

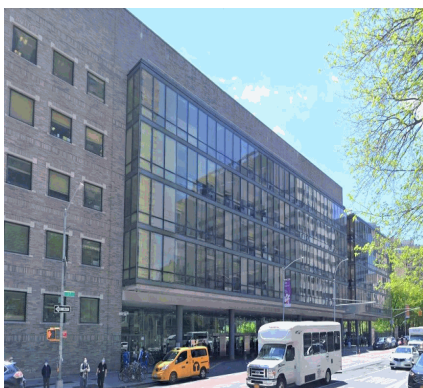
Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 10-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,Ph
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$304,600	\$2,671,000
Interior Architecture	\$208,100	\$7,667,000
Electrical	\$53,600	\$4,012,400
Mechanical	\$2,925,000	\$4,316,200
Total	\$3,491,200	\$18,666,500
Importance Code A	\$304,600	\$2,671,000
Importance Code B	\$3,126,700	\$15,869,700
Importance Code C	\$60,000	\$125,800
Total	\$3,491,200	\$18,666,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$96,200		\$45,700	
Interior Architecture	\$75,400		\$9,600	\$128,800
Electrical	\$37,000	\$43,900	\$36,100	\$36,400
Mechanical	\$543,300	\$56,700	\$84,200	\$43,400
Site Pavements	\$3,600			
Elevators/Escalators	\$44,600	\$44,600	\$44,600	\$44,600
Total	\$800,200	\$145,300	\$220,300	\$253,200
Importance Code A	\$102,300		\$46,100	
Importance Code B	\$691,200	\$145,300	\$174,200	\$253,200
Importance Code C	\$6,600			
Total	\$800,200	\$145,300	\$220,300	\$253,200



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 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	\$47,300	LIFE	**	5	\$8,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Metal Panel	5%			2043	**	5-10	\$80,800	
	Pre-Cast Concrete	3%			LIFE	**	5	\$22,900	
	Stucco Cement	7%			2038	**	5	\$41,200	
	Window Wall	38%			2043	**	5	\$335,100	
Windows									
	Aluminum	95%			2041	**	5	\$3,200	
	Metal Louvers	5%			2036	**	10	\$1,100	
Parapets									
	Concrete Masonry Unit	30%			LIFE	**	5	\$2,900	
	Masonry: Brick	35%	Now	\$7,800	LIFE	**	5	\$3,000	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Base Flashing Loose On The South Wall								
	Metal Panel	5%			2043	**	5	\$1,700	
	Metal Rail	5%	4+	\$1,500	2038	**	5	\$3,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Pre-Cast Concrete	5%	Now	\$700	LIFE	**	5	\$2,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : Northwest Face								
	Stucco Cement	20%			2038	**	5	\$4,500	
Roof									
	IRMA/Protected Membrane	65%	Now	\$36,200	2033	\$1,809,000			
	Vegetation Growth, Extent : Light, Area Affected : 2%								
	Location : Main Roof								
	Sloped Glazing	35%	Now	\$137,000	LIFE	**	5	\$536,800	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations At Exterior Skylight Gutter								
Soffits									
	Stucco Cement	100%			2038	**	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	2%			2029	\$111,100	3	\$12,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First Floor							
		Explanation : Auditorium							
	Cast in Place Concrete	5%	4+	\$26,700	LIFE	* *	5	\$33,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Basement							
	Ceramic Tile	5%			2036	* *	5	\$15,400	
	Granite Panels	25%			LIFE	* *	5	\$57,600	
	Sheet Vinyl/Rubber	20%	0-2	\$82,200	2033	\$4,109,700	5	\$46,100	
		Seams Open/Split, Extent : Light, Area Affected : 10%							
		Location : Balconies							
	Traffic Topping	5%			2038	* *	5	\$19,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Refers To Epoxy Paint With Sand							
	Vinyl Tile	38%	4+	\$65,900	2033	\$3,297,000	3	\$43,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Throughout 4th Floor							
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Throughout 4th Floor							
Interior Walls									
	Cast in Place Concrete	2%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Wall Location							
	Ceramic Tile	5%			2036	* *	5	\$13,300	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$5,300	
	Glass: Single Pane	2%			LIFE	* *	5	\$4,000	
	Gypsum Board	79%	Now	\$60,000	LIFE	* *	5	\$125,800	
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Various Walls Located Below Skylight Base							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Various Walls Located Below Skylight Base							
	Masonry: Brick	5%			LIFE	* *			
	Wood	2%			LIFE	* *	5	\$21,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First Floor							
		Explanation : Auditorium							

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL 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%	4+	\$31,300	2038	* *	5	\$46,100	
		Worn/Eroded, Extent : Light, Area Affected : 5%							
		Location : Throughout 4th Floor							
	Exposed Struc: Concrete	15%			LIFE	* *	5	\$7,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement And Mechanical Space							
		Explanation : Ceiling Location							
	Exposed Struc: Steel	5%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement And Penthouse							
		Explanation : Ceiling Location							
	Exposed Struc: Steel	30%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 30%							
		Location : At Entrance Lobby							
		Explanation : Space Frame							
	Gypsum Board	20%			LIFE	* *	5	\$76,800	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2053	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	90%	Now	\$3,600	2038	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Pavers/Stone	10%			2036	* *			
	On-Site Walkways								
	Cast in Place Concrete	10%			2038	* *			
	Masonry: Granite	10%			LIFE	* *			
	Pavers/Stone	80%			2036	* *			
	Parking/Driveway								
	Asphalt	100%			2036	* *			

Electrical		Current Repair			Future 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%			2053	* *	5	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Four 4,000 Ampere For Services A, B, C And D							
	Under Construction	30%							

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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
Under 600 Volts									
	Transformers								
	Dry Type	100%			2046	**	5	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Multiple Locations							
		Explanation : Five 50 Kilowatt Ampere Transformers							
	Switchgear / Switchboard								
	Fused Disc Sw	30%			2053	**	5	\$300	
	Molded Case Bkrs	70%			2053	**	5	\$3,800	
	Raceway								
	Conduit	100%			2053	**	1		
	Panelboards								
	Fused Disc Sw	10%			2049	**	5	\$500	
	Molded Case Bkrs	90%			2049	**	5	\$4,900	
	Wiring								
	Thermoplastic	100%			2053	**	1		
	Motor Controllers								
	Locally Mounted	20%			2046	**	5	\$300	
	Motor Control Center	50%			2046	**	5	\$2,800	
	Variable Frequency Drive	30%	4+	\$53,600	2046	**			
		Mech. Misoperation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Equipment Room							
		Explanation : Ground Observed							
Stand-by Power									
	Transfer Switches								
	Automatic	90%			2046	**	1	\$57,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : 8 Units							
	Automatic	10%			2038	**	1	\$6,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 2 Units For Fire Pump							
	Generators								
	Diesel	100%	4+	\$2,200	2036	**	1	\$72,100	
		Enclosure Corroded, Extent : Moderate, Area Affected : 1%							
		Location : Corroded Exhaust In Penthouse							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : One 1,000 Kilowatt							

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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
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2027	\$2,500	5	\$7,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 200 Kilowatt Load Bank Present							
Fuel Storage									
	Day Tank	50%			2041	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Penthouse							
		Explanation : One 250 Gallon							
	Underground Storage	50%			LIFE	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Adjacent To Building Z							
		Explanation : 15,000 Gallons Shared With Building Z							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2033	\$2,898,200	10	\$170,900	
		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+	\$500	2038	**			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Controls Not Working In 4th Floor Waiting Area							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Atrium							
		Explanation : 4th Floor Canopy And Waiting Area							
	Incandescent	1%	4+	\$700	2033	\$35,600	2		
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Controls Not Working In 4th Floor Waiting Area							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 4th Floor Waiting Area							
		Explanation : Halogen Lights Observed							
	LED	8%			2038	**			
Egress Lighting									
	Emergency, Service	50%			2038	**	1		
	Exit, LED	5%			2061	**	1		
	Exit, Service	45%			2038	**	1		
Exterior Lighting									
	HID	30%	4+	\$5,900	2038	**			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Controls Not Working For Roof Lighting							
	No Component	70%							
Alarm									

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

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

Alarm

Security System	Generic	100%			2033	\$397,300	1	\$77,300	
Fire/Smoke Detection	Generic, Analog	100%			2033	\$545,900	1-3	\$127,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Main Building 9th Floor</i>									
<i>Explanation : Alarm Control System Located At Main Building</i>									

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

Heating

Energy Source	Utility Steam	100%			2043	* *	1		
Conversion Equipment	Pres. Reducing Valve/LP Steam	100%			2036	* *	5	\$12,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Dual Stage Reducing Station</i>									
Distribution	Hot Wtr Piping/Pump	20%			2041	* *	4	\$2,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Shell And Tube Heat Exchangers And Pumps Provide Perimeter Heat</i>									
	Central Plant Steam Piping/Pmp	80%			2043	* *	4	\$12,200	
Terminal Devices	Air Handler	80%			2033	\$3,186,400	1	\$102,400	
	Convactor/Radiator	20%			2038	* *	1	\$13,400	
Controls	Electrical	40%			2026	\$470,700			
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
	Pneumatic	60%	0-2	\$490,900	2027	\$2,454,300			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Equipment And Devices Throughout</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Equipment And Devices Obsolete.</i>									

Air Conditioning

Energy Source	Electricity	5%			2041	* *	1		
	No Component	95%							

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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									
	Conversion Equipment								
	Split Unit	5%			2033	\$251,300			
	No Component	95%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$300	2043	* *	4	\$10,200	
				Corroded, Extent : Severe, Area Affected : 100%					
				Location : Chilled Water Valves At Air Handling Unit-5 On Roof					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Building H					
				Explanation : Chilled Water From Adjacent Building					
	Terminal Devices								
	Air Handler/Cool/Ht	98%			2033	\$201,200	1	\$125,500	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Roof					
				Explanation : 7 Units					
	Air Handler/Cool/Ht	2%			2033	\$4,100	1	\$2,600	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Second Floor Mechanical Room					
				Explanation : 2 Units Serve Auditorium					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$115,400	
	Exhaust Fans								
	Interior	40%			2033	\$375,500	2	\$2,500	
	Roof	60%			2033	\$246,400	2	\$3,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2043	* *	4	\$30,700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$6,500	4	\$6,600	
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$12,700	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
Other Observation, Extent : N/A, 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%			2043		* *	1-5	\$104,400
Sprinkler									
Generic		100%			2043		* *	1-2	\$58,000
Fire Pump									
Generic		100%			2036		* *	1	\$38,700

