFE	* *	5	\$25,100		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : 2nd And 3rd Floors									
Plaster	53%			LIFE	* *	5	\$66,500		
SGFT/Glazed Masonry	25%			LIFE	* *				
Ceilings									
AcousTileConcealSpLn	55%			2041	* *	5	\$214,100		
AcousTileSusp.Lay-In	20%			2041	* *	5	\$62,300		
AcousTileSusp.Lay-In	10%			2045	* *	5	\$31,100		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : 2nd And 3rd Floors									
Exposed Concrete	5%	Now	\$168,100	LIFE	* *	5	\$2,400		
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : General Storage Area In Basement									
Exposed Reinforcement, Extent : Severe, Area Affected : 25%									
Location : General Storage Area In Basement									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : General Storage Area In Basement									
Other Observation, Extent : Severe, Area Affected : 30%									
Location : General Storage Area In Basement									
Explanation : Expansion Joint Failure									
Gypsum Board	5%			LIFE	* *	5	\$19,500		
Metal Panel	5%			LIFE	* *	5	\$19,500		
Site Pavements									
Public Sidewalk									
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	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2028	\$87,900	5	\$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Main Service Disconnect Switches Rated At 4,000 Amperes Each.								

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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 Kilovolt-ampere And 300 Kilovolt-ampere, 480/208 Volts									
	Dry Type	30%			2045	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 225 Kilovolt-ampere, 220/480 Volts									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2028	\$382,600	5	\$5,500	
Raceway									
	Conduit	10%			2048	**	1		
	Conduit	20%			2038	**	1		
	Conduit	70%			2028	\$305,500	1		
Panelboards									
	Fused Disc Sw	5%			2036	**	5	\$200	
	Molded Case Bkrs	80%			2027	\$321,000	5	\$4,400	
	Molded Case Bkrs	5%			2036	**	5	\$300	
	Molded Case Bkrs	10%			2044	**	5	\$500	
Wiring									
	Braided Cloth	60%	2-4	\$403,300	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	\$125,500	5	\$200	
	Motor Control Center	70%			2026	\$554,700	5	\$4,000	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$3,100	
Stand-by Power									
Transfer Switches									
	Automatic	10%			2033	**	1	\$6,400	
	Automatic	70%			2026	\$35,200	1	\$44,800	
	Automatic	20%	0-2	\$10,100	2048	**	1	\$11,500	
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Basement									
Generators									
	Diesel	100%			2024	\$390,900	1	\$80,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : Caterpillar Generator Rated At 675 Kilowatts									

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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	\$1,700	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 8,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	2%			2023	\$76,500	10	\$3,800	
		Other Observation, Extent : Light, 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	\$229,500	10	\$11,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lamps							
	HID	1%			2028	\$5,700	10	\$100	
	Incandescent	1%			2023	\$38,300	2		
Egress Lighting									
	Emergency, Service	50%			2028	\$57,200	1		
	Exit, LED	40%			2056	* *	1		
	Exit, Service	10%			2023	\$7,800	1		
Exterior Lighting									
	HID	60%			2028	\$527,300	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							
Alarm									

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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 \$704,000 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 \$2,410,000 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
Pres. Reducing
Valve/LP Steam

80% 2031 \$251,100 1 \$82,300
 20% Now \$1,400 2024 \$28,900 5 \$1,200
Leak Evident, Extent : Moderate, Area Affected : 10%
Location : Pressure Reducing Valve And Shut Off Valves

Distribution

Hot Wtr Piping/Pump
Central Plant Steam
Piping/Pmp

80% 2036 * * 4 \$8,200
 20% 0-2 \$36,900 2038 * * 4 \$2,100
Corroded, Extent : Severe, Area Affected : 100%
Location : Throughout

Terminal Devices

Air Handler
Convactor/Radiator
Fan Coil Unit/Heat

10% 2023 \$306,500 1 \$12,900
 80% 2033 * * 1 \$53,800
 10% 2023 \$326,400 1 \$6,700

Air Conditioning

Energy Source

Electricity

100% 2036 * * 1

Conversion Equipment

Split Unit
No Component

5% 2036 * *
 95%
Other Observation, Extent : Light, Area Affected : 0%
Location : 11th Floor
Explanation : 2 Unit Chillers Very Old And Not In Use

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Mechanical		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%			2038	**	4	\$15,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Provided From Adjacent Main Hospital Building									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2028	\$122,200	1	\$128,700	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$116,000	
Exhaust Fans									
	Interior	90%			2028	\$697,800	2	\$5,700	
	Roof	10%			2028	\$36,200	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	\$33,200	4	\$4,400	
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 From 1st To 14th Floor, 2 Units From Basement To 13th Floor, 1 Unit From 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									

*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
METROPOLITAN HOSPITAL MENTAL HEALTH

Asset # : 750

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

Fire Suppression

Chemical System

No Component

Generic

80%

20%

2026

\$5,800

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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$817,500	\$45,700
Interior Architecture		\$397,500
Electrical	\$239,900	\$159,800
Mechanical		\$635,000
Total	\$1,057,300	\$1,238,000
Importance Code A	\$817,500	\$45,700
Importance Code B	\$239,900	\$1,153,200
Importance Code C		\$39,000
Total	\$1,057,300	\$1,238,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$1,900			
Interior Architecture	\$7,300			\$4,700
Electrical	\$2,600	\$14,600	\$2,800	\$2,300
Mechanical	\$16,200	\$6,500	\$7,000	\$3,300
Total	\$28,100	\$21,100	\$9,800	\$10,300
Importance Code A	\$1,900			
Importance Code B	\$26,100	\$21,100	\$9,800	\$10,300
Importance Code C				
Total	\$28,100	\$21,100	\$9,800	\$10,300



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
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	\$462,800	LIFE	**	5	\$45,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Exit To Parking Area,Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Joint 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	\$77,500	2036	**	5	\$4,100	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Parapets									
	Masonry: Brick	75%	Now	\$84,500	LIFE	**	5	\$6,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Metal Cornice	15%			2056	**	10	\$4,200	
	Metal: Cage/Fence	10%	Now	\$1,900	2041	**	5	\$2,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
	Modified Bitumen	100%	Now	\$192,600	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	\$2,600	LIFE	**	5	\$9,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : First Floor									
	Quarry Tile	5%			2041	**	5	\$3,300	
	Vinyl Tile	85%			2028	\$358,400	3	\$18,800	
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	
	Gypsum Board	90%			LIFE	**	5	\$39,000	
Ceilings									
	AcousTileConcealSpLn	25%			2041	**	5	\$13,200	
	AcousTileSusp.Lay-In	75%			2041	**	5	\$31,600	

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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	\$39,400	1		
	Panelboards								
	Fused Disc Sw	5%			2027	\$1,700	5		
	Molded Case Bkrs	95%			2027	\$31,800	5	\$600	
	Wiring								
	Thermoplastic	100%			2028	\$57,600	1		
	Motor Controllers								
	Locally Mounted	100%			2026	\$62,800	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2036	* *	10	\$15,800	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2023	\$135,800	10	\$6,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Egress Lighting								
	Emergency, Service	20%			2023	\$2,700	1		
	Emergency, Service	40%			2036	* *	1		
	Exit, Service	30%			2023	\$2,800	1		
	Exit, Service	10%			2036	* *	1		
	Exterior Lighting								
	HID	100%			2023	\$104,000	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	\$1,200	
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	\$12,700	2028	\$253,900	1	\$9,600	
		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							
	Convector/Radiator	30%			2033	**	1	\$2,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$1,200	
		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	\$289,300	1	\$15,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,700	
	Exhaust Fans								
	Interior	100%			2028	\$91,800	2	\$800	
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%			2022	\$900	4	\$800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2048	**	1-5	\$12,400	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,958,600	\$459,700
Interior Architecture	\$419,500	\$690,400
Electrical	\$401,500	\$1,017,300
Mechanical	\$71,500	\$2,787,300
Site Pavements		\$70,300
Total	\$3,851,100	\$5,024,900
Importance Code A	\$2,958,600	\$459,700
Importance Code B	\$757,000	\$4,453,000
Importance Code C	\$135,500	\$112,200
Total	\$3,851,100	\$5,024,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$28,000		
Interior Architecture	\$77,000			\$8,000
Electrical	\$22,100	\$69,700	\$13,200	\$11,700
Mechanical	\$138,000	\$36,000	\$50,100	\$26,600
Site Enclosure	\$8,900			
Site Pavements	\$28,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$281,900	\$141,500	\$71,200	\$54,200
Importance Code A	\$7,100	\$35,200	\$7,100	\$7,100
Importance Code B	\$215,700	\$106,300	\$64,100	\$47,100
Importance Code C	\$59,000			
Total	\$281,900	\$141,500	\$71,200	\$54,200



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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.

Asset # : 1004

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$355,400	
	Masonry: Brick	22%	Now	\$1,055,400	LIFE	**	5	\$104,300	
Expansion Joint 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	\$53,300	
Windows									
	Aluminum	100%	Now	\$888,500	2053	**	5	\$9,500	
Hardware Missing, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Unit Inoperable, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Weather Strip Missing, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$3,700	
	Metal Cornice	10%			2043	**	10	\$1,300	
Roof									
	Modified Bitumen	100%	Now	\$1,014,700	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	\$9,800	LIFE	**	5	\$37,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement									
	Ceramic Tile	3%			2037	**	5	\$3,400	
	Quarry Tile	25%	Now	\$90,700	2033	**	5	\$21,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Entrance									
	Vinyl Tile	57%	Now	\$61,100	2028	\$611,400	3	\$24,100	
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	\$135,500	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	\$4,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$3,800	
	Gypsum Board	73%	Now	\$32,400	LIFE	**	5	\$41,900	
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Masonry: Brick	2%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	30%	Now	\$30,600	2041	**	5	\$21,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Basement								
	AcousTileSusp.Lay-In	50%	Now	\$51,000	2041	**	5	\$28,200	
	Water Penetration, Extent : Moderate, Area Affected : 60%								
	Location : Radiology, Basement.								
	Exposed Concrete	10%	Now	\$81,200	LIFE	**	5	\$1,800	
	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	\$7,100	
	Plaster	5%			LIFE	**	5	\$3,500	
Site Enclosure									
Fence/Gates									
	Chain Link	90%	Now	\$2,900	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	\$5,800	2048	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
	Location : Parking Lot								
	Water Penetration, Extent : Severe, Area Affected : 40%								
	Location : Parking Lot								

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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	\$7,000	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	**				

Parking/Driveway

Asphalt	100%	Now	\$21,100	2031	\$70,300				
<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	\$18,600	5		\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : One 1,200 Ampere 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	\$17,700	5		\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : One 184 Kilovolt-ampere And 75 Kilovolt-ampere 480hv - 208/120lv</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2048	**	5		\$1,900	

Raceway

Conduit	90%			2038	**	1			
Conduit	10%			2048	**	1			

Panelboards

Fused Disc Sw	10%			2027	\$7,500	5		\$200	
Molded Case Bkrs	70%			2027	\$52,700	5		\$1,300	
Molded Case Bkrs	20%			2044	**	5		\$400	

Wiring

Thermoplastic	90%			2028	\$154,800	1			
Thermoplastic	10%			2048	**	1			

Motor Controllers

Locally Mounted	90%			2026	\$150,600	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	\$1,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2026	\$12,600	1	\$22,100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical And Water Pump Room								
	Explanation : Two Automatic Transfer Switches								
Generators									
	Diesel	100%			2024	\$98,700	1	\$27,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : One 30 Kilowatt								
Batteries									
	Lead/Acid	100%			2022	\$1,700	5	\$2,700	
Fuel Storage									
	Day Tank	100%			2027	\$5,800	5	\$13,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room Basement								
	Explanation : One 25 Gallons								
Lighting									
	Interior Lighting								
	Fluorescent	50%			2028	\$659,200	10	\$32,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Fluorescent	45%			2033	**	10	\$29,600	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2033	**	10	\$3,300	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
Egress Lighting									
	Emergency, Service	40%			2023	\$15,800	1		
	Emergency, Service	20%			2033	**	1		
	Exit, Service	30%			2023	\$8,000	1		
	Exit, Service	10%			2033	**	1		
Exterior Lighting									
	HID	100%			2023	\$302,900	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	\$71,000	
			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	\$3,400	
	Steam Piping/Pump	5%			2048	* *			
Terminal Devices									
	Air Handler	70%			2028	\$739,400	1	\$31,000	
	Convactor/Radiator	30%			2026	\$120,600	1	\$7,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2031	\$807,600	1	\$73,700	
			Other Observation, Extent : Moderate, Area Affected : 95%						
			Location : Basement Mechanical Room						
			Explanation : R-11. Two Water Cooled Chillers Also Feed Air Handlers On 3rd Floor						
	Reciprocating Compr/Chiller	5%	Now	\$31,900	2038	* *	1	\$1,500	
			Obsolete Equipment, Extent : Severe, Area Affected : 5%						
			Location : Communication Room						
Distribution									
	CW & CHW Wtr Pipe/Pump	95%			2038	* *	4	\$5,000	
	No Component	5%							
Terminal Devices									
	Air Handler/Cool/Ht	95%			2028	\$800,400	1	\$42,100	
	Fan Coil - 2 Pipe	5%	Now	\$71,500	2038	* *	1	\$1,000	
			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	\$20,400	2038	**	2	\$2,000	
		Unit Inoperable, Extent : Severe, Area Affected : 5%							
		Location : Roof							
	Water Cooling Tower	95%			2026	\$270,800	2	\$68,600	
		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	\$13,800	LIFE	**	2-5	\$40,000	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
	Exhaust Fans								
	Interior	90%			2033	**	2	\$2,000	
	Roof	10%	Now	\$12,500	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	\$10,600	
	Sanitary Piping								
	Cast Iron	100%	Now	\$11,000	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : House Trap In Basement X Ray Section							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$3,100	LIFE	**	1		
	Leak Evident, Extent : Moderate, Area Affected : 2%								
	Location : Roof Drain Over Union Office								
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$11,500	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2033	**	1	\$4,400	
	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							

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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe							
	Generic	100%		2048	* *	1-5	\$36,200	
	Sprinkler							
	No Component	75%						
	Generic	25%		2038	* *	1-2	\$5,000	
Fire Pump	Generic	100%		2031	\$48,400	1	\$13,400	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 08-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5,16,17,Ph
Block : 3327 **Lot** : 200 **BIN** : 2017787

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$5,918,800	\$938,300
Interior Architecture	\$1,124,200	\$965,800
Electrical	\$3,014,600	\$11,502,600
Mechanical	\$15,250,800	\$3,921,600
Total	\$25,308,400	\$17,328,400
Importance Code A	\$5,918,800	\$1,844,600
Importance Code B	\$19,389,600	\$15,427,700
Importance Code C		\$56,100
Total	\$25,308,400	\$17,328,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$70,300		\$21,400	
Interior Architecture	\$29,200	\$3,700	\$16,100	\$55,400
Electrical	\$95,500	\$86,100	\$71,300	\$67,700
Mechanical	\$165,500	\$350,700	\$292,800	\$320,400
Site Pavements	\$53,200			
Elevators/Escalators	\$201,300	\$201,300	\$201,300	\$201,300
Total	\$615,000	\$641,900	\$602,900	\$644,900
Importance Code A	\$121,000	\$50,700	\$73,800	\$50,700
Importance Code B	\$436,200	\$587,500	\$529,100	\$594,200
Importance Code C	\$57,800	\$3,700		
Total	\$615,000	\$641,900	\$602,900	\$644,900



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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%	4+	\$191,600	LIFE	**	5	\$228,400	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 2% Location : Courtyard, Penthouse							
	Metal Panel	2%	Now	\$12,900	2039	**	5	\$15,000	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : Above Overhead Doors Deformed/Dented, Extent : Severe, Area Affected : 20% Location : Above Overhead Doors							
	Metal Coiling Doors	3%			2034	**	5	\$37,600	
		Bent/Warped Elements, Extent : Light, Area Affected : 1% Location : South Loading Dock							
	Pre-Cast Concrete	35%	Now	\$324,100	LIFE	**	5	\$455,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 2% Location : Over Emergency Entrance Staining/Discoloring, Extent : Light, Area Affected : 5% Location : Throughout Vertical Cracks, Extent : Light, Area Affected : 100% Location : Over Emergency Entrance							
	Window Wall	3%	Now	\$194,000	2049	**	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	\$4,497,000	2054	**	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%			2038	**	10	\$31,600	
Parapets									
	Cast in Place Concrete	5%	Now	\$9,500	LIFE	**	5	\$13,800	
		Exposed Reinforcement, Extent : Moderate, Area Affected : 20% Location : Parapet Enclosing Cooling Tower							
	Masonry: Brick Cavity	60%	2-4	\$16,500	LIFE	**	5	\$16,000	
		Vertical Cracks, Extent : Moderate, Area Affected : 5% Location : Northeast And Northwest Corners							
	Metal Panel	5%			2049	**	5	\$5,200	
	Metal Rail	10%			2042	**	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%			2034	**	10	\$72,300		
Panel/Paver: Cer/Brk	35%	Now	\$639,800	2059	**				
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
	Location : Terrace Over Second Floor								
	Vegetation Growth, Extent : Moderate, Area Affected : 40%								
	Location : Terrace Over Second Floor								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Terrace Over Second Floor								
Soffits									
Pre-Cast Concrete	95%			LIFE	**	5	\$206,000		
Stucco Cement	5%	Now	\$2,200	2042	**	5	\$4,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 4th Floor Court Yard								
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$176,400		
Ceramic Tile	5%	2-4	\$43,700	2038	**	5	\$20,200		
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Toilets								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Toilets								
Panel/Paver: Cer/Brk	10%			2045	**	5	\$181,400		
Quarry Tile	20%	Now	\$259,200	2042	**	5	\$121,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : 17th Floor								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 17th Floor								
Vinyl Tile	55%	Now	\$421,800	2034	**	3	\$166,300		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Basement, Sub-basement, Throughout Floors								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Basement, Sub-basement, Throughout Floors								
	Patching Evident, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%	Now	\$10,500	LIFE	**			
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Sub-basement Supply Room. Old Conduit							
	Ceramic Tile	5%			2038	**	5	\$7,400	
	Concrete Masonry Unit	10%			LIFE	**	5	\$5,900	
		Horizontal Cracks, Extent : Light, Area Affected : 2%							
		Location : Basement Mechanical Room							
	Glass: Single Pane	2%			LIFE	**	5	\$2,200	
	Gypsum Board	63%			LIFE	**	5	\$56,100	
	Masonry: Brick	5%			LIFE	**			
	Plaster	10%	Now	\$2,700	LIFE	**	5	\$4,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stairs At Window Locations							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Stairs At Window Locations							
Ceilings									
	AcousTileConcealSpLn	45%			2034	**	5	\$452,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	AcousTileSusp.Lay-In	11%	Now	\$16,000	2042	**	5	\$44,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	4%			2049	**	5	\$32,200	
	Exposed Concrete	15%			LIFE	**	5	\$18,800	
		Paint Peeling, Extent : Light, Area Affected : 2%							
		Location : Penthouse							
	Metal Panel	11%	2-4	\$82,600	LIFE	**	5	\$110,600	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							
	Metal Panel	14%			LIFE	**	5	\$140,700	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2064	**			
Free Standing Walls									
	Cast in Place Concrete	100%			2064	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			