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 09-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,7,10,Ph
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$5,113,000	\$844,000
Interior Architecture	\$2,237,400	\$9,780,600
Electrical	\$1,311,600	\$2,773,500
Mechanical	\$3,839,900	\$15,205,200
Total	\$12,501,900	\$28,603,300
Importance Code A	\$5,206,100	\$844,000
Importance Code B	\$6,140,500	\$27,565,600
Importance Code C	\$1,155,400	\$193,800
Total	\$12,501,900	\$28,603,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$177,000	\$5,200	\$9,000	
Interior Architecture	\$72,900	\$18,900	\$56,800	\$700,800
Electrical	\$63,600	\$44,000	\$49,800	\$42,800
Mechanical	\$152,500	\$44,200	\$111,000	\$67,800
Elevators/Escalators	\$34,600	\$34,600	\$34,600	\$34,600
Total	\$500,600	\$146,800	\$261,200	\$845,900
Importance Code A	\$180,000	\$5,200	\$9,800	\$4,500
Importance Code B	\$304,900	\$141,600	\$251,400	\$841,400
Importance Code C	\$15,700			
Total	\$500,600	\$146,800	\$261,200	\$845,900



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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	\$2,548,200	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	\$37,500	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%	Now	\$37,500	LIFE	* *	5	\$17,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Courtyard								
Metal Panel	20%			2043	* *	5-10	\$640,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Stainless Steel Panel								
Pre-Cast Concrete	5%	Now	\$34,500	LIFE	* *	5	\$75,700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	98%	Now	\$728,700	2041	* *	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	\$138,800	2041	* *	5	\$4,800	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Chapel								
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Chapel								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Chapel								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chapel 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	\$3,800	LIFE	**	5	\$3,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Brick	80%	Now	\$84,800	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	\$3,400	2043	**	5	\$800	
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Metal Rail	10%			2038	**	5-10	\$14,800	
Roof								
Copper/Terne	5%	0-2	\$16,800	2048	**			
	Deformed/Dented, Extent : Moderate, Area Affected : 5%							
	Location : Roof Fascia Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Modified Bitumen	25%	Now	\$34,900	2038	**			
	Blisters, Extent : Moderate, Area Affected : 5%							
	Location : Throughout Lower Roofs							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Panel/Paver: Cer/Brk	10%	Now	\$8,600	2043	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : At Roof Drains							
Roll Roofing	5%			2032	\$41,400	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	\$1,438,000	2043	**			
	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							
	Water Penetration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							

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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%			2029	\$681,900	3	\$75,400		
Cast in Place Concrete	5%	Now	\$164,000	LIFE	* *	5	\$41,200		
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Mechanical Room In Basement									
Ceramic Tile	5%			2036	* *	5	\$18,900		
Granite Panels	5%			LIFE	* *	5	\$14,100		
Sheet Vinyl/Rubber	15%			2033	\$3,783,800	5	\$84,800		
Terrazzo	15%	Now	\$270,400	LIFE	* *	5	\$44,200		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Stairs And Basement									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : At Stairs									
Traffic Topping	5%	Now	\$92,000	2033	\$919,900	5	\$11,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout Basement									
Vinyl Tile	10%			2033	\$1,597,700	3	\$14,100		
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : 1st Floor Corridors									
Vinyl Tile	30%			2033	\$3,195,300	3	\$42,400		
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Throughout									
Interior Walls									
Ceramic Tile	5%			2036	* *	5	\$31,500		
Concrete Masonry Unit	5%	4+	\$60,500	LIFE	* *	5	\$12,600		
Diagonal Cracks, Extent : Light, Area Affected : 2%									
Location : Basement									
Gypsum Board	20%	0-2	\$90,000	LIFE	* *	5	\$75,500		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Granite Panels	5%			LIFE	* *				
Granite Panels	2%			LIFE	* *				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor									
Explanation : Actually Terrazzo Type Panels									
Plaster	36%	Now	\$281,800	LIFE	* *	5	\$68,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
SGFT/Glazed Masonry	25%	Now	\$723,000	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%			2038	* *	5	\$28,800	
	AcousTileSusp.Lay-In	20%			2046	* *	5	\$57,700	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Exposed Struc: Concrete	15%	Now	\$331,500	LIFE	* *	5	\$6,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Gypsum Board	5%			LIFE	* *	5	\$18,000	
	Plaster	50%	Now	\$224,200	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%			2053	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Located At Areaways							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%			2038	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		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	60%			2053	* *	5	\$1,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room Ground Floor								
	Explanation : Two 4,000 Ampere Main Disconnect Switches								
	Air Circuit Breaker	40%			2053	* *	5	\$700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room Ground Floor								
	Explanation : Three 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 : N/A, Area Affected : 100%									
Location : Electrical Room And Electrical Closet									
Explanation : Two 300 Kilovolt-ampere And Eight Multiple Ratings In Kilovolt-ampere 480 Volts To 208/120 Volts									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2053	* *	5	\$8,600	
Raceway									
	Conduit	80%			2033	\$373,600	1		
	Conduit	20%			2053	* *	1		
Panelboards									
	Fused Disc Sw	5%			2049	* *	5	\$400	
	Fused Disc Sw	5%			2032	\$24,500	5	\$400	
	Molded Case Bkrs	80%			2032	\$391,800	5	\$6,900	
	Molded Case Bkrs	10%			2049	* *	5	\$900	
Wiring									
	Braided Cloth	80%	2-4	\$556,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	10%			2033	\$69,500	1		
	Thermoplastic	10%			2053	* *	1		
Motor Controllers									
	Locally Mounted	30%			2031	\$190,900	5	\$700	
	Motor Control Center	60%			2031	\$535,700	5	\$5,300	
	Variable Frequency Drive	10%	4+	\$17,900	2046	* *			
Mech. Misoperation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Not Functioning, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$4,800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2046	* *	1	\$100,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room And Electrical Closet									
Explanation : 6 Units With Different Ratings									
Lighting									

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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

Interior Lighting

Fluorescent

5%

2033

\$196,000

10

\$11,600

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout*

Fluorescent

10%

2033

\$391,900

10

\$23,100

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

LED

85%

2038

* *

Egress Lighting

Emergency, Service

60%

2038

* *

1

Exit, LED

20%

2061

* *

1

Exit, Service

20%

2038

* *

1

Exterior Lighting

HID

10%

2028

\$155,200

10

\$100

LED

20%

2038

* *

No Component

70%

Alarm

Security System

Generic

100%

2033

\$624,200

1

\$121,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Cameras*

Fire/Smoke Detection

Generic, Analog

70%

2028

\$600,400

1-3

\$140,300

Generic, Digital

30%

2038

* *

1-3

\$61,900

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

Heating

Energy Source

Utility Steam

100%

2033

\$82,400

1

Conversion Equipment

Pres. Reducing Valve/LP
Steam

40%

2036

* *

5

\$6,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Single Stage Reducing Station Provides For Hot Water Radiation.*Pres. Reducing Valve/LP
Steam

60%

2029

\$93,000

5

\$9,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Double Stage Reducing Station Provides For Hydronic Radiation.*

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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%			2032	\$281,600	4	\$6,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 2 Shell And Tube Heat Exchangers And 2 Pumps For Radiation System.							
	Hot Wtr Piping/Pump	15%			2041	* *	4	\$1,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 1 Shell And Tube Heat Exchanger And 2 Pumps For Reheat System.							
	Central Plant Steam Piping/Pmp	25%	0-2	\$36,200	2033	\$1,810,900	4	\$3,100	
		Insul. Deteriorating, Extent : Severe, Area Affected : 100%							
		Location : Throughout Basement							
	Central Plant Steam Piping/Pmp	10%			2053	* *	4	\$1,200	
Terminal Devices									
	Air Handler	30%			2033	\$1,454,200	1	\$46,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : See Air Conditioning							
	Convactor/Radiator	65%			2031	\$1,369,200	1	\$52,900	
	Convactor/Radiator	5%			2046	* *	1	\$4,100	
Controls									
	Electrical	40%	0-2	\$739,400	2033	\$739,400			
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Pump Drives In Mechanical Room							
	Pneumatic	60%	0-2	\$1,927,900	2031	\$3,855,700			
		Leaking, Extent : Severe, Area Affected : 30%							
		Location : Air Compressors In Basement							
		Malfunctioning, Extent : Severe, Area Affected : 70%							
		Location : Equipment And Devices Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Equipment Generally Obsolete							
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		

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BELLEVUE HOSPITAL BLDG A
Asset # : 71

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Conversion Equipment									
Centrifugal, Elec Chiller	15%			2036	* *	1	\$40,900		
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Serves 8th And 9th Floors. Roof								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : 1 Package Air Cooled Chiller With Reciprocating Compressors								
Split Unit	10%			2033	\$611,700				
Window/Wall Unit	60%			2028	\$585,500	1			
No Component	15%								
Distribution									
CW & CHW Wtr Pipe/Pump	15%	Now	\$5,300	2043	* *	4	\$1,900		
	Broken, Extent : Severe, Area Affected : 50%								
	Location : 1 Of 2 Chilled Water Pumps In First Floor Mechanical Room.								
	Unit Inoperable, Extent : Severe, Area Affected : 10%								
	Location : Filtration System In Penthouse Mechanical Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Penthouse Mechanical Room And Roof								
	Explanation : Eighth And Ninth Floors Service.								
CW & CHW Wtr Pipe/Pump	15%	Now	\$2,700	2033	\$53,100	4	\$1,900		
	Controller Not Working, Extent : Severe, Area Affected : 70%								
	Location : Chilled Water Pump Drives In Basement Mechanical Room.								
	Unit Inoperable, Extent : Severe, Area Affected : 30%								
	Location : Filtration System In Penthouse								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 3 Main Chilled Water Pumps Also Serving Ambulatory Building.								
No Component	70%								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	15%	Now	\$12,700	2033	\$637,300	1	\$21,000	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Steam Pre-heat Coils At Rooftop Units.							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units Serve Eighth And Ninth Floors							
	Air Handler/Cool/Ht	15%	Now	\$31,900	2033	\$637,300	1	\$21,000	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Lobby Unit In Room A G-12 On First Floor.							
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : Unit In Room A G-72 On First Floor							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room Each Floor							
		Explanation : Two Units Per Floor From 2 Through 7 Serve The East Perimeter Spaces Facing Ambulatory Building Atrium. One Unit Serves First Floor Entry Corridor. No Fresh Air Provided.							
	No Component	70%							
Ventilation									
Distribution									
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$42,100	
	No Component	70%							
Exhaust Fans									
	Roof	15%			2033	\$75,000	2	\$1,200	
	No Component	85%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$165,400	2033	\$3,308,400	1		
		Broken, Extent : Severe, Area Affected : 50%							
		Location : 1 Of 2 Pumps In Basement							
HW Heat Exchanger									
	Steam Fired	100%			2053	* *	4	\$24,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Steam Instantaneous Water Heaters							
Sanitary Piping									
	Cast Iron	100%	Now	\$64,900	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100%							
		Location : Sump Drain In Basement Mechanical Room							
Storm Drain Piping									
	Cast Iron	100%	Now	\$18,200	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100%							
		Location : Area Drain Outside Of Backflow Preventer Room							
Sump Pump(s)									
	Non-Submersible	100%			2033	\$66,600	4	\$6,900	
Sewage Ejector(s)									
	Compressed Air	100%			2033	\$107,500	4	\$3,300	

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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
Plumbing									
	Backflow Preventer								
	Generic	100%	4+	\$5,800	2033	\$115,000	1	\$13,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Rust Occurring On Shut Off Valves And Piping.							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 8th Floor							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2043		* *	1-5	\$127,000
	Sprinkler								
	No Component	80%							
	Generic	20%	0-2	\$213,700	2043		* *	1-2	\$12,200
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Sprinkler Main From Roof Tank To Basement.							
		Explanation : Main Piping Deteriorating And Clogging Due To Use Of Dissimilar Metals.							
Fire Pump									
	No Component	75%							
	Generic	25%			2036		* *	1	\$11,800
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Tenth Floor Mechanical Penthouse							
		Explanation : Serves Eighth And Ninth Floors.							
Chemical System									
	Generic	100%			2028	\$50,100	1-3	\$223,200	

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 10-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,7,8
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$3,594,500	\$367,700
Interior Architecture	\$1,812,600	\$8,725,300
Electrical	\$949,800	\$1,981,000
Mechanical	\$6,015,100	\$7,215,000
Total	\$12,372,000	\$18,289,000
Importance Code A	\$3,711,700	\$367,700
Importance Code B	\$8,246,000	\$17,921,300
Importance Code C	\$414,400	
Total	\$12,372,000	\$18,289,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$25,800		\$47,100	
Interior Architecture	\$113,800	\$11,500	\$36,700	\$702,800
Electrical	\$66,300	\$29,600	\$44,600	\$29,300
Mechanical	\$60,100	\$28,300	\$61,200	\$39,200
Site Enclosure	\$16,800			
Elevators/Escalators	\$33,600	\$33,600	\$33,600	\$33,600
Total	\$316,400	\$103,000	\$223,200	\$804,900
Importance Code A	\$26,800		\$47,500	\$5,700
Importance Code B	\$235,600	\$103,000	\$175,600	\$799,200
Importance Code C	\$54,000			
Total	\$316,400	\$103,000	\$223,200	\$804,900



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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	\$1,905,300	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	\$113,900	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	\$113,900	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%			2043	**	5-10	\$97,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Stainless Steel Panel								
Windows								
Aluminum	100%			2041	**	5	\$41,600	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$110,700	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	\$524,200	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	\$5,000	2043	**	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%			2048	* *	10	\$20,500	
	Modified Bitumen	90%	Now	\$826,500	2043	* *			1
	Blisters, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Drains Clogged, Extent : Moderate, Area Affected : 5%								
	Location : Lower Roof								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Ponding, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Soffits								
	Cast in Place Concrete	100%			LIFE	* *	5	\$18,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior									
	Floors								
	Carpet	10%	0-2	\$33,200	2029	\$663,800	3	\$55,100	
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Cast in Place Concrete	10%	Now	\$63,800	LIFE	* *	5	\$80,300	
	Water Penetration, Extent : Severe, Area Affected : 75%								
	Location : Water Main Supply Room								
	Ceramic Tile	5%			2036	* *	5	\$18,400	
	Terrazzo	5%	Now	\$236,800	LIFE	* *	5	\$14,300	
	Horizontal Cracks, Extent : Light, Area Affected : 25%								
	Location : Various Locations Throughout Corridors								
	Vinyl Tile	25%			2033	\$3,887,800	3	\$34,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 6th Floor Administrative Space								
	Explanation : High Impact Resistant Vinyl With Wood Grain Finish								
	Vinyl Tile	45%	2-4	\$233,300	2033	\$4,665,400	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		
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	\$28,200	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Water Main Room, Basement								
Ceramic Tile	5%			2036	**	5	\$18,100	
Concrete Masonry Unit	5%	Now	\$87,100	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	\$77,500	LIFE	**	5	\$46,700	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Mechanical Penthouse Wall								
SGFT/Glazed Masonry	15%	Now	\$249,800	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	\$302,000	2038	**	5	\$91,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	20%			2038	**	5	\$73,400	
Exposed Struc: Concrete	5%	Now	\$562,400	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	\$34,200	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	\$6,200	2043		* *		
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Gate On South Side</i>									
	Chain Link	15%			2043		* *		
	Iron Picket	40%	Now	\$10,600	2053		* *		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Along 1st Avenue</i>									
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>									
<i>Location : Along 1st Avenue</i>									
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Along 1st Avenue</i>									
Retaining Walls									
	Cast in Place Concrete	100%			2053		* *		
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2038		* *		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
<i>Location : Throughout</i>									
On-Site Walkways									
	Cast in Place Concrete	25%			2038		* *		
	Pavers/Stone	75%			2036		* *		
Activity Yard									
	Rubber Matting	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								
	Fused Disc Sw	100%			2053	* *	5	\$1,000	
		Other Observation, Extent : N/A, 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 : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1,000 Kilovolt-ampere, 480 Volts To 208/120 Volts							
	Dry Type	90%			2046	* *	5	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room Ground Floor And Electrical Closets							
		Explanation : Multiple Ratings In Kilovolt-ampere, 480 Volts To 208/120 Volts							

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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%			2053	* *	5	\$5,900	
Raceway									
	Busway	10%			2046	* *	1		
	Conduit	70%			2033	\$326,900	1		
	Conduit	20%			2053	* *	1		
Panelboards									
	Fused Disc Sw	10%			2049	* *	5	\$500	
	Fused Toggle Switch	15%	2-4	\$73,500	2058	* *	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%			2049	* *	5	\$900	
	Molded Case Bkrs	60%			2032	\$293,900	5	\$3,500	
Wiring									
	Braided Cloth	30%	2-4	\$208,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Busway	5%			2046	* *	1		
	Thermoplastic	55%			2033	\$382,300	1		
	Thermoplastic	10%			2053	* *	1		
Motor Controllers									
	Locally Mounted	30%			2031	\$190,900	5	\$500	
	Locally Mounted	10%			2046	* *	5	\$200	
	Motor Control Center	40%			2031	\$357,200	5	\$2,400	
	Variable Frequency Drive	20%	4+	\$35,700	2046	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
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 : N/A, Area Affected : 100%									
Location : Electrical Room Ground Floor									
Explanation : 5 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%			2038	* *	10	\$133,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	20%			2038	* *	10	\$41,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
Fluorescent		10%			2038	* *	10	\$20,500	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	LED	5%			2038	* *			
Egress Lighting									
	Emergency, Service	60%			2038	* *	1		
	Exit, LED	10%			2061	* *	1		
	Exit, Service	20%			2038	* *	1		
	Exit, Service	10%			2028	\$9,900	1		
Exterior Lighting									
	HID	15%			2038	* *	10	\$100	
	LED	15%			2038	* *			
	No Component	70%							
Alarm									
Security System	Generic	100%			2033	\$429,900	1	\$83,700	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Cameras							
	Fire/Smoke Detection								
	Generic, Analog	80%			2028	\$472,600	1-3	\$110,400	
	Generic, Digital	20%			2038	* *	1-3	\$28,400	

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								
	Utility Steam	98%			2033	\$71,800	1		
	Electricity	2%			2043	* *	1		
Other Observation, Extent : N/A, 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								
	Pres. Reducing Valve/LP Steam	15%			2036	* *	5	\$2,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Single Stage Reducing Station For Third Floor Simulation Unit.							
	Pres. Reducing Valve/LP Steam	85%			2029	\$117,200	5	\$11,300	
Distribution									
	Hot Wtr Piping/Pump	60%			2032	\$300,500	4	\$6,600	
	Hot Wtr Piping/Pump	10%			2041	* *	4	\$1,100	
	Central Plant Steam Piping/Pmp	20%	0-2	\$25,800	2033	\$1,288,100	4	\$2,200	
		Insul. Deteriorating, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
	Central Plant Steam Piping/Pmp	10%			2043	* *	4	\$1,700	
Terminal Devices									
	Air Handler	15%			2028	\$646,500	1	\$20,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : See Air Conditioning							
	Convector/Radiator	85%			2031	\$1,591,900	1	\$61,500	
Controls									
	Electrical	40%			2026	\$509,300			
	Pneumatic	60%			2027	\$2,655,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	\$629,400	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	5%			2036	* *	1	\$12,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : East Side By Parking Lot							
		Explanation : Serves Telecommunications							
	Centrifugal, Elec Chiller	15%			2036	* *	1	\$36,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Seventh Floor Roof							
		Explanation : Serves Third Floor Simulation Laboratories							
	Split Unit	5%			2033	\$271,900			
	Window/Wall Unit	75%			2028	\$650,700	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	30%			2043	* *	4	\$5,000	
	No Component	70%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	30%			2028	\$1,333,200	1	\$41,600	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	\$2,941,600	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2033	\$45,900	4	\$4,700	
	Sewage Ejector(s)								
	Electric	100%			2033	\$119,900	4	\$8,900	
	Backflow Preventer								
	Generic	100%	0-2	\$10,200	2028	\$102,300	1	\$12,300	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Explanation : Valves Rusting With Leaky Packing Glands.								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 8th Floor								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$112,900	
	Sprinkler								
	No Component	60%							
	Generic	40%			2043	* *	1-2	\$25,100	