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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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$8,500	2042		* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

On-Site Walkways

Cast in Place Concrete	30%			2042		* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>									
<i>Location : Throughout</i>									

Pavers/Stone	70%	Now	\$33,900	2038		* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Courtyard</i>									

Parking/Driveway

Cast in Place Concrete	100%	0-2	\$10,800	2042		* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Loading Dock, South Side</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%			2029	\$175,700	5		\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement 1</i>									
<i>Explanation : Four 4,000 Ampere And Four 2,000 Ampere Main Disconnect Switches</i>									

Transformers

Dry Type	20%			2027	\$3,500	5		\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement 1</i>									
<i>Explanation : Three 150, Two 75 And Two 45 Kilovolt-ampere 480/277hv - 208lv</i>									

Dry Type	80%			2027	\$14,100	5		\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Closets From 1st To 17th Floors</i>									
<i>Explanation : 90 Transformers Of 75 And 45 Kilovolt-ampere 480/277 - 208 Lv</i>									

Switchgear / Switchboard

Fused Disc Sw	75%			2029	\$532,900	5		\$2,100	
Fused Disc Sw	5%			2049	* *	5		\$100	
Molded Case Bkrs	20%			2029	\$142,100	5		\$3,500	

Raceway

Busway	10%			2027	\$87,300	1			
Conduit	80%			2029	\$698,200	1			
Conduit	10%			2049	* *	1			

Panelboards

Fused Disc Sw	10%			2028	\$80,200	5		\$1,500	
Molded Case Bkrs	15%			2045	* *	5		\$2,600	
Molded Case Bkrs	75%			2028	\$601,800	5		\$12,900	

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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									
Wiring									
	Busway	10%			2027	\$134,400	1		
	Thermoplastic	80%			2029	\$1,075,600	1		
	Thermoplastic	10%			2049	**	1		
Motor Controllers									
	Locally Mounted	10%			2027	\$60,700	5	\$400	
	Motor Control Center	20%			2042	**	5	\$3,600	
	Motor Control Center	65%			2027	\$1,030,200	5	\$11,600	
	Variable Frequency Drive	5%			2042	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$9,600	
Stand-by Power									
Transfer Switches									
	Automatic	80%			2027	\$201,200	1	\$161,400	
	Automatic	20%			2042	**	1	\$40,300	
Generators									
	Diesel	100%			2025		1	\$253,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room Basement 1								
	Explanation : Two 750 Kilowatts								
Batteries									
	Lead/Acid	100%			2022	\$1,700	5	\$24,300	
Fuel Storage									
	Day Tank	30%			2028	\$13,100	5	\$30,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room Basement 1								
	Explanation : Two 105 Gallons								
	Main Tank	70%			2032	**	5	\$11,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement 3								
	Explanation : One 20,000 Gallon								
Lighting									
Interior Lighting									
	Fluorescent	50%			2029	\$4,953,100	10	\$247,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	30%			2037	**	10	\$148,200	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2029	\$495,300	10	\$24,700	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	15%			2037	**			

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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	10%			2037	* *	1		
	Emergency, Service	50%			2029	\$148,200	1		
	Exit, LED	10%			2057	* *	1		
	Exit, Service	20%			2024	\$40,200	1		
	Exit, Service	10%			2037	* *	1		
	Exterior Lighting								
	HID	80%			2024	\$2,215,100	10	\$1,600	
	LED	20%			2037	* *			
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2032	* *	5	\$1,500	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$665,400	1	\$73,500	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	10%			2024	\$759,400	1-3	\$40,400	
	Generic, Digital	20%			2034	* *	1-3	\$83,200	

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								
	Interruptible Gas/Dual Fuel	100%			2039	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Vault							
		Explanation : Three 20,000 Gallon Tanks For No.2 Fuel Oil							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	10%			2032	* *	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%			2042	* *	1	\$373,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 4 Out Of 5 Boilers Are Newer Units							
	Steam Boiler	20%			2027	\$730,500	1	\$106,700	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Boiler No.2 Is Beyond Its Useful Life Cycle And Defective - Should Be Replaced							

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	30%			2037	**	4	\$8,000	
	Central Plant Steam Piping/Pmp	70%	0-2	\$334,300	2039	**	4	\$18,600	
Leak Evident, Extent : Moderate, Area Affected : 100%									
Location : Condensate Return Pipe Throughout									
Terminal Devices									
	Air Handler	50%	0-2	\$396,800	2024	\$3,968,200	1	\$149,900	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Air Handler Pans									
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Level B2, 5th And 18th Floors									
Explanation : Air Handler Doors Leaking Air									
	Air Handler	10%			2037	**	1	\$33,300	
	Convactor/Radiator	30%			2034	**	1	\$52,200	
	Fan Coil Unit/Heat	10%	0-2	\$84,500	2029	\$845,300	1	\$15,700	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Reheat System									
Air Conditioning									
Energy Source									
	Electricity	100%			2045	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	80%			2038	**	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%			2025	\$1,277,500	1	\$116,600	
R-134a Refrigerant, Extent : Light, Area Affected : 100%									
Location : Chiller Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Chiller Room									
Explanation : 1 Of 5 Chillers Is An Older Unit									
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2039	**	4	\$31,900	
	CW & CHW Wtr Pipe/Pump	20%			2049	**	4	\$5,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Chiller Room									
Explanation : Pumps Replaced In 1999									

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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									
Terminal Devices									
	Air Handler/Cool/Ht	85%	0-2	\$1,076,100	2024	\$5,380,500	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%			2034	**	1	\$50,000	
Heat Rejection									
	Water Cooling Tower	100%			2027	\$2,141,900	2	\$542,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : 3 Units									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$300,400	
Needs Cleaning, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Exhaust Fans									
	Interior	98%			2024	\$1,967,900	2	\$16,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room, 5th Floor, B3 And 18th Floor									
Explanation : Exhaust Fans Are Beyond Their Useful Life Cycle Rating									
	Roof	2%			2024	\$18,700	2	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : Exhaust Fans Are Beyond Their Useful Life Cycle Rating									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	0-2	\$210,400	2039	**	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%									
Location : Water Pump Room									
Leak Evident, Extent : Moderate, Area Affected : 100%									
Location : Pumps, Pipes In The Basement									
	HW Heat Exchanger	100%			2039	**	4	\$79,900	
Steam Fired									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mechanical Equipment Room									
Explanation : Two 5,000 Gallon Tanks									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2024	\$104,700	4	\$13,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Sub-basement						
			Explanation : 2 Duplex Units						
	Sewage Ejector(s)								
	Electric	100%			2024	\$197,800	4	\$26,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Sub-basement						
			Explanation : 2 Duplex Units						
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$33,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Fire And Domestic						
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	65%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Sub-basement To 17th Floor						
			Explanation : 12 Units						
	Geared Traction	25%			LIFE	* *			
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Basement Level						
			Explanation : 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%			2039	* *	1-5	\$271,700	
	Sprinkler								
	No Component	40%							
	Generic	60%			2039	* *	1-2	\$90,600	
	Fire Pump								
	Generic	50%			2025	\$181,700	1	\$50,300	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Basement						
			Explanation : Fire Pumps Are Beyond Their Useful Life Cycle						
	Generic	50%			2038	* *	1	\$50,300	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
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
Fire Suppression	Chemical System								
	Generic	33%			2022	\$9,600	1-3	\$1,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Chemical System Is Beyond Its Useful Life Cycle							
	Generic	67%			2028	\$19,600	1-3	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 17th Floor								
	Explanation : No Access For Proper Inspection								

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

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$406,000	
Mechanical		\$80,400
Total	\$406,000	\$80,400
Importance Code A	\$406,000	
Importance Code B		\$80,400
Total	\$406,000	\$80,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$27,300	\$4,900	\$400	
Mechanical	\$800	\$600	\$2,900	\$600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$32,100	\$9,400	\$7,200	\$4,500
Importance Code A	\$27,600	\$5,200	\$600	\$300
Importance Code B	\$4,500	\$4,200	\$6,600	\$4,200
Total	\$32,100	\$9,400	\$7,200	\$4,500



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
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$12,600	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	\$8,300	
Metal, Corrugated	10%			2048	* *	1		
Metal Panel	20%	0-2	\$3,200	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	\$7,500	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	\$2,000	
No Component	15%							

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

HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Single Ply Membrane	100%	Now	\$406,000	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	\$3,900	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%							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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	\$7,600	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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** 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

Mechanical		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	\$80,400	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Package Rooftop Units							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$7,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,200	
	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	\$3,100	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; 1st To 2nd Floor							
		Explanation : The Unit Is Functional But Not Used							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2048	* *	1-2	\$400	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 21-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,Ph
Block : 6858 **Lot** : 1 **BIN** : 4442433

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,259,000	\$1,667,800
Interior Architecture	\$718,000	\$1,092,700
Electrical	\$38,200	\$6,431,300
Mechanical	\$371,100	\$10,440,100
Site Pavements	\$53,900	
Total	\$2,440,200	\$19,631,900
Importance Code A	\$1,259,000	\$1,667,800
Importance Code B	\$893,800	\$17,453,700
Importance Code C	\$287,400	\$510,400
Total	\$2,440,200	\$19,631,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$35,100		\$20,300	
Interior Architecture	\$49,100		\$44,900	\$82,400
Electrical	\$81,200	\$55,900	\$73,700	\$55,900
Mechanical	\$144,200	\$187,500	\$123,900	\$179,100
Site Pavements	\$19,600			
Elevators/Escalators	\$54,100	\$54,100	\$54,100	\$54,100
Total	\$383,300	\$297,500	\$316,800	\$371,500
Importance Code A	\$35,100		\$22,300	
Importance Code B	\$308,900	\$297,500	\$294,500	\$346,800
Importance Code C	\$39,300			\$24,700
Total	\$383,300	\$297,500	\$316,800	\$371,500



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Estimates are rounded to the nearest hundred dollars.

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	30%			LIFE	* *	5	\$1,218,500		
Metal/Glass Curt Wall	30%			LIFE	* *	5	\$292,400		
Metal Panel	30%			2051	* *	5-10	\$536,200		
Metal Coiling Doors	5%			2044	* *	5	\$40,600		
Granite Panels	5%			LIFE	* *	5	\$19,500		
Windows									
Aluminum	95%			2047	* *	5	\$42,000		
Metal Louvers	5%			2040	* *	10	\$13,800		
Parapets									
Metal Panel	30%			2051	* *	5	\$21,700		
Metal Rail	10%	4+	\$1,400	2036	* *	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%			2044	* *	5-10	\$84,400		
Pre-Cast Concrete	35%			LIFE	* *	5	\$82,300		
Roof									
Cast in Place Concrete	15%			LIFE	* *	10	\$41,900		
IRMA/Protected Membrane	35%	Now	\$52,300	2036	* *				
Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%									
Location : A And B Wing									
Modified Bitumen	30%	2-4	\$152,500	2036	* *				
Blisters, Extent : Light, Area Affected : 20%									
Location : Wing B									
Single Ply Membrane	5%	Now	\$3,000	2036	* *				
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	\$164,400	LIFE	* *	5	\$335,000		
Recent Construction, Extent : Light, Area Affected : 10%									
Location : Throughout Atrium									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Active Water Leaks Throughout Atrium									
Soffits									
Stucco Cement	100%			2044	* *	5			

Interior

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	2-4	\$11,900	LIFE	**	5	\$112,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Mechanical Room							
	Ceramic Tile	5%			2040	**	5	\$25,700	
	Quarry Tile	5%			2044	**	5	\$38,500	
	Terrazzo	10%			LIFE	**	5	\$80,200	
	Vinyl Tile	70%	2-4	\$341,700	2036	**	3	\$134,700	
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Elevator Lobbies							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$123,300	
	Ceramic Tile	5%			2040	**	5	\$49,300	
	Concrete Masonry Unit	5%			LIFE	**	5	\$39,500	
	Glass: Single Pane	5%			LIFE	**	5	\$74,000	
	Gypsum Board	80%	0-2	\$73,200	LIFE	**	5	\$473,500	
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Bulkhead							
Ceilings									
	AcousTileSusp.Lay-In	65%			2036	**	5	\$333,700	
	AcousTileSusp.Lay-In	10%			2044	**	5	\$51,300	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Third Floor							
	Exposed Struc: Steel	10%			LIFE	**	10	\$102,700	
	Gypsum Board	15%	Now	\$17,400	LIFE	**	5	\$96,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Bulkhead							
Site Enclosure									
Fence/Gates									
	Iron Picket	5%			2066	**			
	Iron Picket	5%			2066	**			
	No Component	90%							
Retaining Walls									
	Cast in Place Concrete	20%			2066	**			
	No Component	80%							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$19,600	2044	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Parking/Driveway									
	Asphalt	100%	0-2	\$53,900	2040	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	**	5	\$1,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Four 4,000 Ampere And One 3,000 Ampere Main Disconnect Switches						
	Transformers								
	Dry Type	100%			2044	**	5	\$1,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical / Electrical Spaces						
			Explanation : Various Sizes Throughout						
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2051	**	5	\$1,500	
	Raceway								
	Conduit	100%			2051	**	1		
	Panelboards								
	Fused Disc Sw	20%			2047	**	5	\$1,600	
	Molded Case Bkrs	80%			2047	**	5	\$7,200	
	Wiring								
	Thermoplastic	100%			2051	**	1		
	Motor Controllers								
	Locally Mounted	15%			2044	**	5	\$300	
	Motor Control Center	65%			2044	**	5	\$6,100	
	Variable Frequency Drive	20%			2044	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$10,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	**	1	\$105,500	
	Generators								
	Diesel	50%			2040	**	1	\$66,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Generator Room						
			Explanation : One 1,500 Kilowatts						
	Diesel	50%			2040	**	1	\$66,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Generator Room						
			Explanation : One 1,500 Kilowatts						
	Batteries								
	Nickel Cadmium	100%			2026	\$1,700	5	\$76,400	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Fuel Storage									
	Day Tank	50%			2047	* *	5	\$31,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Generator Room</i>									
<i>Explanation : One 275 Gallon</i>									
	Main Tank	50%			2059	* *	5	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outside Underground</i>									
<i>Explanation : One 10,000 Gallon</i>									
Lighting									
Interior Lighting									
	Fluorescent	85%			2031	\$5,359,900	10	\$267,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
	Fluorescent	10%			2031	\$630,600	10	\$31,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
	LED	5%			2036	* *			
Egress Lighting									
	Emergency, Service	55%			2031	\$103,800	1		
	Emergency, Battery	5%			2031	\$25,900	10	\$4,100	
	Exit, LED	35%			2046	* *	1		
	Exit, Service	5%			2031	\$6,400	1		
Exterior Lighting									
	LED	100%			2036	* *			
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2059	* *	5	\$10,100	
Alarm									
Security System									
	Generic	100%			2036	* *	1	\$128,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : CCTV Surveillance System</i>									
Fire/Smoke Detection									
	Generic, Digital	100%			2036	* *	1-3	\$211,300	

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

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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
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2041	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Steam Provided From Adjacent Building E						
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	80%			2034	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 4 Heat Exchanger Converting To Hot Water For Heating Devices						
	Pres. Reducing Valve/LP Steam	20%			2034	* *	5	\$4,100	
	Distribution								
	Hot Wtr Piping/Pump	80%	0-2	\$22,400	2039	* *	4	\$13,500	
			Corroded, Extent : Moderate, Area Affected : 50%						
			Location : Hot Water Pump Seals In Basement						
	Steam Piping/Pump	20%			2041	* *			
	Terminal Devices								
	Air Handler	70%			2031	\$3,536,300	1	\$148,500	
	Convactor/Radiator	30%			2044	* *	1	\$33,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	90%			2034	* *	1	\$334,000	
			Other Observation, Extent : Light, Area Affected : 90%						
			Location : Basement						
			Explanation : R123 Refrigerant						
	Reciprocating Compr/Chiller	10%			2031	\$304,900	1	\$15,900	
			R-134a Refrigerant, Extent : Light, Area Affected : 10%						
			Location : Penthouse						
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2041	* *	4	\$16,900	
	Terminal Devices								
	Air Handler/Dir Expansion	2%			2026	\$80,300	1		
	Air Handler/Cool/Ht	98%			2031	\$3,948,800	1	\$207,800	
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2031	\$72,400	2	\$23,900	
	Water Cooling Tower	90%			2029	\$1,227,100	2	\$310,600	
Ventilation									