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 16-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,12,13,14,16,21,22,23
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$17,500,000	\$1,752,200
Interior Architecture	\$41,397,600	\$69,102,100
Electrical	\$5,730,900	\$9,767,600
Mechanical	\$112,470,900	\$31,074,800
Site Pavements	\$239,500	
Total	\$177,338,900	\$111,696,800
Importance Code A	\$17,500,000	\$2,099,900
Importance Code B	\$153,325,700	\$108,187,600
Importance Code C	\$6,513,200	\$1,409,200
Total	\$177,338,900	\$111,696,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$40,600			
Interior Architecture	\$59,900			\$2,270,200
Electrical	\$266,500	\$292,200	\$285,100	\$256,300
Mechanical	\$278,900	\$498,100	\$877,500	\$476,600
Site Enclosure	\$22,700			
Site Pavements	\$77,200			
Elevators/Escalators	\$258,700	\$258,700	\$258,700	\$258,700
Total	\$1,004,500	\$1,049,000	\$1,421,400	\$3,261,800
Importance Code A	\$88,700	\$1,600	\$5,500	\$1,600
Importance Code B	\$855,300	\$1,047,400	\$1,415,800	\$3,260,200
Importance Code C	\$60,400			
Total	\$1,004,500	\$1,049,000	\$1,421,400	\$3,261,800



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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	\$205,000	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	\$110,100	2053	* *	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	\$5,599,300	LIFE	* *	5	\$1,226,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Front Entrance Columns								
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	\$12,600	2053	* *	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	\$8,838,400	2058	* *	5	\$226,700	
Air Infiltration, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Various Locations Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : Base Flashing 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%			2058	* *	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	\$2,100	2046	* *	5	\$2,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Pre-Cast Concrete	98%	0-2	\$62,600	LIFE	* *	5	\$94,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Four Corners At Upper Roof							
Roof									
	IRMA/Protected Membrane	75%	Now	\$1,638,900	2041	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations Throughout							
		Broken Paver Blocks, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : Various Areas Throughout Between Concrete Pavers							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations Throughout							
	Modified Bitumen	5%	2-4	\$2,000	2041	* *			
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations							
	Skylight, Metal/Glass	5%	Now	\$519,000	2053	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : 4 Units							
	Traffic Topping	15%	Now	\$23,900	2038	* *			
		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							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Basketball Court							
Soffits									
	Pre-Cast Concrete	100%	Now	\$442,700	LIFE	* *	5	\$120,100	
		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							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2029	\$2,165,400	3	\$239,500	
Cast in Place Concrete	10%	0-2	\$1,041,400	LIFE	* *	5	\$523,900	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout Basement And Penthouse								
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout Basement And Penthouse								
Ceramic Tile	5%	0-2	\$345,200	2042	* *	5	\$59,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Sheet Vinyl/Rubber	40%	0-2	\$19,225,200	2033	\$64,084,100	5	\$718,500	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Seams Open/Split, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Slate	3%			LIFE	* *	5	\$76,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lobby								
Explanation : Grout Joints Eroding								
Terrazzo	20%			LIFE	* *	5	\$374,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 16th Floor								
Explanation : This Tile Is A Quartz/ Natural Stone Composite Material								
Vinyl Tile	15%	Now	\$2,029,400	2038	* *	3	\$134,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Wood	2%	0-2	\$146,100	2061	* *	5	\$44,900	
Deflection Evident, Extent : Moderate, Area Affected : 2%								
Location : Past Warping From Possible Water Instrustion								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Indoor Inmate/ Psychiatric Basketball Court Area								
Explanation : Refers To Oak Flooring								

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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%			2042	* *	5	\$152,700	
	Concrete Masonry Unit	10%	Now	\$5,869,700	LIFE	* *	5	\$122,100	
<i>Diagonal Cracks, Extent : Light, Area Affected : 75%</i>									
<i>Location : Fire Pump Room In Basement</i>									
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Gym-21st Floor- Past Water Intrusion</i>									
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Penthouse, Water Tank Room</i>									
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout Basement, Penthouse, Elevator Machine Room, Stair Towers</i>									
	Glass: Single Pane	5%			LIFE	* *	5	\$114,500	
	Gypsum Board	15%	Now	\$327,700	LIFE	* *	5	\$274,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout Basement And Cafeteria</i>									
	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	\$1,970,200	2053	* *	5	\$299,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
AcousTileSusp.Lay-In	5%			2046	* *	5	\$119,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Elevator Lobby And Corridors							
	Explanation : Location Observed							
Exposed Struc: Concrete	5%	Now	\$917,300	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	\$2,942,600	LIFE	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
Gypsum Board	20%	Now	\$1,713,200	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	\$3,244,000	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	\$1,489,500	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%			2043	* *			
Iron Picket	25%			2053	* *			
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$4,600	2068	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Walls Along Active Driveways							

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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 Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%	2-4	\$18,100	2068		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Various Locations					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 5%					
				Location : East Side Of Building					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$21,500	2046		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Throughout					
	On-Site Walkways								
	Cast in Place Concrete	50%	0-2	\$12,000	2046		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	Pavers/Stone	50%	Now	\$239,500	2036		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 75%					
				Location : Throughout					
	Parking/Driveway								
	Asphalt	100%	4+	\$43,800	2042		* *		
				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%			2053	* *	5	\$7,900	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 13th Floor Electrical Room					
				Explanation : Five 4,000 Ampere Main Disconnect Switches					
Transformers									
	Dry Type	100%			2046	* *	5	\$5,600	
				Other Observation, Extent : N/A, 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 480 Volts To 208/120 Volts - Each Electrical Closet Per Floor					

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Air Circuit Breaker	75%			2053	* *	5	\$5,900	
	Molded Case Bkrs	25%			2053	* *	5	\$10,000	
Raceway									
	Busway	10%			2046	* *	1		
	Conduit	50%			2033	\$933,900	1		
	Conduit	25%			2053	* *	1		
	Conduit	15%			2053	* *	1		
Panelboards									
	Fused Disc Sw	5%			2032	\$99,000	5	\$1,700	
	Fused Disc Sw	5%			2049	* *	5	\$1,700	
	Molded Case Bkrs	25%			2049	* *	5	\$10,000	
	Molded Case Bkrs	65%			2032	\$1,286,600	5	\$26,000	
Wiring									
	Braided Cloth	50%	2-4	\$1,390,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Busway	5%			2031	\$139,000	1		
	Thermoplastic	20%			2033	\$556,100	1		
	Thermoplastic	25%			2053	* *	1		
Motor Controllers									
	Locally Mounted	25%			2031		5	\$2,600	
	Locally Mounted	10%			2046	* *	5	\$1,000	
	Motor Control Center	55%			2031	\$1,964,400	5	\$22,800	
	Variable Frequency Drive	10%	4+	\$71,400	2046	* *			
Mech. Misoperation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$11,200	
	Generic	50%			LIFE	* *	5	\$11,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2046	* *	1	\$467,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 13th Floor Electrical Room And Electrical Closets									
Explanation : 55 Units With Different Ratings									
Generators									
	Diesel	20%			2042	* *	1	\$117,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room - 13th Floor									
Explanation : One 600 Kilowatts									
	Diesel	80%			2042	* *	1	\$471,000	
Other Observation, Extent : N/A, Area Affected : 80%									
Location : 13th Floor Generator Room									
Explanation : Four 750 Kilowatt									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Batteries								
	Lead/Acid	80%			2027	\$2,000	5	\$45,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room - 13th Floor							
		Explanation : Generator Room - 13th Floor							
	Lead/Acid	20%			2027	\$500	5	\$11,300	
Fuel Storage									
	Day Tank	30%			2049	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room - 13th Floor							
		Explanation : One 250 Gallon Per Generator							
	Day Tank	10%			2049	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room - 13th Floor							
		Explanation : One 250 Gallon							
	Underground Storage	60%			LIFE	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : South Lot							
		Explanation : Shared With Building Z							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2038	* *	10	\$587,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2038	* *	10	\$73,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	5%			2033	\$968,700	10	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 21st And 22nd Floors							
		Explanation : Gymnasiums							
	LED	50%			2038	* *			
Egress Lighting									
	Emergency, Service	60%			2038	* *	1		
	Exit, LED	15%			2048	* *	1		
	Exit, Service	25%			2033	\$176,400	1		
Exterior Lighting									
	HID	10%			2033	\$725,400	10	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Around The Perimeter							
		Explanation : Recessed And Wall Mounted							
	LED	20%			2038	* *			
	No Component	70%							

Lightning Protection

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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

Lightning Protection

Arresters/Cabling

No Component

Generic

98%

2%

2061

* *

5

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : Dry Cooler*

Alarm

Security System

Generic

100%

2033

\$2,918,300

1

\$567,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Cameras*

Fire/Smoke Detection

Generic, Analog

90%

2028

\$3,608,900

1-3

\$843,200

Generic, Digital

10%

2038

* *

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%

2043

* *

1

Electricity

2%

2043

* *

1

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

Conversion Equipment

Hot Water Boiler

2%

2031

\$347,700

1

\$15,800

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : 13th Floor**Other Observation, Extent : N/A, Area Affected : 100%**Location : 13th Floor**Explanation : 4 Hot Water Boilers For Emergency Use*

Pres. Reducing Valve/LP

98%

2036

* *

5

\$93,100

Steam

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement, 13th Floor, 22nd Floor**Explanation : 2 In Basement, 3 On 13th Floor, 2 On 22nd Floor*

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%	Now	\$178,900	2032	\$1,788,800	4	\$39,400	
Insul. Deteriorating, Extent : Severe, Area Affected : 20%									
Location : Hot Water Piping And Steam Piping In Basement, 13th Floor And 22nd Floor									
On Extended Life, Extent : Moderate, Area Affected : 75%									
Location : Basement, 13th Floor, 22nd Floor									
	Steam Piping/Pump	50%	Now	\$655,100	2033	\$6,550,500			
Corroded, Extent : Moderate, Area Affected : 15%									
Location : Basement									
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%									
Location : Basement, 13th Floor And 22nd Floor									
On Extended Life, Extent : Moderate, Area Affected : 75%									
Location : Basement, 13th Floor And 22nd Floor									
Terminal Devices									
	Air Handler	70%	0-2	\$1,077,600	2028	\$21,551,200	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%			2038	* *	1	\$99,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 13th Floor									
Explanation : Operating Room Units									
	Convactor/Radiator	10%			2038	* *	1	\$51,700	
	Fan Coil Unit/Heat	10%			2033	\$4,056,300	1	\$51,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Dual Temperature Induction Units Observed									
Controls									
	Digital	25%			2028	\$11,161,900			
	Pneumatic	75%			2027	\$22,533,300			
Maintenance Required, Extent : Moderate, Area Affected : 30%									
Location : 13th Floor And Basement									
Air Conditioning									
Energy Source									
	District Chilled Water	25%			2043	* *	1		
	Electricity	75%			2041	* *	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	50%	0-2	\$3,335,700	2029	\$16,678,600	1	\$779,200	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : 22nd Floor							
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 13th Floor							
		Other Observation, Extent : N/A, Area Affected : 75%							
		Location : 13th Floor							
		Explanation : 3 Electric Chillers							
	Centrifugal, Elec Chiller	15%			2042	* *	1	\$259,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units For The Operating Rooms							
	Centrifugal,Compressor Turbine	20%			2029	\$2,544,600	1	\$346,300	
		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%			2031	\$1,293,700	2	\$4,900	
	Split Unit	10%			2038	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : For Computer Rooms							
Distribution									
	CW & CHW Wtr Pipe/Pump	90%	0-2	\$119,000	2033	\$2,380,900	4	\$71,000	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : 22nd Floor							
	CW & CHW Wtr Pipe/Pump	10%			2053	* *	4	\$7,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 13th Floor							
		Explanation : For Operating Rooms							
Terminal Devices									
	Air Handler/Cool/Ht	30%			2028	\$9,523,400	1	\$296,800	
	Induction Unit	70%			2028	\$6,186,500	1	\$361,700	

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

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

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HEALTH AND HOSPITALS CORP. - 819
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	\$4,007,900	2031	\$8,015,800	2	\$1,249,600	
		Leak Evident, Extent : Severe, Area Affected : 50%							
		Location : Roof							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Cooling Towers On Roof Are Approaching End Of Their Useful Life Cycle							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 8 Units							
	Water Cooling Tower	3%			2038	* *	2	\$48,300	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : 22nd Floor							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$892,200	
Exhaust Fans									
	Interior	60%			2028	\$4,353,600	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%			2038	* *	2	\$19,600	
Plumbing									
H/C Water Piping									
	Brass/Copper	75%			2043	* *	1		
	Galvanized Steel	25%			2031	\$5,221,500	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof - Domestic Water Storage Tanks Are Approaching End Of Their Useful Life Cycle							
Water Heater With Tanks									
	Electric	4%			2031	\$1,000	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 12th Floor							
		Explanation : Kitchen 28 Gallons							
	No Component	96%							
HW Heat Exchanger									
	Steam Fired	100%			2043	* *	4	\$237,300	
Sanitary Piping									
	Cast Iron	100%	0-2	\$1,030,400	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%			2033	\$311,200	4	\$32,100	
Sewage Ejector(s)									
	Compressed Air	100%			2033	\$502,700	4	\$15,400	
Backflow Preventer									
	Generic	100%			2038	* *	1	\$98,000	

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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 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 12, 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 : Elevators Are Undergoing Renovation					
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$7,533,100	2063		**	1-5	\$567,700
				Corroded, Extent : Severe, Area Affected : 80%					
				Location : Stairwell					
Sprinkler									
	No Component	35%							
	Generic	65%			2053		**	1-2	\$291,300
Fire Pump									
	Generic	100%			2042		**	1	\$298,800
				Corroded, Extent : Moderate, Area Affected : 20%					
				Location : Basement At Base Of Pump					
Chemical System									
	Generic	100%			2028	\$16,700		1-3	\$74,400
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 11, 13 And 14th Floors					
				Explanation : Carbon Dioxide Gas Fire Suppression System At Chemical Storage Tank Rooms And At Storage Near Generator					

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 09-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$264,200	\$73,200
Interior Architecture	\$2,249,300	\$106,400
Electrical	\$65,900	\$45,400
Mechanical	\$612,800	\$533,000
Total	\$3,192,300	\$758,000
Importance Code A	\$264,200	\$73,200
Importance Code B	\$2,562,000	\$684,800
Importance Code C	\$366,000	
Total	\$3,192,300	\$758,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$72,100		\$21,000	
Interior Architecture	\$45,200			
Electrical	\$2,400	\$2,300	\$25,800	\$2,700
Mechanical	\$15,800	\$800	\$12,400	\$17,000
Total	\$135,400	\$3,200	\$59,200	\$19,600
Importance Code A	\$72,100		\$21,000	\$16,100
Importance Code B	\$18,200	\$3,200	\$38,200	\$3,500
Importance Code C	\$45,200			
Total	\$135,400	\$3,200	\$59,200	\$19,600



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	95%	Now	\$48,900	LIFE	* *	5	\$29,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout Small Courtyards							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Small Courtyards							
	Metal Panel	5%			2043	* *	5-10	\$10,500	
Windows									
Aluminum		50%	Now	\$12,600	2058	* *	5	\$100	
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Wood		50%	Now	\$10,600	2058	* *	5	\$1,300	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Parapets									
Metal Panel		5%			2043	* *	5	\$3,000	
	Metal: Cage/Fence	95%			2038	* *	5-10	\$113,000	
Roof									
Built-Up (BUR)		40%	Now	\$198,300	2043	* *			
		Vegetation Growth, Extent : Severe, Area Affected : 50%							
		Location : Southeast Portion Of Roof							
		Water Penetration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Modified Bitumen		40%			2038	* *	10	\$16,600	
	Traffic Topping	20%			2033	\$73,200	10	\$13,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Active Roadway Above Interior Space							
Interior									
Floors									
Cast in Place Concrete		100%	Now	\$423,000	LIFE	* *	5	\$106,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 75%							
		Location : Various Locations Throughout							
Interior Walls									
Concrete Masonry Unit		20%	Now	\$45,200	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	\$366,000	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							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG I - K
Asset # : 74

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

Interior

Ceilings

Masonry: Infill Arch

100% Now \$1,460,200 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 : N/A, Area Affected : 100%

Location : Throughout

Explanation : Terracotta Masonry

Site Enclosure

Fence/Gates

Chain Link

100% 2053 * *

Site Pavements

On-Site Walkways

Cast in Place Concrete

100% 2046 * *

Electrical		Current Repair			Future 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% 2043 * * 1

Panelboards

Fused Disc Sw

10% 2049 * * 5 \$100

Molded Case Bkrs

90% 2049 * * 5 \$600

Wiring

Thermoplastic

100% 2053 * * 1

Motor Controllers

Locally Mounted

50% 2038 * * 5 \$100

Locally Mounted

50% 2031 \$45,400 5 \$100

Lighting

Interior Lighting

Fluorescent

100% 2038 * * 10 \$22,900

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

Egress Lighting

Emergency, Service

60% 2038 * * 1

Exit, Service

40% 2038 * * 1

Exterior Lighting

HID

30% 2038 * * 10

No Component

70%

Alarm

Security System

Generic

100% 2038 * * 1 \$9,300

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

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2028

\$65,900

1-3

\$15,400

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

Utility Steam

100%

2033

\$8,200

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : First Floor**Explanation : Entry Point Of Campus Wide Service*

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2029

\$15,400

5

\$1,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : First Floor**Explanation : Single Stage Reducing Station*

Distribution

Steam Piping/Pump

100%

Now

\$10,200

2033

\$204,700

*Broken, Extent : Severe, Area Affected : 100%**Location : Sump Pump In Machine Sump Pump Room.*

Terminal Devices

Unit Heater - Steam

40%

2028

\$58,100

4

\$900

No Component

60%

Controls

Pneumatic

100%

2027

\$494,000

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

Conversion Equipment

Split Unit

10%

2028

\$60,700

Window/Wall Unit

5%

2026

\$4,800

1

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

10%

LIFE

* *

2-5

\$1,400

No Component

90%

Exhaust Fans

Interior

10%

2028

\$11,300

2

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Machine Shops**Explanation : 2 Units*

No Component

90%

Plumbing

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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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	\$328,300	1		
	Sanitary Piping								
	Cast Iron	20%			LIFE	* *	1		
	No Component	80%							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2038	* *	4	\$800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Large Storage Area								
	Explanation : 2 Sets								
Fire Suppression									
	Sprinkler								
	No Component	10%							
	Generic	90%			2043	* *	1-2	\$6,300	

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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.*

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

Asset Name : BELLEVUE HOSPITAL BLDG Z
Address : 462 FIRST AVENUE AT E 28TH 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 : 10-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical	\$82,400	
Total	\$82,400	
Importance Code B	\$82,400	
Total	\$82,400	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$44,000			
Interior Architecture	\$16,200			
Electrical	\$2,700	\$200	\$6,200	\$200
Mechanical	\$7,400		\$33,500	
Site Pavements	\$6,000			
Total	\$76,200	\$200	\$39,700	\$200
Importance Code A	\$44,000			
Importance Code B	\$25,200	\$200	\$39,700	\$200
Importance Code C	\$7,000			
Total	\$76,200	\$200	\$39,700	\$200



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%	0-2	\$30,700	LIFE	* *	5	\$7,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : North Facade							
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : South Facade							
		Staining/Discoloring, Extent : Light, Area Affected : 75%							
		Location : East Wall							
	Windows								
	Metal Louvers	100%			2036	* *	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%			2038	* *	5-10		
	No Component	65%							
Roof									
	Not Accessible	100%							
Soffits									
	Cast in Place Concrete	100%	Now	\$12,100	LIFE	* *	5	\$5,000	
		Exposed Reinforcement, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior									
	Floors								
	Cast in Place Concrete	100%	Now	\$8,400	LIFE	* *	5	\$4,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Throughout							
		Horizontal Cracks, Extent : Light, Area Affected : 75%							
		Location : Adjacent To The Generator Mounts							
Interior Walls									
	Concrete Masonry Unit	100%	Now	\$1,800	LIFE	* *	5	\$100	
		Vertical Cracks, Extent : Light, Area Affected : 20%							
		Location : Building Entrance Wall And Throughout							
Ceilings									
	Exposed Struc: Concrete	100%	0-2	\$5,900	LIFE	* *	5	\$300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Site Enclosure									

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

HEALTH AND HOSPITALS CORP. - 819
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 Enclosure

Fence/Gates

Chain Link

40%

2043

* *

Iron Picket

60%

2053

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Driveway Gate**Explanation : This Is Actually A Galvanized Steel Fence*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