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$302,800	
Exhaust Fans									
	Interior	50%			2031	\$639,100	2	\$5,300	
	Roof	50%			2031	\$298,200	2	\$5,300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2051	**	1		
HW Heat Exchanger									
	Steam Fired	100%	0-2	\$286,100	2041	**	4	\$33,900	
On Extended Life, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2031	\$54,800	4	\$10,900	
Sewage Ejector(s)									
	Electric	100%			2031	\$103,500	4	\$20,500	
Backflow Preventer									
	Generic	100%			2036	**	1	\$21,000	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 7 Units From Basement To 5th Floor, 1 Unit From Basement To Penthouse									
Explanation : 8 Units									
Escalators									
	Over 20' Rise	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lower Levels									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2041	**	1-5	\$172,900	
Sprinkler									
	Generic	100%			2041	**	1-2	\$96,100	
Fire Pump									
	Generic	100%			2034	**	1	\$64,000	
Chemical System									
	No Component	98%							
	Generic	2%			2026	\$600	1-3	\$100	

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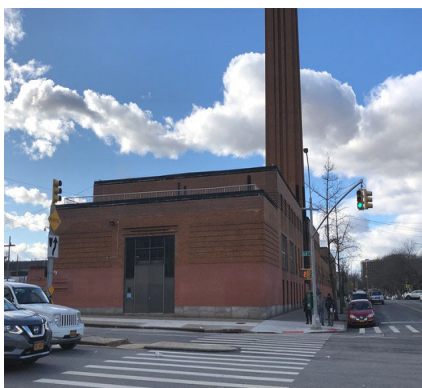
Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 05-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$679,000	\$65,400
Interior Architecture	\$57,500	\$50,300
Electrical		\$63,000
Mechanical		\$133,000
Total	\$736,500	\$311,800
Importance Code A	\$679,000	\$65,400
Importance Code B	\$57,500	\$246,400
Total	\$736,500	\$311,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$111,800		\$100	
Interior Architecture	\$75,200		\$800	\$800
Electrical	\$15,000	\$3,500	\$2,100	\$3,300
Mechanical	\$2,400	\$1,300	\$7,700	\$1,200
Site Pavements	\$32,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$240,900	\$8,800	\$14,700	\$9,200
Importance Code A	\$111,800		\$100	
Importance Code B	\$92,500	\$8,800	\$13,800	\$9,200
Importance Code C	\$36,600		\$800	
Total	\$240,900	\$8,800	\$14,700	\$9,200



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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									
Exterior Walls									
	Cast in Place Concrete	3%	Now	\$16,100	LIFE	* *	5	\$4,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Loading Dock							
	Copper/Terne	2%			2036	* *	10	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Roof							
		Explanation : Not Applicable							
	Masonry: Brick	85%	Now	\$325,400	LIFE	* *	5	\$24,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Granite	5%	Now	\$18,800	LIFE	* *	5	\$1,100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Building Base							
	Masonry: Limestone	3%	Now	\$20,800	LIFE	* *	5	\$600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : North Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : North Facade							
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : North Facade							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : North Facade							
		Explanation : Painted Surface							
	Slate Panels	2%	Now	\$33,200	LIFE	* *	5	\$400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Window Sills							
Windows									
	Aluminum	5%			2039	* *	5	\$300	
	Steel	90%	Now	\$277,500	2056	* *	5	\$29,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Wood	5%	Now	\$8,300	2056	* *	5	\$1,300	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : At Clearstory							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : At Clearstory							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : At Clearstory							

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Masonry: Brick	90%	Now	\$76,100	LIFE	* *	5	\$5,900		
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : At Corners								
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : North Facade, South Facade								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : North Facade, South Facade								
Masonry: Limestone	10%	Now	\$7,700	LIFE	* *	5	\$800		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
Roof									
Built-Up (BUR)	50%	Now	\$6,500	2026	\$65,400				
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Within Paint And Electrical Shops, 2nd Floor								
Modified Bitumen	50%			2036	* *	10	\$4,300		
Soffits									
Metal Panel	10%	Now	\$500	2061	* *	5	\$100		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
	Location : Entry And Loading Docks								
No Component	90%								
Interior									
Floors									
Cast in Place Concrete	65%	0-2	\$8,000	LIFE	* *	5	\$30,100		
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Basement								
Ceramic Tile	5%	0-2	\$1,100	2034	* *	5	\$500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Toilet Room 2nd Floor								
Vinyl Tile	25%	Now	\$5,000	2031	\$50,300	3	\$2,000		
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : 2nd Floor Storage Area								
Vinyl Tile 9" X 9"	5%	Now	\$13,000	2041	* *	3	\$400		
	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%			2034	**	5	\$1,700		
Concrete Masonry Unit	5%			LIFE	**	5	\$1,300		
Gypsum Board	20%			LIFE	**	5-10	\$11,200		
Masonry: Brick	50%			LIFE	**	10	\$5,000		
Plaster	20%	Now	\$5,900	LIFE	**	5	\$2,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Storage Area On Second Floor									
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Storage Area On Second Floor									
Ceilings									
AcousTileSusp.Lay-In	30%	2-4	\$57,500	2051	**	5	\$3,200		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : 2nd Floor Shops									
Misaligned/Bulging, Extent : Light, Area Affected : 20%									
Location : 2nd Floor Shops									
Staining/Discoloring, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Shops									
Exposed Concrete	60%			LIFE	**	5-10	\$15,900		
Exposed Concrete	10%	Now	\$15,200	LIFE	**	5	\$300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Second Floor									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Electrical And Paint Shops - 2nd Floor									
Site Enclosure									
Fence/Gates									
Chain Link	50%			2051	**				
No Component	50%								
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	50%	Now	\$14,800	2036	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : North And East Of Property									
No Component	50%								
On-Site Walkways									
Cast in Place Concrete	15%			2036	**				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Loading Dock									
Explanation : Concrete Loading Dock Platform									
No Component	85%								
Parking/Driveway									
Asphalt	90%	2-4	\$17,800	2034	**				
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Driveway - Parking Area									
Cast in Place Concrete	10%			2044	**				

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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
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2041	**	5		
	Molded Case Bkrs	50%			2041	**	5	\$200	
	Raceway								
	Conduit	80%			2031	\$12,400	1		
	Conduit	20%			2051	**	1		
	Panelboards								
	Fused Disc Sw	5%			2039	**	5		
	Molded Case Bkrs	55%			2030	\$18,400	5	\$200	
	Molded Case Bkrs	40%			2039	**	5	\$100	
	Wiring								
	Braided Cloth	60%	2-4	\$11,700	2056	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	20%			2041	**	1		
	Thermoplastic	20%			2051	**	1		
	Motor Controllers								
	Locally Mounted	20%			2029	\$8,400	5		
	Motor Control Center	70%			2036	**	5	\$200	
	Motor Control Center	10%			2036	**	5		
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$6,100	1	\$3,900	
	Generators								
	Diesel	100%			2027	\$63,000	1	\$5,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 375 Kilovolt-ampere To Supply The Main Building							
	Batteries								
	Nickel Cadmium	100%			2023	\$1,700	5	\$2,900	
	Fuel Storage								
	Day Tank	100%			2030	\$1,200	5	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 330 Gallon Tank							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2036	**	10	\$12,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	LED	5%			2039	**			
	Egress Lighting								
	Emergency, Service	55%			2031	\$4,300	1		
	Emergency, Battery	5%			2031	\$1,100	10	\$200	
	Exit, Service	40%			2031	\$2,100	1		

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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
Lighting									
	Exterior Lighting								
	LED	100%			2039	* *			
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2039	* *	1	\$3,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Cameras								
	Fire/Smoke Detection								
	No Component	20%							
	Generic, Digital	80%			2036	* *	1-3	\$6,300	
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									
	Distribution								
	Steam Piping/Pump	100%			2031	\$65,500			
	Terminal Devices								
	Convactor/Radiator	85%			2029	\$67,400	1	\$3,900	
	Unit Heater - Steam	15%			2026	\$7,900	4	\$300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2024	\$6,200	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$3,700	
	No Component	70%							
	Exhaust Fans								
	Roof	10%			2026	\$2,500	2		
	Wall Unit	30%			2026	\$1,600	2	\$100	
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2036	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$2,000	4	\$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 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
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 1, 2							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2051		* *	1-5	\$7,100
	Sprinkler								
	Generic	100%			2051		* *	1-2	\$4,000

*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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

Asset Name : QUEENS HOSPITAL MODULAR 1
Address : 82-20 164TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.190 / 14830 **Yr Built/Renovated** : 2014 /
Area Sq Ft : 5,368 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 21-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 6858 **Lot** : 1 **BIN** : 4538167

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$46,600	\$1,300		
Interior Architecture	\$23,100	\$3,800	\$1,300	
Electrical	\$500	\$600	\$600	\$500
Mechanical	\$2,200	\$600	\$2,200	\$500
Total	\$72,400	\$6,300	\$4,100	\$1,000
Importance Code A	\$46,600	\$1,300		
Importance Code B	\$2,700	\$5,000	\$4,100	\$1,000
Importance Code C	\$23,100			
Total	\$72,400	\$6,300	\$4,100	\$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.
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MODULAR 1
Asset # : 14830

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%			LIFE	* *	5	\$16,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Brick Veneer On A Modular Building Construction								
	Windows								
	Aluminum	100%			2053	* *	5	\$2,600	
	Parapets								
	Masonry: Brick	100%			LIFE	* *	5-10	\$21,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Brick Veneer Exterior And Roof Membrane Interior - On A Modular Building Construction								
	Roof								
	Modified Bitumen	100%	Now	\$20,600	2039	* *			
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Room M122 And Wall Adjacent To Roof Ladder								
Interior									
	Floors								
	Ceramic Tile	10%			2044	* *	5	\$800	
	Vinyl Tile	90%			2039	* *	3	\$2,700	
	Interior Walls								
	Gypsum Board	100%			LIFE	* *	5-10	\$35,700	
	Ceilings								
	AcousTileSusp.Lay-In	100%			2048	* *	5	\$7,700	
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	20%			2044	* *			
	No Component	80%							
	Parking/Driveway								
	Asphalt	20%			2040	* *			
	No Component	80%							

Electrical		Current Repair			Future 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%			2057	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2053	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2057	* *	1		

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
QUEENS HOSPITAL MODULAR 1
Asset # : 14830

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting Fluorescent	100%			2039	**	10	\$4,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Egress Lighting Emergency, Battery	50%			2039	**	10	\$600	
	Exit, Battery	50%			2039	**	10	\$200	
	Exterior Lighting LED	100%			2039	**			
Alarm									
	Security System Generic	100%			2039	**	1	\$2,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance System									
	Fire/Smoke Detection Generic, Digital	100%			2039	**	1-3	\$3,300	
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									
	Distribution Hot Wtr Piping/Pump	100%			2047	**	4	\$400	
	Terminal Devices Fan Coil Unit/Heat	100%			2036	**	1	\$1,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Ground Floor Ceiling									
Explanation : Variable Air Volume Boxes W/ Hot Water Coil									
Air Conditioning									
	Energy Source Electricity	100%			2053	**	1		
	Conversion Equipment Exterior Pkg Unit - Cooling	98%			2036	**	2	\$300	
	Split Unit	2%			2036	**			
	Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$8,700	
Ventilation									
	Exhaust Fans Roof	100%			2036	**	2	\$200	
Plumbing									
	H/C Water Piping Brass/Copper	100%			2051	**	1		
	Water Heater Electric	100%			2029	\$5,000	4		

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MODULAR 1
Asset # : 14830

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2057	* *	1-2	\$1,500	
	Fire Pump								
	Generic	100%			2044	* *	1	\$1,000	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 05-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,8,Ph
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$4,839,500	\$1,001,700
Interior Architecture	\$523,300	\$1,996,200
Electrical	\$77,700	\$2,201,700
Mechanical	\$273,900	\$1,219,500
Total	\$5,714,400	\$6,419,100
Importance Code A	\$4,839,500	\$1,001,700
Importance Code B	\$512,900	\$4,739,600
Importance Code C	\$362,000	\$677,800
Total	\$5,714,400	\$6,419,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$28,000			
Interior Architecture	\$66,900		\$18,200	\$25,300
Electrical	\$25,900	\$19,300	\$24,500	\$33,200
Mechanical	\$23,100	\$20,800	\$24,000	\$25,900
Site Enclosure	\$800			
Site Pavements	\$17,500			
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Total	\$183,900	\$61,800	\$88,400	\$106,100
Importance Code A	\$28,000		\$4,100	
Importance Code B	\$117,400	\$61,800	\$72,500	\$106,100
Importance Code C	\$38,500		\$11,800	
Total	\$183,900	\$61,800	\$88,400	\$106,100



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	82%	Now	\$2,120,400	LIFE	**	5	\$209,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : East Facade									
Patching Evident, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	10%	Now	\$624,300	LIFE	**	5	\$19,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : South Elevation									
	Slate Panels	3%			LIFE	**	5	\$11,500	
	Window Wall	5%	0-2	\$687,000	2061	**	5	\$23,900	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Not Insulated, Extent : Light, Area Affected : 100%									
Location : Throughout									
Windows									
	Aluminum	90%	Now	\$1,235,600	2056	**	5	\$13,200	
Air Infiltration, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Corrosion/Rusting, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%									
Location : Throughout									
	Aluminum	5%			2047	**	5	\$1,500	
	Steel	5%	Now	\$85,600	2056	**	5	\$9,200	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%	Now	\$17,500	LIFE	**	5	\$2,700	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Masonry: Limestone	10%			LIFE	**	5-10	\$3,700	
Roof									
	Modified Bitumen	100%			2031	\$743,300	10	\$49,000	
Soffits									
	Cast in Place Concrete	90%	Now	\$86,700	LIFE	**	5	\$34,400	
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Uppper Level Soffits									
	Metal/Glass Curt Wall	5%			LIFE	**	5	\$1,400	
	Stucco Cement	5%			2036	**	5	\$1,000	

Interior

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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									
Floors									
	Carpet	5%			2027	\$145,900	3	\$20,400	
	Cast in Place Concrete	5%	0-2	\$5,900	LIFE	**	5	\$22,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Mechanical Room Basement									
	Ceramic Tile	5%			2040	**	5	\$10,200	
	Raised Access Floor	1%			2034	**	5	\$7,700	
	Terrazzo	15%			LIFE	**	5	\$47,900	
	Vinyl Tile	59%	0-2	\$57,400	2031	\$1,147,200	3	\$45,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Documents Storage									
Worn/Eroded, Extent : Light, Area Affected : 10%									
Location : Documents Storage									
	Vinyl Tile	10%			2039	**	3	\$7,700	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : 2nd And 3rd Floors									
Interior Walls									
	Ceramic Tile	5%			2034	**	5	\$23,600	
	Ceramic Tile	3%			2027	\$437,400	5	\$14,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : First Floor									
Explanation : Decommissioned Pool									
	Fabric on Framing	3%			2032	**	5	\$7,100	
	Gypsum Board	29%			LIFE	**	5-10	\$232,900	
	Marble Panels	5%			LIFE	**	10	\$9,400	
	Plaster	45%			LIFE	**	5-10	\$180,700	
	SGFT/Glazed Masonry	5%			LIFE	**	10	\$11,800	
	Wood	5%			LIFE	**	5	\$188,900	
Ceilings									
	AcousTileSusp.Lay-In	65%			2036	**	5	\$132,900	
	Exposed Concrete	5%	0-2	\$36,800	LIFE	**	5	\$1,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Mechanical Rooms And Document Storage Room									
	Plaster	30%			LIFE	**	5-10	\$105,400	
Site Enclosure									
Fence/Gates									
	Chain Link	5%			2051	**			
	Iron Picket	95%			2051	**			
Free Standing Walls									
	Concrete Masonry Unit	10%	Now	\$800	2041	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : South Facade									
	No Component	90%							
Site Pavements									

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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

Site Pavements

Public Sidewalk

Cast in Place Concrete 75% Now \$11,700 2036 * *

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

No Component 25%

On-Site Walkways

Cast in Place Concrete 70% Now \$5,900 2036 * *

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : South Facade

No Component 30%

Electrical		Current Repair		Future 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% 2031 \$18,800 5 \$300

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

Location : Electrical Room

Explanation : Two 1,600 Ampere Main Disconnect Switches

Air Circuit Breaker 20% 2031 \$9,400 5 \$100

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

Location : Electrical Room

Explanation : One 2,000 Ampere Main Disconnect Switch

Fused Disc Sw 20% 2031 \$9,400 5 \$100

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

Location : Electrical Room

Explanation : One 1,600 Ampere Main Disconnect Switch

Fused Disc Sw 20% 2031 \$9,400 5 \$100

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

Location : Electrical Room

Explanation : One 600 Ampere Main Disconnect Switch For Emergency

Transformers

Dry Type 100% 2029 \$17,700 5 \$500

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

Location : Electrical Room

Explanation : One 300 Kilovolt-ampere 480hv-208/120lv

Switchgear / Switchboard

Molded Case Bkrs 100% 2031 \$246,000 5 \$3,600

Raceway

Conduit 90% 2031 \$249,100 1

Conduit 10% 2041 * * 1

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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									
Panelboards									
	Fused Disc Sw	10%			2030	\$25,100	5	\$300	
	Molded Case Bkrs	60%			2030	\$150,500	5	\$2,200	
	Molded Case Bkrs	30%			2039	* *	5	\$1,100	
Wiring									
	Braided Cloth	20%	2-4	\$77,700	2056	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	50%			2041	* *	1		
	Thermoplastic	30%			2051	* *	1		
Motor Controllers									
	Locally Mounted	80%			2029	\$103,000	5	\$700	
	Locally Mounted	20%			2036	* *	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$4,000	
Stand-by Power									
Transfer Switches									
	Automatic	40%			2044	* *	1	\$16,900	
	Automatic	60%			2029	\$14,700	1	\$25,300	
Generators									
	Diesel	50%			2027	\$67,900	1	\$26,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 188 Kilovolt-ampere Kohler							
	Diesel	50%			2027	\$67,900	1	\$26,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : One 313 Kilovolt-ampere Kohler							
Batteries									
	Lead/Acid	50%			2022	\$800	5	\$2,500	
	Lead/Acid	50%			2022	\$800	5	\$2,500	
Fuel Storage									
	Day Tank	100%			2030	\$11,200	5	\$25,500	
		Other Observation, Extent : Light, 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%			2031	\$264,000	10	\$98,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2036	* *	10	\$25,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2031	\$6,800	10	\$2,500	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Auditorium							
Egress Lighting									
	Emergency, Service	55%			2031	\$41,500	1		
	Exit, Service	30%			2031	\$12,400	1		
	Exit, Service	15%			2026	\$6,200	1		
Exterior Lighting									
	HID	100%			2026	\$579,500	10	\$400	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2034	* *	5	\$4,000	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2031	\$325,000	1	\$35,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Cameras							
Fire/Smoke Detection									
	No Component	20%							
	Generic, Digital	80%			2036	* *	1-3	\$67,600	

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									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2034	* *	5	\$8,100	
	Distribution								
	Steam Piping/Pump	100%			2041	* *			
	Terminal Devices								
	Air Handler	15%			2031	\$303,100	1	\$12,700	
	Convactor/Radiator	85%			2036	* *	1	\$37,700	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	85%			2039	**	1		
	No Component	15%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Chilled Water Provided From Adjacent Building E							
Conversion Equipment									
	Exterior Pkg Unit - Cooling	5%			2026	\$58,200	2	\$400	
	Split Unit	5%			2031	\$153,400			
	Window/Wall Unit	70%			2024	\$209,600	1		
	No Component	20%							
Distribution									
	CW & CHW Wtr	25%			2041	**	4	\$1,700	
	Pipe/Pump								
	No Component	75%							
Terminal Devices									
	Air Handler/Dir Expansion	5%	0-2	\$64,300	2041	**	1		
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : Basement Computer Room							
		Explanation : Refrigerant Leaking In Computer Room Air Conditioning Units							
	Air Handler/Cool/Ht	15%			2031	\$193,400	1	\$12,700	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Outdoor Ground Floor							
		Explanation : Chilled Water Provided From Adjacent Building E							
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2026	\$11,600	2	\$4,800	
	Dry Cooler	10%			2036	**	2	\$9,600	
		Recent Replace Evident, Extent : Light, Area Affected : 60%							
		Location : Outdoor Gound Floor							
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%	0-2	\$5,300	LIFE	**	2-5	\$15,300	
		Corroded, Extent : Severe, Area Affected : 4%							
		Location : 2nd Floor Roof							
	No Component	80%							
Exhaust Fans									
	Interior	100%			2031	\$511,300	2	\$4,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2041	**	1		
	Galvanized Steel	50%			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
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									
	HW Heat Exchanger Steam Fired	100%			2041	* *	4	\$13,600	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer Generic	100%			2036	* *	1	\$8,400	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 8th Floor						
			Explanation : 2 Units						
Fire Suppression									
	Standpipe Generic	100%			2041	* *	1-5	\$69,200	
	Sprinkler Generic	100%			2041	* *	1-2	\$38,400	
	Fire Pump Generic	100%			2040	* *	1	\$25,600	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 21-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors Gnd,2,4,6
Block : 6858 **Lot** : 1 **BIN** : 4859742

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,016,000	\$1,007,200
Interior Architecture	\$469,400	\$257,100
Electrical		\$122,000
Mechanical	\$151,500	\$49,200
Total	\$1,636,900	\$1,435,500
Importance Code A	\$1,016,000	\$1,007,200
Importance Code B	\$466,600	\$344,100
Importance Code C	\$154,300	\$84,100
Total	\$1,636,900	\$1,435,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$6,300		\$11,000	
Interior Architecture	\$94,800			\$24,000
Electrical	\$21,300	\$17,400	\$20,600	\$17,400
Mechanical	\$46,000	\$32,000	\$45,400	\$26,500
Site Pavements	\$34,500			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$232,500	\$79,000	\$106,700	\$97,500
Importance Code A	\$6,300		\$12,100	
Importance Code B	\$132,900	\$79,000	\$94,600	\$91,800
Importance Code C	\$93,300			\$5,700
Total	\$232,500	\$79,000	\$106,700	\$97,500



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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL 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									
	Cast Stone/Terra Cotta	65%			LIFE	**	5	\$1,698,100	
	Metal/Glass Curt Wall	25%			LIFE	**	5	\$156,800	
	Metal Panel	5%			2051	**	5-10	\$57,500	
	Granite Panels	5%			LIFE	**	5	\$12,500	
Windows									
	Aluminum	100%			2047	**	5		
Parapets									
	Metal Panel	30%			2051	**	5	\$11,700	
	Metal Rail	10%			2044	**	5-10	\$18,200	
	Pre-Cast Concrete	60%			LIFE	**	5	\$75,900	
Roof									
	Modified Bitumen	95%	Now	\$50,600	2036	**			
	Blisters, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Seams Open/Split, Extent : Light, Area Affected : 15%								
	Location : Material Runnig Up Interior Of Parapet Wall								
	Other Observation, Extent : Light, Area Affected : 40%								
	Location : Southern Portion Of Main Roof								
	Explanation : Portion Of Roof Covered With Raised Pavers								
	Single Ply Membrane	5%			2036	**	10	\$3,500	
Soffits									
	Stucco Cement	100%			2044	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$45,900	
	Ceramic Tile	5%			2040	**	5	\$10,500	
	Terrazzo	40%			LIFE	**	5	\$131,000	
	Vinyl Tile	50%	Now	\$49,800	2036	**	3	\$39,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : 6th Floor Elevator Lobby								
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$11,300	
	Concrete Masonry Unit	15%			LIFE	**	5	\$27,100	
	Glass: Single Pane	5%			LIFE	**	5	\$17,000	
	Gypsum Board	62%			LIFE	**	5-10	\$238,400	
	Metal Panel	5%			LIFE	**	10	\$5,100	
	Granite Panels	5%			LIFE	**	10	\$4,500	
	Wood	3%			LIFE	**	5	\$54,300	
Ceilings									
	AcousTileSusp.Lay-In	65%			2044	**	5	\$136,200	
	Exposed Struc: Steel	15%			LIFE	**	10	\$62,900	
	Gypsum Board	15%			LIFE	**	5-10	\$108,100	
	Metal Panel	5%			LIFE	**	5	\$26,200	
Site Enclosure									

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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 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
Site Enclosure									
	Fence/Gates								
	Iron Picket	10%			2066	*	*		
	No Component	90%							
	Retaining Walls								
	Cast in Place Concrete	10%			2066	*	*		
	No Component	90%							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2044	*	*		
	On-Site Walkways								
	Cast in Place Concrete	100%			2044	*	*		
	Parking/Driveway								
	Asphalt	100%	2-4	\$34,500	2040	*	*		
	Cracking/Crumbling, 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								
	Fused Disc Sw	100%			2051	* *	5	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 4,000 Ampere Main Disconnect Switch								
Transformers									
	Dry Type	100%			2044	* *	5	\$500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Romm, Electrical Closets, Mechanical Spaces								
	Explanation : One 500 Kilovolt-ampere, One 75 Kilovolt-ampere 480hv-208/120lv And Every Electrical Closet Has Different Ratings.								
Switchgear / Switchboard									
	Fused Disc Sw	100%			2051	* *	5	\$600	
Raceway									
	Conduit	100%			2051	* *	1		
Panelboards									
	Fused Disc Sw	5%			2047	* *	5	\$200	
	Molded Case Bkrs	95%			2047	* *	5	\$3,500	
Wiring									
	Thermoplastic	100%			2051	* *	1		
Motor Controllers									
	Locally Mounted	70%			2044	* *	5	\$700	
	Variable Frequency Drive	30%			2044	* *			

Ground

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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
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$43,100	
Lighting								
Interior Lighting								
Fluorescent	85%			2036	**	10	\$109,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2036	**	10	\$6,400	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2036	**	10	\$6,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2036	**			
Egress Lighting								
Emergency, Service	50%			2036	**	1		
Emergency, Battery	5%			2036	**	10	\$1,700	
Exit, LED	40%			2059	**	1		
Exit, Service	5%			2036	**	1		
Exterior Lighting								
HID	100%			2036	**	10	\$400	
Alarm								
Security System								
Generic	100%			2036	**	1	\$52,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$86,300	

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%			2051	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	75%	0-2	\$8,900	2034	**			
		Corroded, Extent : Moderate, Area Affected : 50%						
		Location : Hot Water Controlled Valve In Basement						
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : 2 Heat Exchangers Converting Hot Water For Modular I Building						
Pres. Reducing Valve/LP Steam	25%			2034	**	5	\$2,100	
Distribution								
Hot Wtr Piping/Pump	60%			2047	**	4	\$6,200	
Steam Piping/Pump	40%			2051	**			
Terminal Devices								
Air Handler	75%			2036	**	1	\$65,000	
Convactor/Radiator	25%			2044	**	1	\$11,300	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2051	**	1		
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : Chilled Water Provided From Adjacent Building E						
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2051	**	4	\$10,400	
Terminal Devices								
Air Handler/Dir Expansion	3%			2031	\$49,200	1		
Air Handler/Cool/Ht	97%			2036	**	1	\$84,000	
Heat Rejection								
Air Cooled Condenser Unit	10%	Now	\$1,500	2031	\$29,600	2	\$7,800	
		Broken, Extent : Moderate, Area Affected : 10%						
		Location : Penthouse Roof						
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$123,600	
Exhaust Fans								
Interior	95%			2036	**	2	\$4,100	
Roof	5%			2036	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	**	1		

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%	0-2	\$116,800	2041	* *	4	\$13,800	
On Extended Life, Extent : Moderate, Area Affected : 50%									
Location : Basement Mechanical Equipment Room									
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2036	* *	4	\$3,000	
	Sewage Ejector(s) Electric	100%			2036	* *	4	\$5,600	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3 Units From Basement, Ground, 1st To 5th Floor, 2 Units From Basement, Ground, 1st To 6th Floor									
Explanation : 5 Units									
Fire Suppression									
	Standpipe Generic	100%			2051	* *	1-5	\$70,600	
	Sprinkler Generic	100%			2051	* *	1-2	\$39,200	
	Fire Pump Generic	100%			2034	* *	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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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 05-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$608,500	\$675,800
Electrical		\$687,800
Mechanical		\$206,000
Total	\$608,500	\$1,569,700
Importance Code A	\$608,500	\$809,400
Importance Code B		\$760,300
Total	\$608,500	\$1,569,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$45,900		\$300	
Interior Architecture	\$85,000		\$2,400	\$700
Electrical	\$36,800	\$3,000	\$5,400	\$3,200
Mechanical	\$22,700	\$4,700	\$10,200	\$5,600
Total	\$190,500	\$7,700	\$18,300	\$9,400
Importance Code A	\$52,600	\$2,000	\$2,300	\$2,000
Importance Code B	\$108,600	\$5,700	\$16,100	\$7,500
Importance Code C	\$29,300			
Total	\$190,500	\$7,700	\$18,300	\$9,400



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$9,500	
	Masonry: Brick	90%	Now	\$384,500	LIFE	**	5	\$28,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Diagonal Cracks, Extent : Light, Area Affected : 10%							
		Location : Corners							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Granite	5%	Now	\$41,900	LIFE	**	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Building Base							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Building Base							
	Slate Panels	2%	Now	\$37,000	LIFE	**	5	\$500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Window Sills							
Windows									
	Aluminum	20%			2039	**	5	\$600	
	Steel	80%	Now	\$145,100	2056	**	5	\$15,500	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Masonry: Brick	90%	2-4	\$34,600	LIFE	**	5	\$5,400	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	10%			LIFE	**	5-10	\$7,300	
Roof									
	Metal Panel	25%			2029	\$146,600	10	\$21,300	
	Modified Bitumen	75%			2031	\$529,200	10	\$34,900	
Soffits									
	Metal Panel	10%	2-4	\$100	2041	**	5	\$200	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Entry And Loading Dock							
	No Component	90%							

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2027	\$19,900	3	\$2,800	
Cast in Place Concrete	40%	4+	\$6,500	LIFE	* *	5	\$24,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Boiler Area								
Quarry Tile	45%	0-2	\$20,100	2036	* *	5	\$9,400	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Boiler Area								
Vinyl Tile	10%			2036	* *	3	\$1,000	
Interior Walls								
Gypsum Board	15%			LIFE	* *	5-10	\$4,000	
Masonry: Brick	75%	0-2	\$25,800	LIFE	* *			
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Basement								
Plaster	10%			LIFE	* *	5-10	\$1,300	
Ceilings								
AcousTileSusp.Lay-In	15%			2044	* *	5	\$4,200	
Exposed Concrete	65%			LIFE	* *	5-10	\$22,600	
Exposed Struc: Steel	10%			LIFE	* *	10	\$5,600	
Plaster	10%			LIFE	* *	5-10	\$4,800	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	15%			2036	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Loading Dock								
Explanation : Loading Dock Platform								
No Component	85%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2041	* *	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Chiller Room 1st Floor</i>								
<i>Explanation : Two 2,000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	30%			2041	* *	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room Basement</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>								

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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								
Transformers								
Dry Type	100%			2044	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 500 Kilovolt-ampere 480 Hv-208/120lv								
Switchgear / Switchboard								
Fused Disc Sw	30%			2041	**	5		
Fused Disc Sw	50%			2041	**	5		
Molded Case Bkrs	20%			2041	**	5	\$100	
Raceway								
Conduit	60%			2031	\$449,000	1		
Conduit	30%			2041	**	1		
Conduit	10%			2051	**	1		
Panelboards								
Fused Disc Sw	5%			2039	**	5		
Fused Disc Sw	5%			2039	**	5		
Molded Case Bkrs	70%			2030	\$65,100	5	\$400	
Molded Case Bkrs	20%			2039	**	5	\$100	
Wiring								
Braided Cloth	60%	2-4	\$31,400	2056	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	30%			2041	**	1		
Thermoplastic	10%			2051	**	1		
Motor Controllers								
Locally Mounted	15%			2029	\$3,700	5		
Motor Control Center	50%			2036	**	5	\$300	
Motor Control Center	30%			2036	**	5	\$200	
Variable Frequency Drive	5%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	**	1	\$6,100	
Generators								
Diesel	100%			2034	**	1	\$7,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two 375 Kilowatt Generators, One Generator Supplies The Pavilion Building.								
Batteries								
Lead/Acid	100%			2024	\$1,700	5	\$700	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	100%			2047	* *	5	\$3,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Two 330 Gallon Tanks									
Lighting									
	Interior Lighting								
	Fluorescent	78%			2031	\$173,700	10	\$14,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	20%			2036	* *	10	\$3,600	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	LED	2%			2039	* *			
Egress Lighting									
	Emergency, Service	55%			2031	\$11,700	1		
	Emergency, Battery	5%			2031	\$1,500	10	\$200	
	Exit, LED	30%			2046	* *	1		
	Exit, Service	10%			2031	\$200	1		
Exterior Lighting									
	LED	100%			2039	* *			
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2034	* *	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Lightning Protection Is Provided On Chimney									
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$7,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Through Out The Building									
Explanation : CCTV Cameras									
Fire/Smoke Detection									
	No Component	20%							
	Generic, Digital	80%			2036	* *	1-3	\$9,700	

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								
	Interruptible Gas/Dual Fuel	100%			2041	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%	Now	\$6,700	2029	\$133,600	1	\$17,600	
		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 The Adjacent Buildings							
	Distribution								
	Central Plant Steam	100%			2041	* *	4	\$1,000	
	Piping/Pmp								
	Terminal Devices								
	Convactor/Radiator	80%			2036	* *	1	\$5,100	
	Unit Heater - Steam	20%			2026	\$14,800	4	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	1%			2034	* *	1	\$200	
		R-134a Refrigerant, Extent : Light, Area Affected : 4%							
		Location : 1st Floor Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : 1st Floor Air Conditioning Room							
		Explanation : Providing Chilled Water To The Adjacent Buildings							
	Split Unit	2%	Now	\$8,800	2041	* *			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 2nd Floor Boiler Engineer's Lunch Room							
	Window/Wall Unit	5%			2024	\$2,200	1		
	No Component	92%							
	Distribution								
	CW & CHW Wtr	2%			2057	* *	4		
	Pipe/Pump								
	No Component	98%							
	Terminal Devices								
	Fan Coil - 2 Pipe	5%			2036	* *	1	\$300	
	No Component	95%							
	Heat Rejection								
	Water Cooling Tower	100%	2-4	\$300	2029	\$6,300	2	\$15,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Cooling Tower Fan Malfuctioning							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$3,500	
	No Component	80%							

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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									
	Exhaust Fans								
	Roof	5%			2031	\$1,700	2		
	Wall Unit	50%	Now	\$3,700	2041	**	2	\$200	
		Malfunctioning, Extent : Severe, Area Affected : 20%							
		Location : 2nd Floor Power Plant							
	No Component	45%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2041	**	1		
	Galvanized Steel	80%			2029	\$72,400	1		
	HW Heat Exchanger								
	Steam Fired	100%			2041	**	4	\$1,900	
		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%			2031	\$3,100	4	\$600	
	Backflow Preventer								
	Generic	100%			2036	**	1	\$1,200	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$9,900	
	Sprinkler								
	Generic	100%			2041	**	1-2	\$5,500	
	Fire Pump								
	Generic	100%			2034	**	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Also Services The Adjacent Buildings							