4+

\$700

2038

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 2%**Location : Throughout*

On-Site Walkways

Cast in Place Concrete

100%

Now

\$5,200

2031

\$26,200

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : By Entrance*

Parking/Driveway

Cast in Place Concrete

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

Air Circuit Breaker

100%

2043

* *

5

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Two 2,500 Ampere Main Disconnect Switches*

Transformers

Dry Type

100%

2038

* *

5

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : One 300 Kilovolt-ampere Step Down Transformer*

Switchgear / Switchboard

Molded Case Bkrs

100%

2033

\$33,200

5

Raceway

Conduit

100%

2033

\$4,500

1

Panelboards

Fused Disc Sw

10%

2032

\$1,000

5

Molded Case Bkrs

90%

2032

\$9,200

5

Wiring

Thermoplastic

100%

2033

\$9,200

1

Motor Controllers

Locally Mounted

100%

2031

\$11,700

5

Ground

Grounding Devices

Not Accessible

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
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									
	Transfer Switches								
	Automatic	100%			2031	\$11,100	1	\$400	
	Generators								
	Diesel	100%			2029	\$82,400	1	\$500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Two 600 Kilowatt								
	Batteries								
	Lead/Acid	100%			2026	\$2,500	5		
	Fuel Storage								
	Day Tank	50%			2032	\$13,100	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 275 Gallons								
	Underground Storage	50%			LIFE	* *	5		
Lighting									
	Interior Lighting								
	Incandescent	5%			2028	\$400	2		
	LED	95%			2038	* *			
	Egress Lighting								
	Emergency, Service	50%			2028	\$400	1		
	Exit, Service	50%			2028	\$200	1		
	Exterior Lighting								
	HID	25%			2028	\$1,500	10		
	No Component	75%							
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2028	\$3,400	1-3	\$800	
	Other Observation, Extent : N/A, 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%			2043	* *	1		
Terminal Devices									
	Fan Coil Unit/Heat	100%			2028	\$32,900	1	\$400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Electric Unit Heaters								
Controls									
	Electrical	100%			2026	\$7,400			

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Wall Unit	100%		2028	\$600	2		
Plumbing								
	H/C Water Piping							
	Brass/Copper	1%		2033	\$200	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.
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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 09-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$538,600	\$1,973,700
Interior Architecture	\$102,400	\$229,800
Electrical	\$138,200	\$125,700
Mechanical	\$511,900	\$3,429,400
Total	\$1,291,100	\$5,758,700
Importance Code A	\$538,600	\$1,973,700
Importance Code B	\$752,500	\$3,785,000
Total	\$1,291,100	\$5,758,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$8,200		\$12,000	
Interior Architecture	\$64,800		\$6,500	\$9,100
Electrical	\$29,800	\$10,700	\$21,700	\$11,800
Mechanical	\$110,000	\$11,100	\$59,800	\$13,600
Site Pavements	\$14,900			
Total	\$227,600	\$21,700	\$100,000	\$34,500
Importance Code A	\$10,200		\$12,200	\$100
Importance Code B	\$202,600	\$21,700	\$87,800	\$34,400
Importance Code C	\$14,900			
Total	\$227,600	\$21,700	\$100,000	\$34,500



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

HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL EMERGENCY G BLDG. 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	\$104,100	LIFE	* *	5	\$61,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Emergency Room Entrance Pier Support									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : North Facade									
Masonry: Granite	5%			LIFE	* *	5	\$2,600		
Window Wall	5%			2043	* *	5	\$12,900		
Windows									
Aluminum	100%			2041	* *	5	\$16,400		
Parapets									
Metal Panel	10%			2043	* *	5	\$11,200		
No Component	90%								
Roof									
Modified Bitumen	90%	Now	\$358,600	2033	\$1,793,000				
Drains Clogged, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Ponding, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Skylight, Metal/Glass	2%			2043	* *	10	\$11,900		
Skylight, Plastic	3%			2038	* *	1			
Sloped Glazing	5%	Now	\$75,800	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	\$41,000	LIFE	* *	5	\$20,600		
Horizontal Cracks, Extent : Light, Area Affected : 100%									
Location : Various Locations Throughout									
Ceramic Tile	3%			2036	* *	5	\$2,800		
Quarry Tile	5%			2038	* *	5	\$7,100		
Traffic Topping	5%			2033	\$229,800	5	\$5,900		
Vinyl Tile	77%	Now	\$102,400	2038	* *	3	\$27,200		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout Corridors									
Uneven Surface, Extent : Light, Area Affected : 5%									
Location : Corridors									

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HEALTH AND HOSPITALS CORP. - 819

BELLEVUE HOSPITAL EMERGENCY G BLDG. AND F BLDG.

Asset # : 72

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%	Now	\$22,400	2038	* *	5	\$33,000	
		Staining/Discoloring, Extent : Light, Area Affected : 5%						
		Location : Throughout Emergency Room						
		Water Penetration, Extent : Moderate, Area Affected : 2%						
		Location : Throughout Emergency Room						
Exposed Struc: Concrete	10%			LIFE	* *	5	\$1,500	
Gypsum Board	20%			LIFE	* *	5	\$23,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
		Deteriorated Finish, Extent : Light, Area Affected : 25%						
		Location : Throughout						
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$6,700	2046	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%						
		Location : Emergency Room Entrance						
Parking/Driveway								
Asphalt	100%	4+	\$8,200	2036	* *			
		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%			2053	**	3	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room Ground Floor									
Explanation : One 1,000 Ampere Main Disconnect Switch									
Transformers									
Dry Type		100%			2046	**	3	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room Ground Floor									
Explanation : Three 200 Kilovolt-ampere 4,160 Volts To 480/277 Volts									
Feeders									
Busway		30%			2046	**	1		
Cable		70%			2049	**	1		

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

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

Asset # : 72

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Raceway								
	Conduit	90%			2053	**	1		
	Tray	10%			2046	**	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2053	**	5	\$300	
	Other Observation, Extent : N/A, 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 : N/A, 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 : N/A, Area Affected : 100%								
	Location : Electrical Room Ground Floor								
	Explanation : Three 300 Kilovolt-ampere								
Switchgear / Switchboard									
	Fused Disc Sw	20%			2053	**	5	\$100	
	Molded Case Bkrs	80%			2053	**	5	\$1,400	
Raceway									
	Conduit	100%			2053	**	1		
Panelboards									
	Fused Disc Sw	10%			2049	**	5	\$200	
	Molded Case Bkrs	90%			2049	**	5	\$1,600	
Wiring									
	Thermoplastic	100%			2053	**	1		
Motor Controllers									
	Locally Mounted	40%			2046	**	5	\$200	
	Variable Frequency Drive	60%	4+	\$10,000	2046	**			
	Not Functioning, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2046	**	1	\$20,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room Ground Floor								
	Explanation : 6 Units								

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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
Stand-by Power									
Generators									
	Diesel	100%	4+	\$11,100	2042	* *	1	\$22,800	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Outside On Roof - Exhaust Corroded									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Roof Mounted									
Batteries									
	Not Accessible	100%							
Fuel Storage									
	Day Tank	20%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Size Unknown									
	Underground Storage	80%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : South Lot									
Explanation : 15,000 Gallons Shared With Building Z									
Lighting									
Interior Lighting									
	Fluorescent	10%			2038	* *	10	\$6,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2038	* *	10	\$3,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	85%			2038	* *			
Egress Lighting									
	Emergency, Service	60%			2038	* *	1		
	Exit, Service	40%			2038	* *	1		
Exterior Lighting									
	HID	30%			2038	* *	10	\$100	
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2033	\$125,700	1	\$24,500	
Fire/Smoke Detection									
	Generic, Analog	80%			2028	\$138,200	1-3	\$32,300	
	Generic, Digital	20%			2038	* *	1-3	\$8,300	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2033	\$21,400	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	99%			2036	* *	5	\$3,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : Dual Stage Reducing Station							
	Pres. Reducing Valve/LP Steam	1%			2042	* *	5		
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Reducing Station For Service To Main Hospital At Roof							
Distribution									
	Hot Wtr Piping/Pump	50%	Now	\$7,300	2041	* *	4	\$1,600	
		Broken, Extent : Severe, Area Affected : 100% Location : 1 Radiation And 1 Reheat Pump In Basement. Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 2 Sets Of 2 Shell And Tube Heat Exchangers And 2 Pumps Provide Perimeter Heating And Reheat Service Respectively. Services Also Provided To F And G Buildings.							
	Central Plant Steam Piping/Pmp	50%	0-2	\$47,100	2043	* *	4	\$1,600	
		Malfunctioning, Extent : Severe, Area Affected : 100% Location : Condensate Pump In Basement							
Terminal Devices									
	Air Handler	80%			2033	\$1,008,200	1	\$32,400	
	Convactor/Radiator	20%			2031	\$109,500	1	\$4,200	
Controls									
	Electrical	40%	0-2	\$148,900	2033	\$148,900			
		Malfunctioning, Extent : Severe, Area Affected : 100% Location : Pump Drives In Basement Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Explanation : Equipment And Devices Obsolete							
	Pneumatic	60%	0-2	\$233,000	2031	\$776,600			
		Maintenance Required, Extent : Severe, Area Affected : 50% Location : Oil In The System Throughout Malfunctioning, Extent : Severe, Area Affected : 50% Location : Air Compressor System In Basement Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout Explanation : Equipment And Devices Obsolete.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Split Unit	20%			2033	\$318,100			
	No Component	80%							

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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									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$85,200	
Terminal Devices									
	Air Handler/Cool/Ht	80%			2033	\$207,900	1	\$32,400	
	No Component	20%							
Heat Rejection									
	Dry Cooler	20%			2033	\$12,300	2	\$9,100	
		Other Observation, Extent : N/A, 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%	2-4	\$2,600	2028	\$130,000	2	\$1,600	
		Noisy/Vibrating, Extent : Moderate, Area Affected : 100%							
		Location : E F-2							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2033	\$860,100	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2028	\$13,400	4	\$1,400	
Sewage Ejector(s)									
	Electric	100%			2033	\$35,100	4	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2053	* *	1-5	\$34,200	
Sprinkler									
	No Component	10%							
	Generic	90%	0-2	\$41,700	2043	* *	1-2	\$14,300	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Rusting Pipes At Shut Off Valve Location In Basement.							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Emergency Building							
		Explanation : Sprinklers In Emergency Building Only. Sprinkler Heads Are Obsolete							

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

Maintenance \$ are aggregated over a 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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$3,057,300	\$347,000
Interior Architecture	\$840,700	\$4,322,700
Electrical	\$692,700	\$2,351,300
Mechanical	\$783,100	\$2,059,400
Site Pavements	\$66,100	\$1,322,000
Total	\$5,439,900	\$10,402,400
Importance Code A	\$3,057,300	\$726,900
Importance Code B	\$1,986,900	\$8,353,500
Importance Code C	\$395,800	\$1,322,000
Total	\$5,439,900	\$10,402,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$20,800		
Interior Architecture		\$274,300	\$18,500	\$12,900
Electrical	\$25,700	\$15,300	\$14,500	\$14,800
Mechanical	\$74,000	\$34,700	\$57,900	\$39,100
Site Pavements	\$64,600			
Elevators/Escalators	\$30,700	\$30,700	\$30,700	\$30,700
Total	\$195,000	\$375,900	\$121,600	\$97,600
Importance Code A	\$9,700	\$28,100	\$7,300	\$8,400
Importance Code B	\$141,100	\$347,800	\$114,300	\$89,200
Importance Code C	\$44,200			
Total	\$195,000	\$375,900	\$121,600	\$97,600



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

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

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

HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG 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	\$2,921,300	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	\$18,700	
Masonry: Limestone	5%			LIFE	**	5	\$1,200	
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	\$266,900	3	\$22,100	
Cast in Place Concrete	5%			LIFE	**	5	\$32,300	
Terrazzo	5%			LIFE	**	5	\$11,500	
Vinyl Tile	50%			2031	\$4,169,600	3	\$55,400	
Vinyl Tile 9" X 9"	35%	Now	\$422,500	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	\$14,900	
Plaster	55%	Now	\$169,900	LIFE	**	5	\$41,000	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout Perimeter								
SGFT/Glazed Masonry	35%	Now	\$159,800	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stairways								
Ceilings								
AcousTileSusp.Lay-In	60%			2036	**	5	\$177,100	
Exposed Struc: Concrete	5%			LIFE	**	5	\$2,300	
Plaster	35%			LIFE	**	5	\$64,600	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2036	**	5-10		
No Component	95%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		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	\$20,400	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 : Ashpalt Walkway					
	Cast in Place Concrete	10%	Now	\$6,000	2036	* *			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	Pavers/Stone	2%	Now	\$9,600	2034	\$47,900			
				Broken/Missing Elements, Extent : Severe, Area Affected : 25%					
				Location : Stone Walkway					
	No Component	85%							
Parking/Driveway									
	Asphalt	60%	Now	\$66,100	2034	\$1,322,000			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
				Location : Parking Lots					
	Cast in Place Concrete	40%	0-2	\$24,100	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	\$198,400	1		
	Conduit	15%			2051	* *	1		

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

HEALTH AND HOSPITALS CORP. - 819
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	\$12,200	5	\$200	
	Molded Case Bkrs	75%			2030	\$183,700	5	\$3,600	
	Molded Case Bkrs	15%			2047	**	5	\$700	
Wiring									
	Braided Cloth	65%	2-4	\$228,000	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	\$230,200	5	\$500	
	Locally Mounted	50%			2036	**	5	\$600	
	Locally Mounted	10%			2044	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$2,700	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2036	**	1	\$56,600	
Generators									
	Diesel	100%			2040	**	1	\$71,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : One 150 Kilowatt							
Batteries									
	Lead/Acid	100%			2026	\$2,500	5	\$6,800	
Lighting									
Interior Lighting									
	Fluorescent	20%			2036	**	10	\$33,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-8 Lamps							
	Fluorescent	65%			2031	\$1,859,600	10	\$109,600	
		Other Observation, Extent : N/A, 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	\$31,600	10	\$4,400		
Exit, Service	45%		2031	\$36,500	1			

Exterior Lighting

HID	20%		2026	\$175,500	10	\$100		

Other Observation, Extent : N/A, Area Affected : 100%

Location : Roof An Outside Perimeter

Explanation : Operated Via Photocell

No Component	80%							

Alarm

Security System

No Component	90%							
Generic	10%		2031	\$35,300	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	\$379,900	1	\$72,700		
Pres. Reducing Valve/LP Steam	20%		2034	\$22,600	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	\$70,800	2031	\$353,800	1	\$10,200	

Malfunctioning, Extent : Severe, Area Affected : 20%

Location : A2324 Mechanical Room

Air Handler	10%		2031	\$353,800	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	\$712,300	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	\$47,900	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2036	**	2	\$25,600	
			Other Observation, Extent : N/A, Area Affected : 10%						
			Location : Roof						
			Explanation : Condenser Serves Lobby Unit In Building B						
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$102,500	
Exhaust Fans									
	Interior	95%			2031	\$792,200	2	\$5,400	
	Roof	5%			2031	\$18,200	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	\$15,100	2031	\$37,600	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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** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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	\$96,200
Sprinkler									
	Generic	100%			2041		* *	1-2	\$51,500
Fire Pump									
	Generic	100%			2034	\$179,500	1		\$34,300
Chemical System									
	No Component	95%							
	Generic	5%			2029	\$2,500	1-3		\$12,100
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.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$6,519,000	\$5,219,900
Interior Architecture	\$1,512,700	\$10,069,100
Electrical	\$1,561,300	\$846,300
Mechanical	\$1,394,100	\$1,553,500
Site Pavements	\$365,200	\$1,113,200
Total	\$11,352,300	\$18,802,000
Importance Code A	\$6,519,000	\$5,505,300
Importance Code B	\$3,409,000	\$10,193,100
Importance Code C	\$1,424,200	\$3,103,600
Total	\$11,352,300	\$18,802,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$37,300			\$1,300
Interior Architecture	\$16,900	\$836,500	\$41,800	\$61,900
Electrical	\$44,100	\$26,600	\$25,800	\$27,500
Mechanical	\$63,100	\$81,700	\$121,900	\$85,400
Site Enclosure	\$11,200			
Site Pavements	\$55,700			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$242,700	\$959,200	\$203,900	\$190,500
Importance Code A	\$67,500	\$25,900	\$25,900	\$27,300
Importance Code B	\$108,300	\$933,200	\$177,900	\$143,500
Importance Code C	\$66,900			\$19,800
Total	\$242,700	\$959,200	\$203,900	\$190,500



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$62,700	
	Glass Block	3%			LIFE	**	5	\$4,700	
	Masonry: Brick	90%	Now	\$1,900,000	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	\$4,101,600	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	\$152,300	10	\$16,800	
Parapets									
	Masonry: Brick	50%	Now	\$293,600	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	\$2,900	
	Metal Rail	45%			2036	**	5-10	\$368,800	
Roof									
	Copper/Terne	10%	Now	\$22,600	2046	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Above Kitchen									
	Modified Bitumen	85%			2031	\$3,996,300	10	\$357,600	
	Sloped Glazing	5%			LIFE	**	5	\$280,400	
Soffits									
	Cast in Place Concrete	5%	0-2	\$5,300	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	\$814,000	3	\$67,500	
	Cast in Place Concrete	15%			LIFE	**	5	\$147,700	
	Ceramic Tile	3%			2034	\$778,400	5	\$13,500	
	Quarry Tile	5%			2036	**	5	\$33,800	
	Terrazzo	7%	0-2	\$60,200	LIFE	**	5	\$24,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor Corridor								
	Vinyl Tile	55%			2031	\$6,992,400	3	\$92,800	
	Vinyl Tile 9" X 9"	5%	Now	\$92,000	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	\$1,852,100	5	\$32,900	
	Ceramic Tile	1%			2044	**	5	\$6,600	
	Glass: Single Pane	2%			LIFE	**	5	\$9,900	
	Gypsum Board	13%			LIFE	**	5	\$51,400	
	Gypsum Board	2%			LIFE	**	5	\$7,900	
	Marble Panels	2%			LIFE	**			
	Plaster	40%			LIFE	**	5	\$79,000	
	SGFT/Glazed Masonry	35%	Now	\$1,059,100	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 Struc: Concrete	10%			LIFE	**	5	\$6,800	
	Metal Panel	5%			LIFE	**	5	\$27,100	
	Plaster	35%	Now	\$236,300	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	\$11,200	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	\$15,200	2034	\$303,900			
		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	\$143,800	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	\$40,500	2034	\$809,300			
		Misaligned/Bulging, Extent : Light, Area Affected : 20%							
		Location : Rear Service Area							
	Cast in Place Concrete	50%	0-2	\$221,300	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	\$326,900	1		
	Conduit	30%			2051	* *	1		
Panelboards									
	Fused Disc Sw	5%			2030	\$24,500	5	\$400	
	Fused Disc Sw	5%			2047	* *	5	\$400	
	Molded Case Bkrs	70%			2030	\$342,800	5	\$6,000	
	Molded Case Bkrs	20%			2039	* *	5	\$1,700	

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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	\$347,500	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	\$445,300	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	\$4,800	
Stand-by Power									
Transfer Switches									
	Automatic	100%	Now	\$10,700	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%			2026	\$2,500	5	\$12,100	
Fuel Storage									
	Main Tank	50%			2059	**	5		
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	Fluorescent	55%			2036	* *	10	\$165,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Using T-12 Lamps								
Fluorescent	Fluorescent	5%			2036	* *	10	\$15,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways								
	Explanation : Compact Fluorescent Light Fixtures								
Fluorescent	Fluorescent	10%			2036	* *	10	\$30,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
Egress Lighting									
Emergency, Service	Emergency, Service	50%			2036	* *	1		
	Emergency, Battery	10%			2031	\$56,200	10	\$7,900	
	Exit, Service	40%			2031	\$57,700	1		
Exterior Lighting									
HID	HID	30%			2026	\$468,300	10	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof And Outside Perimeter								
	Explanation : Operated Via Photocell								
No Component	No Component	70%							
Alarm									
Security System									
No Component	No Component	90%							
	Generic	10%			2031	\$62,800	1	\$12,200	
Fire/Smoke Detection									
No Component	No Component	90%							
	Generic, Digital	10%			2036	* *	1-3	\$20,200	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Mechanical		Current 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	\$285,400			
	Steam Boiler	80%			2044	* *	1	\$259,200	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	80%			2039	**	4	\$19,400	
	Steam Piping/Pump	20%			2051	**			
	Terminal Devices								
	Convactor/Radiator	100%			2036	**	1	\$105,700	
	Other Observation, Extent : N/A, 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	\$397,200			
	Window/Wall Unit	70%			2026	\$887,200	1		
	Distribution								
	Ductwork/Diffusers	35%			LIFE	**	2	\$149,000	
	No Component	65%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$182,500	
	Exhaust Fans								
	Interior	80%			2031	\$1,187,000	2	\$8,000	
	Roof	20%			2036	**	2	\$2,000	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2036	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$17,500	2		
	Other Observation, Extent : N/A, 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 : N/A, 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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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	\$67,000	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	\$171,100	
	Sprinkler								
	Generic	100%			2041	**	1-2	\$91,700	
	Chemical System								
	No Component	96%							
	Generic	4%			2029	\$2,000	1-3	\$9,700	
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : Kitchen Hood And Elevator Machine Room						
			Explanation : Kitchen Hood And Elevator Machine Room						