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 : 05-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,786,400	\$257,100
Interior Architecture	\$206,900	\$196,700
Electrical		\$1,289,800
Mechanical		\$446,600
Total	\$1,993,300	\$2,190,200
Importance Code A	\$1,786,400	\$257,100
Importance Code B	\$206,900	\$1,933,100
Total	\$1,993,300	\$2,190,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$23,200		\$3,300	
Interior Architecture	\$61,200		\$2,000	\$500
Electrical	\$41,300	\$6,000	\$6,900	\$6,600
Mechanical	\$3,400	\$5,700	\$25,700	\$3,200
Site Enclosure	\$1,200			
Site Pavements	\$19,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$153,600	\$15,700	\$41,900	\$14,300
Importance Code A	\$23,200		\$4,800	
Importance Code B	\$68,000	\$15,700	\$37,100	\$14,300
Importance Code C	\$62,400			
Total	\$153,600	\$15,700	\$41,900	\$14,300



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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	\$44,200	LIFE	**	5	\$17,500	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Canopy At South Entrance							
	Masonry: Brick	90%	Now	\$638,800	LIFE	**	5	\$63,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout								
	Misaligned/Bulging, Extent : Light, Area Affected : 15%								
	Location : Throughout								
Masonry: Limestone	2%			LIFE	**	5	\$2,100		
Metal Coiling Doors	3%			2029	\$133,500	5	\$6,600		
Windows									
Steel	100%	Now	\$565,800	2056	**	5	\$60,500		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout									
Parapets									
Masonry: Brick	95%	Now	\$16,200	LIFE	**	5	\$600		
	Diagonal Cracks, Extent : Severe, Area Affected : 15%								
	Location : North Facade								
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Throughout									
Masonry: Limestone	5%	Now	\$400	LIFE	**	5			
	Caulking Deteriorated, Extent : Moderate, Area Affected : 60%								
	Location : Coping Throughout								
Roof									
Built-Up (BUR)	100%	Now	\$537,600	2041	**				
	Blisters, Extent : Moderate, Area Affected : 35%								
	Location : Throughout								
Soffits									
Cast in Place Concrete	100%	Now	\$5,600	LIFE	**	5	\$4,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								

Interior

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	75%			LIFE	**	5	\$264,100	
	Cast in Place Concrete	15%	Now	\$14,000	LIFE	**	5	\$26,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : First And Third Floors							
	Ceramic Tile	5%			2034	**	5	\$4,000	
	Vinyl Tile	5%			2031	\$38,300	3	\$2,000	
Interior Walls									
	Concrete Masonry Unit	30%			LIFE	**	5	\$17,100	
	Gypsum Board	20%			LIFE	**	5-10	\$24,200	
	Plaster	10%			LIFE	**	5-10	\$6,000	
	SGFT/Glazed Masonry	40%			LIFE	**	10	\$14,200	
Ceilings									
	AcousTileSusp.Lay-In	10%			2036	**	5	\$8,000	
	Exposed Concrete	85%			LIFE	**	5-10	\$85,500	
	Plaster	5%			LIFE	**	5-10	\$6,900	
Site Enclosure									
Fence/Gates									
	Chain Link	20%	2-4	\$800	2041	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 100%							
		Location : North Facade							
	Iron Picket	80%			2066	**			
Retaining Walls									
	Cast in Place Concrete	25%	Now	\$400	2051	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : North Facade							
	No Component	75%							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2048	**			
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : West And North Facades							
		Explanation : Partial New Installation							
On-Site Walkways									
	Cast in Place Concrete	20%	Now	\$100	2036	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
	No Component	80%							
Parking/Driveway									
	Asphalt	100%	Now	\$19,300	2034	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Parking Lot And Driveway							

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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									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$9,300	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$109,300	5	\$1,300	
	Raceway								
	Conduit	60%			2031	\$34,500	1		
	Conduit	40%			2041	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2030	\$5,000	5	\$100	
	Molded Case Bkrs	90%			2030	\$45,100	5	\$1,200	
	Wiring								
	Braided Cloth	80%	2-4	\$34,500	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	20%			2031	\$17,200	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$104,600	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2048	* *	1	\$15,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 200 Ampere Ats For Portable Generator Connection							
	Generators								
	Diesel	100%			2034	* *	1	\$19,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior							
		Explanation : Portable 70.5 Kilowatt Generator							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2031	\$770,500	10	\$38,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2039	* *	10	\$4,500	
	LED	5%			2039	* *			
	Egress Lighting								
	Emergency, Service	50%			2031	\$13,600	1		
	Exit, Service	50%			2026	\$9,200	1		

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

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

Lighting

Exterior Lighting

HID	90%			2026	\$187,400	10	\$100	
LED	10%			2039	* *			

Alarm

Security System

No Component	80%							
Generic	20%			2036	* *	1	\$3,700	

Fire/Smoke Detection

No Component	20%							
Generic, Analog	80%			2036	* *	1-3	\$24,300	

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

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2034	* *	5	\$2,900	

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

Location : Basement

Explanation : No Pressure Reducing Valve, Low Pressure Steam From E Building

Distribution

Steam Piping/Pump	100%			2041	* *			

Terminal Devices

Convactor/Radiator	30%			2036	* *	1	\$4,800	
Unit Heater - Steam	70%			2031	\$129,200	4	\$4,700	

Air Conditioning

Energy Source

Electricity	100%			2039	* *	1		

Conversion Equipment

Exterior Pkg Unit - Cooling	15%			2026	\$62,700	2	\$500	

R-22 Refrigerant, Extent : Light, Area Affected : 10%

Location : Roof

Split Unit	15%			2031	\$165,400			
Window/Wall Unit	20%			2024	\$21,500	1		
No Component	50%							

Heat Rejection

Dry Cooler	2%			2036	* *	2	\$700	

Other Observation, Extent : Light, Area Affected : 1%

Location : Outdoor Ground Floor

Explanation : Replaced Abandoned In Place Indoor Cooling Tower

No Component	98%							

Ventilation

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	5%			LIFE	* *	2-5	\$2,200	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2041	* *	1		
	Galvanized Steel	80%			2036	* *	1		
	Water Heater								
	Solar	100%			2026	\$89,200			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$24,900	
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$13,800	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$198,900	\$1,043,300
Interior Architecture	\$777,000	\$1,929,800
Electrical	\$572,500	\$3,476,000
Mechanical		\$6,129,300
Total	\$1,548,400	\$12,578,400
Importance Code A	\$198,900	\$1,094,200
Importance Code B	\$1,147,100	\$11,381,300
Importance Code C	\$202,400	\$102,800
Total	\$1,548,400	\$12,578,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$6,900	\$13,800	\$26,500	
Interior Architecture	\$29,900		\$29,100	\$15,300
Electrical	\$33,500	\$31,100	\$29,700	\$26,700
Mechanical	\$56,100	\$121,100	\$68,800	\$67,800
Site Enclosure	\$1,000			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$152,000	\$190,600	\$178,900	\$134,500
Importance Code A	\$11,800	\$15,900	\$26,500	
Importance Code B	\$131,800	\$174,700	\$152,400	\$134,500
Importance Code C	\$8,400			
Total	\$152,000	\$190,600	\$178,900	\$134,500



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. #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	\$45,100	LIFE	**	5	\$66,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : South West Corner Of Building								
Masonry: Brick Cavity	85%			LIFE	**	5	\$112,300		
Window Wall	5%			2048	**	5	\$24,800		
Windows									
Aluminum	100%			2044	**	5	\$53,000		
Parapets									
Cast in Place Concrete	65%			LIFE	**	5	\$96,000		
Masonry: Brick Cavity	15%			LIFE	**	5	\$2,100		
Metal Panel	5%			2048	**	5	\$2,800		
Metal Rail	15%			2041	**	5-10	\$38,800		
Roof									
Built-Up (BUR)	5%	0-2	\$6,900	2033	**				
	Vegetation Growth, Extent : Light, Area Affected : 20%								
	Location : Various Locations Throughout								
IRMA/Protected Membrane	95%	Now	\$153,800	2028	\$769,000				
	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	\$379,000	3	\$36,800		
Cast in Place Concrete	10%	0-2	\$61,800	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	\$85,300	2041	**	5	\$9,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen And Receiving Area								
Sheet Vinyl/Rubber	5%	Now	\$88,100	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	\$1,635,300	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	\$13,400		
Masonry: Brick	10%			LIFE	* *				
Plaster	62%	4+	\$202,400	LIFE	* *	5	\$62,500		
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Various Locations Throughout									
SGFT/Glazed Masonry	10%			LIFE	* *				
Wood	3%			LIFE	* *	5	\$40,300		
Ceilings									
AcousTileConcealSpLn	10%	Now	\$240,200	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	\$3,800		
Metal Panel	20%	4+	\$99,200	LIFE	* *	5	\$61,300		
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : 5th Floor Corridors									
Plaster	50%			LIFE	* *	5	\$76,600		
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		Priority	
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%		2028	\$50,900	5	\$4,300		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.									
Transformers									
Liquid Filled		100%		2026	\$19,100	5	\$1,000		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : No Available Nameplate Ratings									
Switchgear / Switchboard									
Molded Case Bkrs		100%		2028	\$207,100	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	\$212,600	1		
	Conduit	10%			2038	* *	1		
Panelboards									
	Fused Disc Sw	5%			2036	* *	5	\$200	
	Molded Case Bkrs	90%			2027	\$162,900	5	\$3,900	
	Molded Case Bkrs	5%			2036	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2028	\$327,500	1		
	Thermoplastic	10%			2038	* *	1		
Motor Controllers									
	Locally Mounted	15%			2033	* *	5	\$200	
	Locally Mounted	85%			2026	\$327,200	5	\$900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Connected To Metal Water Pipe									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2026	\$54,500	1	\$50,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : No Available Nameplate Ratings									
Generators									
	Diesel	100%			2024	\$423,100	1	\$63,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 250 Kilowatts									
Batteries									
	Lead/Acid	100%			2022	\$1,800	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	\$12,000	5	\$2,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Underground									
Explanation : 1080 Gallons Rated Capacity									
Lighting									

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	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	\$1,304,500	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	\$65,200	2	\$100	
	LED	2%			2036	**			
		Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Rooms								
	Explanation : LED Lights								
Egress Lighting									
	Emergency, Service	20%			2028	\$19,500	1		
	Emergency, Service	30%			2033	**	1		
	Exit, LED	20%			2056	**	1		
	Exit, Service	30%			2028	\$19,800	1		
Exterior Lighting									
	HID	100%			2028	\$749,200	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	\$4,000	
			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	\$6,100	
	Terminal Devices								
	Air Handler	50%			2028	\$1,306,400	1	\$50,700	
	Fan Coil Unit/Heat	50%			2028	\$1,391,400	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	\$694,700	2	\$1,000	
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$12,100	
	Terminal Devices								
	Induction Unit	100%			2028	\$1,104,300	1	\$52,900	
	Heat Rejection								
	Dry Cooler	10%			2028	\$101,000	2	\$11,400	
	Water Cooling Tower	90%			2029	\$634,600	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	\$91,400	
	Exhaust Fans								
	Interior	75%			2028	\$495,800	2	\$3,800	
	Roof	25%			2028	\$77,100	2	\$1,300	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2033	**	1		
	Water Heater								
	Electric	100%			2027	\$163,700	4	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units							
	HW Heat Exchanger								
	Steam Fired	100%			2048	**	4	\$16,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$28,300	4	\$3,500	
	Sewage Ejector(s)								
	Compressed Air	100%			2038	**	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 5th Floor							
		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	\$119,600	1	\$30,600	
	Chemical System								
	Generic	100%			2023	\$31,600	1-3	\$3,700	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,961,000	\$71,700
Interior Architecture	\$808,600	\$761,200
Electrical	\$908,300	\$167,300
Mechanical		\$1,452,100
Site Pavements		\$88,700
Total	\$3,677,900	\$2,540,900
Importance Code A	\$1,961,000	\$71,700
Importance Code B	\$1,241,800	\$1,911,500
Importance Code C	\$475,200	\$557,700
Total	\$3,677,900	\$2,540,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$22,100	\$6,200		
Interior Architecture	\$131,600		\$264,900	\$11,100
Electrical	\$32,000	\$46,000	\$2,000	\$2,000
Mechanical	\$8,900	\$36,700	\$11,500	\$1,900
Total	\$194,500	\$88,900	\$278,500	\$15,000
Importance Code A	\$22,100	\$6,600		
Importance Code B	\$172,500	\$82,300	\$278,500	\$15,000
Importance Code C				
Total	\$194,500	\$88,900	\$278,500	\$15,000



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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	\$133,100	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							
		Joint 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	\$163,700	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	\$402,600	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	\$7,200	2036	* *	5	\$400	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Connector Tunnel At South Administration Offices And Shops							
	Wood	90%	Now	\$216,100	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	\$65,300	LIFE	* *	5	\$8,200	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Interior Courtyard							
	Copper/Terne	45%	Now	\$99,600	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	\$14,900	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	\$105,600	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	\$175,300	2038	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Modified Bitumen	35%	Now	\$369,700	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	\$230,000	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							

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 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+	\$79,500	2024	\$264,900	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	\$16,100	2031	\$80,400	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	\$47,700	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	\$115,800	LIFE	* *	5	\$16,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Ground Floor									
Vinyl Tile	30%			2028	\$211,700	3	\$10,300		
Interior Walls									
Cast in Place Concrete	10%	Now	\$173,500	LIFE	* *				
Spalling, Extent : Moderate, Area Affected : 20%									
Location : First Floor Tunnel Area At Shops And South Service Tunnel									
Ceramic Tile	10%	Now	\$113,500	2031	\$378,400	5	\$5,700		
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : Ground Floor Corridors, Restrooms									
Glass: Single Pane	3%			LIFE	* *	5	\$2,500		
Plaster	57%	Now	\$188,100	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	\$90,600		

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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

Ceilings

AcousTileSusp.Lay-In 10% 0-2 \$6,700 2033 * * 5 \$3,400

Broken/Missing Elements, Extent : Moderate, Area Affected : 15%
Location : South Side Offices And Corridor

Exposed Concrete 10% 0-2 \$26,700 LIFE * * 5 \$1,100

Spalling, Extent : Moderate, Area Affected : 20%
Location : First Floor Tunnel Area At Shops And South Service Tunnel

Glass: Susp Panels 2% LIFE * *
 Plaster 78% 0-2 \$170,000 LIFE * * 5 \$33,400

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 * *

Parking/Driveway

Asphalt 100% 2031 \$88,700

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

Molded Case Bkrs 100% 2038 * * 5 \$1,000

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.

Transformers

Liquid Filled 100% 2033 * * 5 \$200

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Outside
Explanation : No Available Nameplate Ratings

Switchgear / Switchboard

Molded Case Bkrs 100% 2038 * * 5 \$1,000

Raceway

Conduit 20% 2038 * * 1

Conduit 80% 2028 \$57,400 1

Panelboards

Fused Disc Sw 10% 2027 \$7,200 5 \$100

Molded Case Bkrs 80% 2027 \$57,900 5 \$800

Molded Case Bkrs 10% 2036 * * 5 \$100

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

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HEALTH AND HOSPITALS CORP. - 819
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	\$29,500	2053	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2038	* *	1		
	Thermoplastic	40%			2028	\$39,300	1		
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	5%			2028	\$12,600	10	\$1,700	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Hallways And Office									
	Fluorescent	95%			2023	\$238,500	10	\$31,700	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Battery	100%			2023	\$59,400	10	\$8,800	
Exterior Lighting									
	Fluorescent	50%			2023	\$70,600	10	\$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : 2 Compact Fluorescent Light Fixtures									
	HID	50%			2023	\$83,200	10	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : 2- HID Light Fixtures									
Alarm									
Fire/Smoke Detection									
	Generic, Analog	100%			2023	\$456,500	1-3	\$22,400	
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	\$27,300	5	\$2,200	
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2028	\$698,700	4	\$1,800	
		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	\$221,000	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	\$352,500			
	Window/Wall Unit	35%			2023	\$30,100	1		
	No Component	25%							
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2028	\$62,400	2	\$25,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,300	
	Exhaust Fans								
	Interior	80%			2028	\$117,500	2	\$900	
	Roof	20%			2028	\$13,700	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%			2022	\$1,400	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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe							
	Generic	100%		2048	* *	1-5	\$18,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Next To Stairwells</i>								

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$49,300
Electrical	\$57,200	
Total	\$57,200	\$49,300
Importance Code A		\$49,300
Importance Code B	\$57,200	
Total	\$57,200	\$49,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$44,100	\$34,900	\$100	
Interior Architecture	\$29,200	\$1,200	\$300	
Electrical	\$20,700	\$52,400	\$300	\$300
Mechanical	\$700	\$5,900	\$900	\$600
Site Pavements	\$800			
Total	\$95,500	\$94,400	\$1,600	\$800
Importance Code A	\$44,500	\$35,400	\$500	\$400
Importance Code B	\$39,800	\$59,000	\$1,100	\$400
Importance Code C	\$11,200			
Total	\$95,500	\$94,400	\$1,600	\$800



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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									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$2,700		
Copper/Terne	7%	4+	\$6,500	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	\$500		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : South West Corner									
Masonry: Brick	75%	2-4	\$22,400	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	\$2,200	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	\$1,100	LIFE	**	5	\$100		
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : East Facade									
Wood	80%	0-2	\$4,900	2027	\$49,300	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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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	\$800	
	Masonry: Limestone	40%	0-2	\$6,900	LIFE	**	5	\$900	
		Joint 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	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Single Story Building - Coping							
		Joint 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	\$1,600	10	\$100	
	Copper/Terne	40%			2043	**	10	\$3,900	
	Modified Bitumen	45%			2023	\$28,600	10	\$1,700	
	Skylight, Metal/Glass	5%			2038	**	10	\$600	
Interior									
Floors									
	Carpet	10%			2027	\$10,600	3	\$1,000	
	Cast in Place Concrete	15%			LIFE	**	5	\$2,200	
	Quarry Tile	20%			2033	**	5	\$2,000	
	Raised Access Floor	5%			2031	\$10,200	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Level							
		Explanation : Component Actually A Raised Dance Floor							
	Terrazzo	50%	4+	\$9,600	LIFE	**	5	\$2,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Door Thresholds In Basement							
Interior Walls									
	Plaster	80%	Now	\$10,400	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	**			

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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	\$100		
Plaster	85%	Now	\$9,200	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	\$800	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 At 400 Amperes									
Transformers									
Liquid Filled	100%			2026	\$19,100	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	\$13,500	1			
Conduit	20%			2038	* *	1			
Panelboards									
Fused Disc Sw	20%			2027	\$3,600	5			
Molded Case Bkrs	20%			2036	* *	5			
Molded Case Bkrs	60%			2027	\$10,900	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	\$8,800	2053	**	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	40%			2028	\$8,800	1		
	Thermoplastic	20%			2038	**	1		
Ground									
Grounding Devices									
	Generic	100%	0-2	\$11,500	LIFE	**	5	\$100	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Boiler Room									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	5%			2028	\$1,600	10	\$200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
	Fluorescent	95%			2023	\$29,900	10	\$4,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
Exterior Lighting									
	Fluorescent	100%			2023	\$17,700	10	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : 8 Compact Fluorescent Light Fixtures									
Alarm									
Fire/Smoke Detection									
	Generic, Analog	100%			2023	\$57,200	1-3	\$2,800	
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								
	Natural Gas	100%			2038	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific 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	\$300	
Terminal Devices									
	Convactor/Radiator	90%			2033	* *	1	\$1,300	
	Fan Coil Unit/Heat	10%			2028	\$7,700	1	\$200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2023	\$2,200	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,500	
	Exhaust Fans								
	Roof	10%			2028	\$900	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$3,200	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,302,300	\$88,800
Interior Architecture	\$235,700	
Electrical	\$174,300	\$297,900
Mechanical		\$244,600
Total	\$1,712,300	\$631,300
Importance Code A	\$1,302,300	\$88,800
Importance Code B	\$290,300	\$542,500
Importance Code C	\$119,700	
Total	\$1,712,300	\$631,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$41,500	\$300		
Interior Architecture	\$9,300	\$3,000		\$300
Electrical	\$800	\$3,400	\$800	\$800
Mechanical	\$3,200	\$10,500	\$4,900	\$3,200
Site Pavements	\$2,300			
Total	\$57,200	\$17,200	\$5,700	\$4,300
Importance Code A	\$42,200	\$1,200	\$700	\$700
Importance Code B	\$11,600	\$16,100	\$5,100	\$3,600
Importance Code C	\$3,300			
Total	\$57,200	\$17,200	\$5,700	\$4,300



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 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	\$81,700	LIFE	**	5	\$29,900	
	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	\$19,700	LIFE	**	5	\$15,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Decorative Banding - All Facades								
	Glazed Ceramic Panel	1%			LIFE	**	5	\$2,300	
	Masonry: Brick	80%	Now	\$664,700	LIFE	**	5	\$39,900	
	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								
	Joint 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	\$12,000	LIFE	**	5	\$4,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Window Sills								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Window Sills								
Windows									
	Wood	100%	Now	\$205,900	2053	**	5	\$22,600	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : All Windows								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 35%								
	Location : South Facing And Trim Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : All Windows								
	Split/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : South Facing And Trim Throughout								
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : All Windows								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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									
	Parapets								
	Cast Stone/Terra Cotta	90%	Now	\$166,400	LIFE	**	5	\$22,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Cornice - All Facades							
		Joint 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	\$9,900	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	\$48,900	10	\$3,000	
	Skylight, Metal/Glass	10%	Now	\$183,600	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	\$8,300	2030	\$8,300	3	\$800	
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Vestibule Off Of Kitchen							
	Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
	Ceramic Tile	5%			2031	\$31,600	5	\$1,300	
	Panel/Paver: Cer/Brk	3%			2036	**	5	\$1,800	
	Quarry Tile	15%			2033	**	5	\$6,100	
	Wood	70%	4+	\$75,300	2043	**	5	\$17,700	
		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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Interior Walls

Ceramic Tile	5%			2037	**	5	\$2,000	
Masonry: Brick	5%			LIFE	**			
Plaster	90%	Now	\$119,700	LIFE	**	5	\$10,900	

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	\$1,300	
Plaster	95%	0-2	\$40,700	LIFE	**	5	\$16,000	

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	\$2,300	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Entry</i>								

Cast in Place Concrete	90%			2041	**			

Parking/Driveway

Asphalt	100%			2037	**			

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2038	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,000 Amperes</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2038	**	5	\$400	

Raceway

Conduit	100%			2038	**	1		

Panelboards

Fused Disc Sw	10%			2036	**	5		
Molded Case Bkrs	90%			2036	**	5	\$300	

Wiring

Thermoplastic	100%			2038	**	1		

Ground

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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	\$41,500	10	\$1,900	
		Other Observation, Extent : Light, 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	\$221,300	2	\$200	
	Egress Lighting								
	Emergency, Battery	40%			2033	* *	10	\$1,300	
	Exit, Service	60%			2033	* *	1		
	Exterior Lighting								
	Fluorescent	65%			2028	\$35,100	10	\$800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 7 Compact Fluorescent Light Fixtures							
	HID	35%			2028	\$22,200	10		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 4- HID Light Fixtures							
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2023	\$174,300	1-3	\$8,600	
		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	\$700	
	Terminal Devices								
	Air Handler	50%			2028	\$110,800	1	\$4,300	
	Convactor/Radiator	45%			2033	**	1	\$2,000	
	Fan Coil Unit/Heat	5%			2028	\$11,800	1	\$200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2028	\$133,800	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	\$700	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2033	**	1	\$8,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	
	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	\$6,900	4	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Second Floor Mechanical Room							
		Explanation : Unit Serves Restrooms							
	Gas Fired	50%			2026	\$4,800	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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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	80%							
	Generic	20%			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	\$31,600	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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Maintenance \$ are aggregated over a 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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Electrical	\$43,900	
Total	\$43,900	
Importance Code B	\$43,900	
Total	\$43,900	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$39,600	\$1,800		
Interior Architecture	\$2,900	\$200		
Electrical	\$300	\$16,500	\$300	\$300
Mechanical	\$300	\$300	\$600	\$300
Site Pavements	\$28,900			
Total	\$72,000	\$18,800	\$900	\$600
Importance Code A	\$39,700	\$2,000	\$200	\$200
Importance Code B	\$2,100	\$16,800	\$700	\$400
Importance Code C	\$30,200			
Total	\$72,000	\$18,800	\$900	\$600



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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	\$2,800	
	Concrete Masonry Unit	75%			LIFE	**	5	\$2,700	
	Stucco Cement	15%	4+	\$3,000	2033	**	5	\$1,100	
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	\$3,400	2036	**	5	\$1,500	
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	\$14,800	2053	**	5	\$1,500	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	\$1,800	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	\$600	
	Metal Panel	7%			2048	**	5	\$2,200	
	Metal Rail	5%	Now	\$12,900	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	\$800	2033	**	5	\$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	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.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Clay Tile	75%			2048	**	10	\$2,700	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Roof Entire							
	Copper/Terne	5%	Now	\$2,900	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	\$700	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Rear Additions							
Interior									
Floors									
	Ceramic Tile	5%			2037	**	5	\$300	
	Sheet Vinyl/Rubber	5%			2033	**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Second Floor Offices							
		Explanation : Recent Installation							
	Terrazzo	60%			LIFE	**	5	\$2,800	
	Wood	30%			2056	**	5	\$3,400	
Interior Walls									
	Gypsum Board	20%			LIFE	**	5	\$300	
	Plaster	5%	Now	\$1,300	LIFE	**	5		
		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	\$600	
Ceilings									
	AcousTileSusp.Lay-In	25%	Now	\$1,500	2033	**	5	\$800	
		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	**			
	Plaster	10%			LIFE	**	5	\$400	
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$24,300	2041	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : At Curbs, Flags And Stair Landing - East Side							
Parking/Driveway									
	Asphalt	100%	0-2	\$4,600	2037	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : East Drive And Parking Lot							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific 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
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 At 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	\$31,800	10	\$2,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Offices						
			Explanation : T-12 Lamps						
	Fluorescent	5%			2028	\$2,100	10	\$200	
			T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
			Location : Garage						
	Incandescent	20%			2028	\$8,500	2		
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : Chandeliers						
	Egress Lighting								
	Emergency, Battery	50%			2028	\$2,900	10	\$400	
	Exit, Service	50%			2028	\$300	1		
	Exterior Lighting								
	HID	100%			2023	\$16,000	10		
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Outside						
			Explanation : 6 HID Light Fixtures						
Alarm									

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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

Alarm

Security System
Generic

100%
2028 \$12,800 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 \$43,900 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 \$2,000

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 \$2,400 2 \$100

Sanitary Piping

Cast Iron

100%
LIFE * * 1

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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									
	Storm Drain Piping								
	Cast Iron	100%			LIFE		* *	1	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Leaders And Gutters On Perimeter Of The Roof									
Explanation : Leaders And Gutters Run Into Cast Iron Piping Below Grade									
Fixtures									
	Generic	100%							

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

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$458,200	\$35,100
Interior Architecture	\$40,300	\$322,300
Electrical	\$74,000	\$57,200
Total	\$572,500	\$414,600
Importance Code A	\$458,200	\$35,100
Importance Code B	\$114,300	\$379,500
Total	\$572,500	\$414,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$4,800	\$500		
Interior Architecture		\$2,900		
Electrical	\$400	\$8,300	\$400	\$300
Mechanical	\$400	\$9,100	\$800	\$400
Total	\$5,500	\$20,900	\$1,200	\$700
Importance Code A	\$5,100	\$900	\$300	\$300
Importance Code B	\$400	\$20,000	\$900	\$400
Importance Code C				
Total	\$5,500	\$20,900	\$1,200	\$700



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

HEALTH AND HOSPITALS CORP. - 819
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	\$35,100	
	Stucco Cement	75%	Now	\$230,600	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	\$141,500	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	\$86,100	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	\$4,500	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								

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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									
Parapets									
	Cast in Place Concrete	20%			LIFE	**	5	\$1,800	
	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%							
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	\$120,800	5	\$5,000	
	Wood	60%	Now	\$40,300	2031	\$201,400	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	\$3,500	
	Plywood/Hardboard	25%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	10%			2033	**	5	\$800	
	Exposed Struc: Wood	80%			LIFE	**			
	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		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%			2038	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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									
	Transformers								
	Liquid Filled	100%			2033	**	5		
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Outside						
			Explanation : No Available Nameplate Ratings						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2038	**	5	\$200	
	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	\$7,200	10	\$500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Office						
			Explanation : T-12 Lamps						
	Fluorescent	10%			2028	\$7,200	10	\$500	
			T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
			Location : Office						
	Incandescent	80%			2028	\$57,200	2	\$100	
	Egress Lighting								
	Emergency, Battery	50%			2028	\$4,800	10	\$700	
	Exit, Service	50%			2028	\$500	1		
	Exterior Lighting								
	Incandescent	100%			2028	\$22,900	2		
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Outside						
			Explanation : 4- Floodlights						
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2023	\$74,000	1-3	\$3,600	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Office						
			Explanation : Manual Pull Stations And Alarm Bells						

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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									
	Energy Source								
	Natural Gas	100%			2058	**	1		
	Conversion Equipment								
	Furnace	100%			2028	\$15,800	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	\$2,800	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,300	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2026	\$29,400	1		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : The Domestic Hot And Cold Water Piping Is Beyond Useful Life Cycle Limit					
	Water Heater								
	Electric	100%			2023	\$5,900	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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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$50,200
Total		\$50,200
Importance Code A		\$50,200
Total		\$50,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$900	\$600	\$27,300
Interior Architecture			\$3,700	\$8,600
Electrical	\$1,900	\$1,900	\$2,800	\$2,200
Mechanical	\$5,000	\$3,500	\$4,300	\$3,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$10,800	\$10,300	\$15,300	\$45,600
Importance Code A	\$1,000	\$1,900	\$1,900	\$28,300
Importance Code B	\$9,800	\$8,300	\$13,500	\$17,200
Importance Code C				
Total	\$10,800	\$10,300	\$15,300	\$45,600



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	25%			LIFE	**	5	\$28,000	
		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	\$8,700	
	Ceramic Tile	1%			2038	**	10	\$200	
	Masonry: Brick	64%			LIFE	**	5	\$14,300	
	Masonry: Marble	5%			LIFE	**	5	\$800	
Windows									
	Metal Louvers	2%			2037	**	10	\$700	
	Wood	96%			2050	**	5	\$54,600	
	Wood	2%			2044	**	5	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : First Floor Office							
		Explanation : Stained Glass Windows							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,900	
	Copper/Terne	5%			2063	**	5	\$1,800	
	Masonry: Brick	15%			LIFE	**	5	\$1,100	
	Masonry: Limestone	75%			LIFE	**	5	\$7,000	
Roof									
	Clay Tile	93%			2048	**	10	\$50,200	
	Skylight, Metal/Glass	7%			2048	**	10	\$12,600	
Interior									
Floors									
	Carpet	20%			2027	\$96,300	3	\$9,300	
	Cast in Place Concrete	40%			LIFE	**	5	\$27,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Corridors And Various Classrooms							
		Explanation : Spray Applied Epoxy Coating							
	Cast in Place Concrete	10%			LIFE	**	5	\$6,800	
	Vinyl Tile	15%			2033	**	3	\$1,800	
	Wood	15%			2056	**	5	\$8,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Flanking Gathering Rooms							
		Explanation : Original Herringbone Flooring							
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$900	
	Gypsum Board	95%			LIFE	**	5	\$9,900	
Ceilings									
	AcousTileSusp.Lay-In	55%			2045	**	5	\$17,100	
	Exposed Concrete	35%			LIFE	**	5	\$1,700	
	Gypsum Board	10%			LIFE	**	5	\$3,900	

Site Enclosure

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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	

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		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%

2054

* *

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room/ Ground Floor**Explanation : Main Service Disconnect Switch Rated At 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

\$300

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 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	\$17,200	
		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	\$2,500	
	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	\$10,300	
		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	\$1,500	

*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 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	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Heat Recovery Ventilating Unit Observed							
	Fan Coil Unit/Heat	80%			2036	**	1	\$5,400	
		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	\$9,700	
		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	\$1,500	
Ventilation									
	Exhaust Fans								
	Roof	100%			2036	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$14,400	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 To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2058	**	1-2	\$5,800	
	Chemical System								
	Generic	100%			2027	\$31,600	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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.030 / 13435 **Yr Built/Renovated** : 1916 / 2012
Area Sq Ft : 11,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 75 **BIN** : 5113197

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$343,500	
Interior Architecture	\$40,000	
Electrical	\$145,500	\$114,900
Total	\$529,000	\$114,900
Importance Code A	\$343,500	
Importance Code B	\$145,500	\$114,900
Importance Code C	\$40,000	
Total	\$529,000	\$114,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$15,300	
Interior Architecture	\$11,700		\$4,300	\$61,200
Electrical	\$5,300	\$1,100	\$9,600	\$1,200
Mechanical	\$1,700	\$2,200	\$2,900	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$22,600	\$7,300	\$36,100	\$68,200
Importance Code A	\$600	\$600	\$16,100	\$600
Importance Code B	\$20,500	\$6,700	\$20,000	\$67,600
Importance Code C	\$1,500			
Total	\$22,600	\$7,300	\$36,100	\$68,200



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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	\$59,300	2049	**			
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Exterior Porch - West Facade							
Stucco Cement	90%	4+	\$202,900	2034	**	5	\$28,900	
	Staining/Discoloring, Extent : Light, Area Affected : 25%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Perimeter Walls							
	Explanation : Steel Framed Building With Hollow Terra Cotta Infill							
Windows								
Aluminum	50%			2051	**	5	\$2,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : 2nd Floor Windows							
Wood	50%	Now	\$81,300	2054	**	5	\$12,000	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
	Location : First Floor							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : First Floor							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : First Floor							
Parapets								
Copper/Terne	100%			2049	**	5	\$28,700	
Roof								
Clay Tile	70%			2039	**	10	\$5,500	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Main Roof							
Copper/Terne	5%			2044	**	10	\$1,000	
Sloped Glazing	25%			LIFE	**	5	\$26,000	
Interior								
Floors								
Carpet	45%			2030	\$133,500	3	\$13,000	
Carpet	20%			2025	\$59,300	3	\$7,700	
Ceramic Tile	15%			2032	**	5	\$2,900	
Ceramic Tile	15%			2042	**	5	\$2,900	
Terrazzo	5%	0-2	\$5,400	LIFE	**	5	\$800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Ground Floor Connection To 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 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	\$40,000	2032	**	5	\$6,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Boiler Room							
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,200	
	Gypsum Board	45%			LIFE	**	5	\$8,100	
	Plaster	5%	Now	\$1,500	LIFE	**	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Boiler Room							
Ceilings									
	AcousTileSusp.Lay-In	50%			2046	**	5	\$9,600	
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Second Floor							
		Explanation : Luminous Panels							
	Ceramic Tile	10%			LIFE	**	5	\$1,200	
	Gypsum Board	10%			LIFE	**	5	\$2,400	
	Plaster	30%			LIFE	**	5	\$3,600	
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2049	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%			2042	**			
	Parking/Driveway								
	Asphalt	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2049	**	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$300	
Raceway								
Conduit	50%			2029	\$8,400	1		
Conduit	50%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5		
Molded Case Bkrs	30%			2028	\$10,900	5	\$100	
Molded Case Bkrs	60%			2045	**	5	\$200	

*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
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	20%	2-4	\$4,200	2054	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2029	\$6,300	1		
	Thermoplastic	50%			2049	**	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	45%			2029	\$114,900	10	\$5,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st floor									
Explanation : T-12 Lamps									
	Fluorescent	50%			2034	**	10	\$5,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : 2nd Floor									
	Fluorescent	5%			2034	**	10	\$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways									
Egress Lighting									
	Emergency, Battery	50%			2034	**	10	\$1,500	
	Exit, Service	50%			2034	**	1		
Alarm									
Security System									
	Generic	100%			2034	**	1	\$4,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2024	\$145,500	1-3	\$7,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways									
Explanation : Manual Pull Stations And Alarm Bells									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	50%			2034	**	1	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ceiling							
		Explanation : Gas Furnace Units Serve Second Floor Only							
	Hot Water Boiler	50%			2042	**	1	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Hydronic Loop Serves First Floor Only							
Distribution									
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$3,600	
	Hot Wtr Piping/Pump	50%			2037	**	4	\$300	
Terminal Devices									
	Convactor/Radiator	100%			2034	**	1	\$4,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Split Unit	50%			2034	**			
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Ceiling							
	Window/Wall Unit	10%			2027	\$3,000	1		
	No Component	40%							
Terminal Devices									
	Fan Coil - 4 Pipe	100%			2034	**	1	\$4,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2055	**	4	\$1,900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Perimeter Of The Building							
		Explanation : Leaders And Gutters							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							

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

Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Standpipe								
No Component		50%						
Generic		50%		2049	* *	1-5	\$3,400	

*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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$167,700	
Interior Architecture	\$202,100	\$48,400
Electrical	\$11,400	
Mechanical		\$107,000
Site Pavements		\$89,600
Total	\$381,200	\$245,000
Importance Code A	\$167,700	
Importance Code B	\$213,500	\$155,400
Importance Code C		\$89,600
Total	\$381,200	\$245,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,700			\$26,800
Interior Architecture	\$35,700	\$4,100	\$500	\$6,300
Electrical	\$13,300	\$5,500	\$1,600	\$1,500
Mechanical	\$1,800	\$12,600	\$2,200	\$2,000
Site Enclosure	\$15,800			
Site Pavements	\$45,700			
Total	\$115,000	\$22,300	\$4,300	\$36,600
Importance Code A	\$3,800	\$1,200	\$1,100	\$27,900
Importance Code B	\$33,500	\$21,000	\$3,200	\$8,700
Importance Code C	\$77,800			
Total	\$115,000	\$22,300	\$4,300	\$36,600



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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	\$167,700	LIFE	* *	5	\$9,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : At Window Openings - Police Surgeon (South) Side								
	Joint 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	\$17,000		
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Grace Foundation (North) Side								
Windows									
Wood	100%			2050	* *	5	\$53,600		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Building Entire								
Roof									
Asphalt Shingle	95%	0-2	\$2,700	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	\$4,300		
Interior									
Floors									
Carpet	40%			2029	\$126,400	3	\$12,300		
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Grace Foundation (North) Side								
Cast in Place Concrete	12%	2-4	\$9,300	LIFE	* *	5	\$5,400		
	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	\$9,600	5	\$400		
Ceramic Tile	3%			2031	\$14,400	5	\$600		
Vinyl Tile	23%			2028	\$48,400	3	\$2,400		
Vinyl Tile	20%			2036	* *	3	\$1,500		
	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	\$400	
	Gypsum Board	65%			LIFE	**	5	\$9,600	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Grace Foundation (North) Side									
	Masonry: Brick	5%	Now	\$5,800	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Basement Walls - West Facade									
	Plaster	28%	Now	\$20,100	LIFE	**	5	\$2,100	
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	\$11,500	
	Exposed Struc: Steel	3%	Now	\$159,700	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	\$2,600	
	Plaster	32%	Now	\$42,500	LIFE	**	5	\$4,200	
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	\$5,800	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									

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

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

Site Enclosure

Retaining Walls

Masonry: Brick

100% 0-2 \$9,600 2038 * *

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%**Location : Stair Landing - West Side**Water Penetration, Extent : Moderate, Area Affected : 15%**Location : Stairs To Basement*

Site Pavements

On-Site Walkways

Cast in Place Concrete

100% 0-2 \$27,800 2041 * *

*Sinking/Subsiding, Extent : Moderate, Area Affected : 25%**Location : South And West Sides*

Parking/Driveway

Asphalt

100% Now \$17,900 2031 \$89,600

*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		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% 2048 * * 5 \$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

20% 2048 * * 5

Fused Knife Sw

40% 0-2 \$11,800 2058 * * 5

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Basement*

Molded Case Bkrs

40% 2048 * * 5 \$200

Raceway

Conduit

50% 2028 \$2,300 1

Conduit

50% 2054 * * 1

Panelboards

Fused Disc Sw

5% 2027 \$500 5

Molded Case Bkrs

45% 2027 \$4,100 5 \$200

Molded Case Bkrs

50% 2050 * * 5 \$200

Wiring

Thermoplastic

50% 2028 \$4,900 1

Thermoplastic

50% 2054 * * 1

Motor Controllers

Locally Mounted

100% 2045 * * 5 \$100

Ground

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	30%			2023	\$11,400	10	\$3,900	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Police Precinct Office							
Fluorescent	60%			2036	* *	10	\$7,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Grace Foundation Area							
Fluorescent	10%			2036	* *	10	\$1,300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : Lobby							
Egress Lighting								
Emergency, Battery	50%			2036	* *	10	\$1,700	
Exit, LED	40%			2063	* *	1		
Exit, Service	10%			2028	\$500	1		
Exterior Lighting								
LED	100%			2036	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Outside							
	Explanation : 8 LED Light Fixtures							
Alarm								
Security System								
Generic	100%			2036	* *	1	\$5,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2036	* *	1-3	\$8,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	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								
	Natural Gas	100%			2038	* *	1		

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	50%			2048	**	1	\$3,500	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Steam Boiler	50%			2033	**	1	\$7,100	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Boiler Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	50%			2053	**	4	\$400	
	Steam Piping/Pump	50%			2028	\$35,900			
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	\$10,100	1		
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2026	\$71,200	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	\$4,900	2	\$100	
	Gas Fired	50%			2028	\$4,900	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	\$600	4	\$500	
Fixtures									
	Generic	100%							
Vertical Transport									

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$31,600	1-3	\$3,700	

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

Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$81,000
Mechanical		\$40,000
Total		\$121,000
Importance Code A		\$81,000
Importance Code B		\$40,000
Total		\$121,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$23,600			
Interior Architecture	\$7,300			
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$2,600	\$300	\$400	\$300
Total	\$33,600	\$400	\$600	\$400
Importance Code A	\$23,800	\$200	\$300	\$200
Importance Code B	\$2,400	\$200	\$300	\$200
Importance Code C	\$7,300			
Total	\$33,600	\$400	\$600	\$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
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	\$2,800	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	\$14,500	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	\$300	
	Window Wall	10%	0-2	\$2,400	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	\$81,000	10	\$4,900	
Soffits									
	Pre-Cast Concrete	100%	Now	\$3,600	LIFE	**	5	\$2,900	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
	Location : At Control Joints								
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$7,500	
Interior Walls									
	Cast in Place Concrete	35%			LIFE	**			
	Concrete Masonry Unit	65%	0-2	\$7,300	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	\$200	
	Exposed Struc: Steel	10%			LIFE	**			
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2041

* *

Parking/Driveway

Asphalt

100%

2037

* *

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2054

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Main Service Disconnect Switch Rated At 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.

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

Electrical		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

\$2,300

2038

* *

4

\$100

*Insul. Deteriorating, Extent : Severe, Area Affected : 100%**Location : Throughout*

Terminal Devices

Fan Coil Unit/Heat

100%

2028

\$40,000

1

\$800

Ventilation

Exhaust Fans

Wall Unit

100%

2028

\$1,000

2

\$100

Plumbing

H/C Water Piping

Brass/Copper

100%

2048

* *

1

HW Heat Exchanger

Steam Fired

100%

2048

* *

4

\$200

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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$639,700	\$81,600
Interior Architecture	\$503,100	\$258,800
Electrical	\$688,700	\$171,300
Mechanical		\$503,500
Total	\$1,831,400	\$1,015,300
Importance Code A	\$639,700	\$81,600
Importance Code B	\$1,073,400	\$883,000
Importance Code C	\$118,300	\$50,600
Total	\$1,831,400	\$1,015,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$69,500	\$10,700		
Interior Architecture	\$1,700		\$95,200	\$1,700
Electrical	\$1,400	\$16,300	\$1,200	\$1,200
Mechanical	\$800	\$21,000	\$1,500	\$800
Total	\$73,400	\$48,000	\$97,900	\$3,700
Importance Code A	\$69,500	\$10,700		
Importance Code B	\$3,900	\$37,300	\$97,900	\$3,700
Importance Code C				
Total	\$73,400	\$48,000	\$97,900	\$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
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	\$14,600	
	Stucco Cement	90%	Now	\$235,700	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	\$23,700	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	\$35,000	2053	**	5	\$300	
Air Infiltration, Extent : Moderate, Area Affected : 75%									
Location : At Connecting Tunnel									
	Wood	92%	Now	\$269,300	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	\$5,200	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	\$134,600	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 Very Problematic During Storms								
Copper/Terne	5%			2043	**	10	\$2,700	
Modified Bitumen	8%	0-2	\$5,700	2028	\$28,500			
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	\$92,200	3	\$8,900	
Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
Ceramic Tile	10%			2031	\$70,000	5	\$3,000	
Vinyl Tile	45%			2028	\$138,200	3	\$6,700	
Wood	20%	Now	\$142,900	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	\$50,600	5	\$1,500	
Glass: Single Pane	5%			LIFE	**	5	\$1,100	
Gypsum Board	15%			LIFE	**	5	\$2,700	
Plaster	67%	Now	\$118,300	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	\$9,700	

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

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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2041	* *	5	\$4,500	
Plaster	85%	Now	\$241,800	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	* *			
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								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2028	\$42,700	1		
Panelboards								
Molded Case Bkrs	50%			2036	* *	5	\$300	
Molded Case Bkrs	50%			2027	\$18,100	5	\$300	
Wiring								
Thermoplastic	50%			2038	* *	1		
Thermoplastic	50%			2028	\$31,200	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2028	\$79,300	10	\$3,700	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Offices								
Fluorescent	80%			2023	\$317,400	10	\$14,600	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2028	\$16,300	10	\$2,400	
Exit, Service	50%			2028	\$4,000	1		

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

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HEALTH AND HOSPITALS CORP. - 819
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

\$99,200

10

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : 2- HID Light Fixtures*

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2023

\$272,100

1-3

\$13,400

*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

\$15,000

5

\$1,200

Distribution

Central Plant Steam
Piping/Pmp

100%

2028

\$382,500

4

\$1,000

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Steam Piping Is Beyond Useful Life Cycle Limit*

Terminal Devices

Convactor/Radiator

100%

2026

\$121,000

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

\$18,800

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.

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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 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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

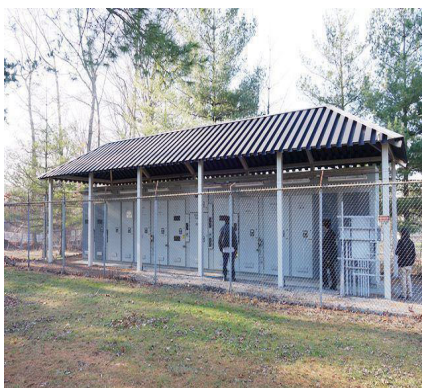
Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.31B / 4370 **Yr Built/Renovated** : 1996 /
Area Sq Ft : 500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 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 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture				
Electrical				
Site Enclosure	\$1,600			
Total	\$1,600			
Importance Code A				
Importance Code B				
Importance Code C	\$1,600			
Total	\$1,600			



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Asset # : 4370

Architecture		Current Repair		Future Replacement		Maintenance		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	\$1,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	\$1,600	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- 1,200 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 Rating Capacity</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								

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
SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Asset # : 4370

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting	Interior Lighting								
	Fluorescent	100%			2028	\$6,100	10	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Shed									
Explanation : T-12 Lamps									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$50,200	\$47,200
Electrical		\$38,300
Mechanical		\$108,700
Total	\$50,200	\$194,200
Importance Code A	\$50,200	\$47,200
Importance Code B		\$147,000
Total	\$50,200	\$194,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$10,000	\$17,400	\$2,300	
Interior Architecture	\$300		\$5,300	
Electrical	\$700	\$700	\$900	\$700
Mechanical	\$1,200	\$1,100	\$1,800	\$1,100
Total	\$12,300	\$19,200	\$10,300	\$1,800
Importance Code A	\$10,000	\$17,400	\$2,300	
Importance Code B	\$2,300	\$1,800	\$6,900	\$1,800
Importance Code C			\$1,100	
Total	\$12,300	\$19,200	\$10,300	\$1,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** 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	\$12,700	
	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+	\$10,000	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	\$50,200	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	**			
Ceilings									
	AcousTileSusp.Lay-In	20%			2041	**	5	\$2,500	
	Exposed Struc: Wood	60%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$800	
	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		

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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. 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	\$2,000	10	\$700	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Greenhouse								
	Fluorescent	10%			2028	\$2,000	10	\$700	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Incandescent	80%			2028	\$38,300	2	\$100	
Egress Lighting									
	Emergency, Service	50%			2028	\$2,300	1		
	Exit, Service	50%			2028	\$1,200	1		
Alarm									
Security System									
	Generic	100%			2033	* *	1	\$2,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Digital	100%			2033	* *	1-3	\$4,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Manual Pull Stations, Strobe Lights 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								
	HTHW/HW	100%			2038	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallway								
	Explanation : Hot Water Piping From Robitzek Building								
	Terminal Devices								
	Air Handler	90%			2028	\$108,700	1	\$4,200	
	Convactor/Radiator	10%			2033	* *	1	\$200	
Air Conditioning									

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

HEALTH AND HOSPITALS CORP. - 819
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 Chilled Water	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	\$33,700	1	\$4,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans									
	Interior	100%			2033	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2041	**	1		
Water Heater									
	Electric	100%			2026	\$7,600	4	\$100	
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	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

Asset Name : WOODHULL MEDICAL CENTER AUDITORIUM
Address : 760 BROADWAY @ FLUSHING AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0016.020 / 1002 **Yr Built/Renovated** : 1978 / 2004
Area Sq Ft : 24,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$446,400	
Interior Architecture		\$432,700
Electrical		\$245,100
Mechanical		\$650,900
Total	\$446,400	\$1,328,600
Importance Code A	\$446,400	
Importance Code B		\$895,900
Importance Code C		\$432,700
Total	\$446,400	\$1,328,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$42,000			
Interior Architecture	\$10,500	\$7,000		
Electrical	\$600	\$900	\$700	\$600
Mechanical	\$3,300	\$2,400	\$4,200	\$2,800
Site Enclosure	\$20,700			
Site Pavements	\$7,300			
Total	\$84,300	\$10,400	\$4,900	\$3,400
Importance Code A	\$42,000			
Importance Code B	\$29,800	\$10,400	\$4,900	\$3,400
Importance Code C	\$12,600			
Total	\$84,300	\$10,400	\$4,900	\$3,400



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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
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	\$233,700	LIFE	**	1		
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Explanation : Gasketed Joints Eroding									
Windows									
	Aluminum	100%	Now	\$154,300	2038	**	5	\$3,300	
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Explanation : Window Seals Failed									
Parapets									
	Masonry: Brick	10%			LIFE	**	5	\$100	
	Weathering Steel	90%	Now	\$7,100	LIFE	**	1		
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Explanation : Soft Joints Are Deteriorated									
Roof									
	Metal Panel	35%	4+	\$12,100	2043	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : At Canted Returns, Lower Roof									
	Single Ply Membrane	60%	Now	\$58,400	2035	**			
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	\$22,700	2050	**			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Second Floor Hallway									
Soffits									
	Weathering Steel	100%			LIFE	**	1		
Interior									
Floors									
	Carpet	35%			2029	\$152,200	3	\$16,000	
	Terrazzo	20%			LIFE	**	5	\$4,800	
	Vinyl Tile	45%			2035	**	3	\$5,100	

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Cast in Place Concrete	2%			LIFE	**			
	Fabric on Framing	10%			2031	\$432,700	5	\$1,900	
	Gypsum Board	60%	Now	\$5,300	LIFE	**	5	\$13,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Auditorium, Second Floor Hallway								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Auditorium, Second Floor Hallway								
	Plaster	28%			LIFE	**	5	\$3,200	
Ceilings									
	Gypsum Board	75%	Now	\$5,200	LIFE	**	5	\$28,600	
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Auditorium, Second Floor Hallway								
	Plaster	25%			LIFE	**	5	\$4,800	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2065	**			
	Retaining Walls								
	Concrete Masonry Unit	100%	0-2	\$20,700	2040	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : East Sidewalk								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	**			
	On-Site Walkways								
	Pavers/Stone	100%	Now	\$7,300	2039	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : West Sidewalk								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : West Sidewalk								

Electrical		Current Repair		Future 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%			2040	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2038	**	5	\$600	
	Wiring								
	Thermoplastic	100%			2040	**	1		
Lighting									
	Interior Lighting								
	Fluorescent	70%			2030	\$159,600	10	\$13,100	
	HID	20%			2030	\$31,000	10	\$100	
	LED	10%			2035	**			

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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
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2030	\$5,600	1		
	Exit, Service	50%			2030	\$1,600	1		
	Exterior Lighting								
	HID	20%			2030	\$20,800	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside Perimeter								
	Explanation : Operated Via Timer								
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2035	* *	1	\$1,800	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2030	\$85,500	1-3	\$4,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Served By System In Main Building								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	40%			2038	* *	4	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Adjacent To Auditorium								
	Explanation : From Main Building								
	Central Plant Steam Piping/Pmp	60%			2040	* *	4	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Adjacent To Auditorium								
	Explanation : From Main Building								
	Terminal Devices								
	Air Handler	60%			2030	\$179,900	1	\$7,600	
	Fan Coil Unit/Heat	40%			2030	\$127,700	1	\$2,600	
Air Conditioning									
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2050	* *	4	\$1,500	
	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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Terminal Devices							
	Air Handler/Cool/Ht	60%		2030	\$143,500	1	\$7,600	
	Fan Coil - 4 Pipe	40%		2030	\$199,700	1	\$2,600	
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$11,400	
	Exhaust Fans							
	Interior	100%		2035	* *	2	\$600	
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2043	* *	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%		2028	\$29,200	1-3	\$4,000	

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Print Date : 09-Sep-2020

HEALTH AND HOSPITALS CORP. - FY 2021

Asset Name : WOODHULL MEDICAL CENTER MAIN BLDG.
Address : 760 BROADWAY @ FLUSHING AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0016.010 / 2726 **Yr Built/Renovated** : 1978 / 2004
Area Sq Ft : 1,058,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,9,10
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$22,850,400	\$3,042,100
Interior Architecture	\$1,956,800	\$14,151,700
Electrical	\$1,081,700	\$9,071,900
Mechanical	\$13,380,000	\$35,010,200
Site Enclosure	\$60,900	
Total	\$39,329,700	\$61,276,000
Importance Code A	\$22,850,400	\$3,042,100
Importance Code B	\$16,027,400	\$57,276,600
Importance Code C	\$452,000	\$957,200
Total	\$39,329,700	\$61,276,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$61,600			\$15,300
Interior Architecture			\$125,800	
Electrical	\$85,800	\$163,100	\$121,200	\$142,700
Mechanical	\$431,300	\$598,400	\$533,700	\$567,500
Site Pavements	\$78,400			
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$795,300	\$899,700	\$918,800	\$863,600
Importance Code A	\$155,900	\$94,300	\$94,300	\$112,300
Importance Code B	\$577,800	\$805,400	\$824,500	\$751,300
Importance Code C	\$61,600			
Total	\$795,300	\$899,700	\$918,800	\$863,600



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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.
Asset # : 2726

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Copper/Terne	2%			2035	**	10	\$38,700	
	Masonry: Brick	25%			LIFE	**	5	\$206,500	
		Sidewalk Shed in Use, Extent : Severe, Area Affected : 10%							
		Location : South And North Entrance							
	Metal Panel	3%	4+	\$4,000	2040	**	5	\$46,500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 35%							
		Location : Interior Courtyard Areas							
	Pre-Cast Concrete	5%			LIFE	**	5	\$134,300	
	Weathering Steel	45%	Now	\$11,159,400	LIFE	**	1		
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Intersection With Ground							
		Other Observation, Extent : Severe, Area Affected : 75%							
		Location : Throughout							
		Explanation : Gasketed Joints Eroding, Panels Corroding; Staining From Corrosion Is Clouding Adjacent Glass And Deteriorating Caulking							
	Window Wall	20%	Now	\$2,666,500	2040	**	5	\$309,800	
		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%	Now	\$6,374,900	2055	**	5	\$68,000	
		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							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Explanation : Window Seals Failing							
	Glass Block	2%			LIFE	**	5	\$1,900	
	Metal Louvers	10%			2033	**	10	\$96,600	

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Concrete Masonry Unit	5%			LIFE	**	5	\$3,500	
	Masonry: Brick	20%			LIFE	**	5	\$12,400	
	Metal Panel	15%	4+	\$80,200	2040	**	5	\$18,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Rail	20%	Now	\$37,100	2035	**	5	\$88,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : At Pitch Pockets And Bottom Rail									
	Metal: Cage/Fence	10%	Now	\$27,600	2035	**	5	\$20,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Interior Courtyards									
	Weathering Steel	30%	Now	\$69,100	LIFE	**	1		
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Lower Wing At West Side									
Explanation : Soft Joints Are Deteriorated									

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HEALTH AND HOSPITALS CORP. - 819

WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Cast in Place Concrete	22%	Now	\$14,900	LIFE	**				
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : Exterior Parking Area								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Expansion Joint At Entrance To Garage Platform								
IRMA/Protected Membrane	35%	Now	\$550,100	2035	**				
	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								
Metal Panel	5%	4+	\$5,600	2035	**				
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Explanation : Staining								
Modified Bitumen	5%			2038	**	10	\$22,000		
Play Surface	3%	Now	\$9,500	2035	**				
	Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
	Location : Central Activity Roof								
Single Ply Membrane	20%	Now	\$624,200	2030	\$1,560,500				
	Adhesion Failure, Extent : Severe, Area Affected : 30%								
	Location : Northwest Tower								
	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	\$1,153,700	LIFE	**	5	\$587,500	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 In Spiral Staircase								
Soffits									
Metal Panel	25%			2040	**	5-10	\$56,100		
Weathering Steel	75%			LIFE	**	1			

Interior

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HEALTH AND HOSPITALS CORP. - 819

WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	20%			LIFE	* *	5	\$677,300		
Drains Inad/Misposn, Extent : Severe, Area Affected : 25%									
Location : Fourth Floor Garage									
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Main Basement									
Repairs in Progress, Extent : Light, Area Affected : 20%									
Location : At Floor Drains In Fourth Floor Garage									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Gas, Water, Firepump And Boiler Rooms									
Explanation : Staining From Water Infiltration									
Ceramic Tile	5%			2026	\$1,677,800	5	\$77,400		
Quarry Tile	5%			2035	* *	5	\$116,100		
Terrazzo	5%			LIFE	* *	5	\$60,500		
Horizontal Cracks, Extent : Light, Area Affected : 2%									
Location : Throughout									
Vinyl Tile	65%			2030	\$9,569,500	3	\$377,400		
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Throughout Hallways									
Interior Walls									
Cast in Place Concrete	5%	4+	\$144,100	LIFE	* *				
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Basement Below Emergency Room Ramp									
Ceramic Tile	5%			2033	* *	5	\$101,800		
Concrete Masonry Unit	10%			LIFE	* *	5	\$81,500		
Gypsum Board	60%	Now	\$113,400	LIFE	* *	5	\$733,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Third Floor Near Recovery Room									
Masonry: Brick	5%	Now	\$88,800	LIFE	* *				
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : East Stair Near Main Entrance									
Plaster	15%	Now	\$54,800	LIFE	* *	5	\$91,600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 2%									
Location : A Corridor Block 1 And 3									

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HEALTH AND HOSPITALS CORP. - 819

WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTile,Adhered	28%	Now	\$89,800	2035	**	5	\$216,000	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 1%							
		Location : Tenth Floor							
		Staining/Discoloring, Extent : Moderate, Area Affected : 1%							
		Location : Tenth Floor							
	Exposed Concrete	5%	Now	\$832,700	LIFE	**	5	\$12,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Basement Below Emergency Room Ramp							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Basement Gas, Water, Fire Pump, And Boiler Room Below Emergency Room Ramp							
	Exposed Struc: Steel	12%			LIFE	**			
	Exposed Struc: Steel	3%	Now	\$218,000	LIFE	**			
		Corrosion/Rusting, Extent : Severe, Area Affected : 5%							
		Location : Corrugated Metal Decking Rusted Through Under Ambulance Ramp, Visible From The Generator Room.							
	Gypsum Board	27%	Now	\$94,200	LIFE	**	5	\$520,600	
		Cracking/Crumbling, Extent : Severe, Area Affected : 3%							
		Location : Third Floor Under Ramp							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Third Floor Under Ramp, Throughout							
	Metal Panel	10%	Now	\$144,000	LIFE	**	5	\$192,800	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : 4th Floor Parking Garage							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Northeast Corner Of 4th Floor Parking Garage.							
	Plaster	15%	Now	\$67,900	LIFE	**	5	\$144,600	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : A Corridor Block 1 And 3							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2065	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Retaining Walls								
	Masonry: Brick	100%	2-4	\$60,900	2050	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 3%							
		Location : East Wall							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	2-4	\$16,800	2035	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							

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HEALTH AND HOSPITALS CORP. - 819 WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 70% 2-4 \$5,300 2035 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%
Location : Throughout

Pavers/Stone 30% Now \$23,800 2039 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 5%
Location : Emergency Room Ramp
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%
Location : Emergency Room Ramp
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%
Location : Emergency Room Ramp

Parking/Driveway

Asphalt 100% 2-4 \$32,500 2039 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%
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 50% 2050 * * 5 \$2,800

On Extended Life, Extent : Light, Area Affected : 50%
Location : Utility Vault Suspected To Collapse Since 2004
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Three 5,000 Ampere Feeds Normal Side Of Emergency Power System Via Manual Transfer Switches

Air Circuit Breaker 50% 2050 * * 5 \$2,800

Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Three 4,000 Ampere Feeds Bus Ducts

Transformers

Dry Type 80% 2035 * * 5 \$3,100

Other Observation, Extent : Light, Area Affected : 100%
Location : Every Floor
Explanation : Three 300 Kilovolt-ampere

Dry Type 20% 2035 * * 5 \$800

Other Observation, Extent : Light, Area Affected : 20%
Location : Basement Electrical Room
Explanation : One 112.5 And 45 Kilovolt-ampere For Fire Alarm

Switchgear / Switchboard

Air Circuit Breaker 40% 2050 * * 5 \$2,200

Fused Disc Sw 60% 2040 * * 5 \$2,700

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Busway	50%			2035	* *	1		
	Conduit	50%			2040	* *	1		
Panelboards									
	Fused Disc Sw	20%			2046	* *	5	\$4,900	
	Molded Case Bkrs	80%	Now	\$19,500	2029	\$976,300	5	\$11,100	
	Mech. Misoperation, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
	Suspect Water Damage, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
	Explanation : Underground Water Trips Power To Stairs 1, 2 And 3								
Wiring									
	Thermoplastic	100%			2040	* *	1		
Motor Controllers									
	Locally Mounted	70%			2028		5	\$5,000	
	Motor Control Center	20%			2028	\$475,500	5	\$5,800	
	Variable Frequency	10%			2043	* *			
	Drive								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$15,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Flushing Avenue Water Main								
	Explanation : Main Water Pipe								
Stand-by Power									
	Transfer Switches								
	Automatic	40%			2028	\$161,000	1	\$130,200	
	Automatic	60%	4+	\$12,100	2043	* *	1	\$175,800	
	Suspect Water Damage, Extent : Moderate, Area Affected : 50%								
	Location : Outdoor Side Yard Enclosures								
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : Outdoor Side Yard Enclosures								
	Explanation : Evidence Of Water Infiltration Observed Inside The Enclosure Of The Parallelling Switchgear								

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	40%			2026		1	\$163,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room In Basement							
		Explanation : Two 1,500 Kilowatt							
	Diesel	20%			2033	* *	1	\$81,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoor Side Yard							
		Explanation : One 1,000 Kilowatt							
	Gasoline	40%			2033	* *	1	\$163,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoor Side Yard							
		Explanation : Two 1850 Kilowatt							
Batteries									
	Lead/Acid	40%			2023	\$700	5	\$15,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Serves Indoor Generators							
	Lead/Acid	60%			2023	\$1,000	5	\$23,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoor Side Yard							
		Explanation : Serves Outdoor Generators							
Fuel Storage									
	Day Tank	20%			2038	* *	5	\$39,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Two 275 Gallon							
	Day Tank	30%			2038	* *	5	\$58,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoor Side Yard							
		Explanation : Three 1,000 Gallon							
	Main Tank	20%			2045	* *	5	\$6,200	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Underground							
		Explanation : 15,000 Gallon Unit Serves Indoor Generators							
	Main Tank	30%			2045	* *	5	\$9,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 4,000 Gallon Units Serve Outdoor Generators							

Lighting

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HEALTH AND HOSPITALS CORP. - 819

WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Lighting									
	Interior Lighting								
	Fluorescent	85%			2035	* *	10	\$824,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 3%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%							
		Location : Throughout							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 2%							
		Location : Throughout							
	Incandescent	5%			2030	\$972,600	2	\$1,200	
	LED	10%			2035	* *			
Egress Lighting									
	Emergency, Service	50%			2035	* *	1		
	Exit, Service	50%			2035	* *	1		
Exterior Lighting									
	HID	28%			2035	* *	10	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior Perimeter							
		Explanation : Operated By Timer And Photocell							
	Incandescent	2%			2030	\$75,900	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior Awning							
		Explanation : Operated By Timer And Photocell							
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2033	* *	5	\$31,100	
Alarm									
	Security System								
	No Component	25%							
	Generic	75%	4+	\$134,200	2030	\$2,684,900	1	\$266,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Existing Cameras Obsolete And Not Compatible With New System							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%	Now	\$73,500	2030	\$3,676,600	1-3	\$177,800	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : System Is Addressable However Elevator Recall Not Functioning							

Mechanical		Current 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
WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2050	**	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 150,000 Gallon Capacity Of No. 2 In Underground Tanks						
Conversion Equipment									
	Heat Exchanger, Plate & Frame	20%			2039	**	1	\$104,600	
	Steam Boiler	80%			2035	**	1	\$838,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 3 Units/ New Burners						
Distribution									
	Hot Wtr Piping/Pump	50%	0-2	\$17,300	2038	**	4	\$26,100	
			Corroded, Extent : Moderate, Area Affected : 10%						
			Location : Mechanical Room						
	Central Plant Steam Piping/Pmp	50%	0-2	\$187,600	2040	**	4	\$26,100	
			Corroded, Extent : Severe, Area Affected : 20%						
			Location : Valves, Boiler Room						
			Steam Traps Faulty, Extent : Light, Area Affected : 2%						
			Location : Various						
Terminal Devices									
	Air Handler	50%			2025	\$7,792,200	1	\$327,100	
	Convactor/Radiator	20%			2035	**	1	\$68,300	
	Fan Coil Unit/Heat	30%			2030	\$4,979,500	1	\$102,500	
Air Conditioning									
	Energy Source								
	Electricity	80%			2046	**	1		
	Steam/HW System	20%			2040	**	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	20%			2026	\$5,234,900	1	\$229,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 2 Units On Extended Life						
	Centrifugal, Elec Chiller	75%			2039	**	1	\$858,700	
			R-134a Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Chiller Plant 4 Units						
	Exterior Pkg Unit - Cooling	5%			2030	\$448,800	2	\$3,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Various						
			Explanation : Split Units						

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HEALTH AND HOSPITALS CORP. - 819

WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$135,200	2040	* *	4	\$52,100	
Corroded, Extent : Light, Area Affected : 10%									
Location : Various									
Terminal Devices									
	Air Handler/Cool/Ht	50%			2030	\$6,215,000	1	\$327,100	
	Fan Coil - 4 Pipe	50%			2030	\$12,974,500	1	\$170,900	
Heat Rejection									
	Dry Cooler	5%			2030	\$301,400	2	\$36,800	
	Water Cooling Tower	95%			2031	\$3,995,600	2	\$1,011,500	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$590,000	
Exhaust Fans									
	Interior	100%	Now	\$394,300	2025	\$3,943,100	2	\$25,900	
Obsolete Equipment, Extent : Severe, Area Affected : 20%									
Location : Vibration Eliminators									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$165,200	2040	* *	1		
Leak Evident, Extent : Light, Area Affected : 10%									
Location : Various									
Water Heater									
	Electric	1%			2028	\$9,800	4	\$100	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Mechanical Room									
Explanation : One 85 Gallon And One 50 Gallon									
	No Component	99%							
HW Heat Exchanger									
	High Temp	100%			2040	* *	4	\$104,600	
Sanitary Piping									
	Cast Iron	100%	Now	\$162,200	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 10%									
Location : Various									
Storm Drain Piping									
	Cast Iron	100%	0-2	\$461,900	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Parking Garage And Basement									
Sump Pump(s)									
	Non-Submersible	100%			2035	* *	4	\$33,500	
Sewage Ejector(s)									
	Electric	100%			2030	\$319,200	4	\$63,200	

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2030	\$140,800	1	\$32,400	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : Sprinkler							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ten Units From 1st To 8th Floor, Four Units From 1st To 10th Floor							
		Explanation : 14 Units In Which 4 Units Serve Auditorium							
	Hydraulic	10%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 1st To 3rd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2050	**	1-5	\$533,400	
	Sprinkler								
	Generic	100%			2050	**	1-2	\$296,400	
	Fire Pump								
	Generic	100%			2033	**	1	\$197,600	
	Chemical System								
	No Component	98%							
	Generic	2%			2028	\$600	1-3	\$100	

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HEALTH AND HOSPITALS CORP. - 819**Project : HEALTH & HOSPITALS CORP.**

CAPITAL		FY 2022 - 2025		FY 2026 - 2031
Miscellaneous Buildings		720,900		572,300
EXPENSE		FY 2022	FY 2023	FY 2024
Miscellaneous Buildings		27,800	19,700	24,800

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
44	SEA VIEW HOSPITAL, REHAB CTR. BLDG	6,300	385,600	28,700
46	SEA VIEW HOSPITAL, REHAB CTR. NEW BOILER HOUSE	2,326	142,400	10,600
47	CUMBERLAND NFCC BLDG QH	4,200	257,100	19,200
66	SEA VIEW HOSPITAL, REHAB CTR. BLDG 44	6,300	385,600	28,700
988	SEA VIEW HOSPITAL, REHAB CTR. BLDG 13	1,000	61,200	4,600
990	SEA VIEW HOSPITAL, REHAB CTR. BLDG 32	1,000	61,200	4,600

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