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,002,900	\$1,719,300
Interior Architecture	\$84,400	\$3,913,700
Electrical	\$757,400	\$2,251,800
Mechanical	\$3,399,400	\$913,300
Site Pavements	\$85,900	\$9,361,600
Total	\$6,329,900	\$18,159,600
Importance Code A	\$2,246,400	\$1,777,300
Importance Code B	\$3,997,700	\$6,865,200
Importance Code C	\$85,900	\$9,517,100
Total	\$6,329,900	\$18,159,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$36,600	\$38,200		
Interior Architecture	\$11,200	\$21,500	\$9,000	\$14,300
Electrical	\$25,800	\$15,500	\$15,200	\$15,500
Mechanical	\$95,200	\$28,400	\$34,000	\$30,900
Site Pavements	\$7,800			
Elevators/Escalators	\$37,200	\$37,200	\$37,200	\$37,200
Total	\$213,800	\$140,700	\$95,400	\$97,900
Importance Code A	\$43,800	\$42,800	\$4,700	\$7,500
Importance Code B	\$158,500	\$97,900	\$90,700	\$90,500
Importance Code C	\$11,500			
Total	\$213,800	\$140,700	\$95,400	\$97,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	5%			LIFE	**	5	\$7,600	
	Masonry: Brick	95%	Now	\$1,948,400	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 : N/A, Area Affected : 100%									
Location : Throughout									
Parapets									
	Masonry: Brick	85%	Now	\$54,500	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	\$1,600	
	Metal Rail	10%			2036	**	5-10	\$44,700	
Roof									
	Copper/Terne	3%			2046	**	10	\$9,400	
	Modified Bitumen	97%			2031	\$1,365,700	10	\$122,200	
Soffits									
	Cast in Place Concrete	10%			LIFE	**	5	\$800	
	No Component	90%							
Interior									
Floors									
	Ceramic Tile	10%			2034	\$1,651,200	5	\$28,600	
	Terrazzo	5%			LIFE	**	5	\$11,200	
	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	\$2,022,500	3	\$26,900	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	1%	Now	\$11,200	LIFE	**	5	\$2,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Stair To Basement Crawl Space									
	Gypsum Board	15%			LIFE	**	5	\$52,400	
	Plaster	59%			LIFE	**	5	\$103,100	
	SGFT/Glazed Masonry	20%			LIFE	**			

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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 Struc: Concrete	5%			LIFE	**	5	\$2,000	
	Metal Panel	5%			LIFE	**	5	\$16,200	
	Plaster	25%			LIFE	**	5	\$40,600	
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	\$3,900	2036	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	No Component	80%							
On-Site Walkways									
	Cast in Place Concrete	25%	0-2	\$300	2036	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	No Component	75%							
Parking/Driveway									
	Asphalt	20%	Now	\$85,900	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	\$9,361,600			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : East Of Builidng							
		Explanation : Gravel Parking Area							
Activity Yard									
	Asphalt	10%	Now	\$3,600	2034	\$35,600			
		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 : N/A, 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	\$186,800	1		
	Conduit	20%			2051	* *	1		
Panelboards									
	Fused Disc Sw	5%			2047	* *	5	\$200	
	Fused Disc Sw	5%			2030	\$12,200	5	\$200	
	Molded Case Bkrs	70%			2030	\$171,400	5	\$3,500	
	Molded Case Bkrs	20%			2047	* *	5	\$1,000	
Wiring									
	Braided Cloth	60%	2-4	\$210,400	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2031	\$70,100	1		
	Thermoplastic	20%			2051	* *	1		
Motor Controllers									
	Locally Mounted	80%			2029	\$460,500	5	\$1,000	
	Locally Mounted	20%			2044	* *	5	\$300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,800	
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%			2026	\$2,500	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	Fluorescent	50%			2031	\$1,467,000	10	\$86,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
Fluorescent	Fluorescent	10%			2036	* *	10	\$17,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways								
	Explanation : Compact Fluorescent Light Fixtures								
Fluorescent	Fluorescent	10%			2036	* *	10	\$17,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
Egress Lighting									
Emergency, Service	Emergency, Service	50%			2036	* *	1		
	Emergency, Battery	5%			2031	\$16,200	10	\$2,300	
	Exit, Service	45%			2031	\$37,400	1		
Exterior Lighting									
HID	HID	30%			2031	\$269,900	10	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof And Outside Perimeter								
	Explanation : Operated Via Photocell								
No Component	No Component	70%							
Alarm									
Security System									
No Component	No Component	90%							
	Generic	10%			2031	\$36,200	1	\$7,000	
Fire/Smoke Detection									
No Component	No Component	90%							
	Generic, Digital	10%			2031	\$49,700	1-3	\$11,600	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Mechanical		Current 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	\$243,500	1	\$46,600	
	Pres. Reducing Valve/LP Steam	50%			2034	\$58,000	5	\$5,600	
	Distribution								
	Hot Wtr Piping/Pump	50%			2047	* *	4	\$7,000	
	Steam Piping/Pump	50%			2041	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	100%			2036	* *	1	\$60,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Split Unit	5%	0-2	\$45,800	2041	* *			
		Damaged, Extent : Severe, Area Affected : 100%							
		Location : Roof Elevator Machine Room Unit							
	Window/Wall Unit	95%			2026	\$694,000	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$105,200	
	Exhaust Fans								
	Interior	100%			2031	\$855,300	2	\$5,800	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	\$2,461,800	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$38,600	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	\$98,600	
	Sprinkler								
	Generic	100%			2057	* *	1-2	\$52,800	

*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
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	\$1,300	1-3	\$6,500	
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.
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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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$904,600	\$586,100
Interior Architecture		\$1,652,900
Electrical	\$159,800	\$186,100
Mechanical	\$190,700	\$285,400
Total	\$1,255,100	\$2,710,400
Importance Code A	\$904,600	\$586,100
Importance Code B	\$350,500	\$1,628,100
Importance Code C		\$496,300
Total	\$1,255,100	\$2,710,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$3,500			
Interior Architecture	\$74,900			\$10,400
Electrical	\$46,600	\$3,900	\$3,700	\$4,000
Mechanical	\$16,400	\$6,800	\$8,200	\$10,100
Site Pavements	\$2,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$151,200	\$17,900	\$19,100	\$31,700
Importance Code A	\$4,800	\$800	\$800	\$1,600
Importance Code B	\$146,200	\$17,100	\$18,200	\$25,700
Importance Code C	\$200			\$4,400
Total	\$151,200	\$17,900	\$19,100	\$31,700



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%	Now	\$370,500	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	\$435,600	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	\$26,700	10	\$2,900	
Parapets									
	Masonry: Brick	35%			LIFE	* *	5	\$5,200	
	Masonry: Limestone	5%			LIFE	* *	5	\$900	
	Metal Rail	60%			2036	* *	5-10	\$162,300	
Roof									
	Modified Bitumen	100%			2031	\$434,300	10	\$38,900	
Soffits									
	Wood	5%	Now	\$3,500	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	\$14,900	
	Terrazzo	20%			LIFE	* *	5	\$10,700	
	Vinyl Tile	60%	0-2	\$23,100	2031	\$1,156,600	3	\$15,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	10%	Now	\$27,900	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	\$496,300	5	\$8,800	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$3,500	
	Gypsum Board	25%			LIFE	* *	5	\$26,500	
	Plaster	50%			LIFE	* *	5	\$26,500	
	SGFT/Glazed Masonry	15%			LIFE	* *			

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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 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 Struc: Concrete	5%			LIFE	* *	5	\$500	
	Plaster	25%			LIFE	* *	5	\$10,700	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	20%	Now	\$2,400	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 : N/A, 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	\$49,200	1		
Conduit	20%			2051	* *	1		
Panelboards								
Fused Disc Sw	5%			2030	\$3,100	5		
Fused Disc Sw	5%			2047	* *	5		
Molded Case Bkrs	60%			2030	\$36,700	5	\$700	
Molded Case Bkrs	30%			2039	* *	5	\$300	
Wiring								
Braided Cloth	60%	2-4	\$53,700	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2041	* *	1		
Thermoplastic	20%			2041	* *	1		

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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 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	\$106,000	5	\$200	
	Locally Mounted	30%			2044	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
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%			2026	\$2,500	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 : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Using T-12 Lamps								
	Fluorescent	5%			2036	* *	10	\$1,900	
	Other Observation, Extent : N/A, 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	\$11,900	1		
	Emergency, Battery	5%			2031	\$3,600	10	\$500	
	Exit, Service	50%			2031	\$9,300	1		
	Exterior Lighting								
	HID	50%			2031	\$100,200	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	\$16,100	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

\$43,400

1

\$8,300

Pres. Reducing Valve/LP Steam

60%

2034

\$15,500

5

\$1,500

Distribution

Hot Wtr Piping/Pump

40%

2039

* *

4

\$1,200

Steam Piping/Pump

60%

Now

\$4,100

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

\$48,500

2041

* *

1

\$2,300

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

Air Handler

25%

Now

\$20,200

2031

\$202,000

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

\$122,000

1

No Component

25%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$23,400

Exhaust Fans

Roof

100%

2031

\$83,300

2

\$1,300

Plumbing

H/C Water Piping

Galvanized Steel

100%

2036

* *

1

HW Heat Exchanger

Steam Fired

100%

2041

* *

4

\$4,200

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$22,000	
	Sprinkler								
	Generic	100%			2057	**	1-2	\$11,800	
	Chemical System								
	No Component	98%							
	Generic	2%			2026	\$1,400	1-3	\$6,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Elevator Machine Room						
			Explanation : Elevator Machine Room						

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 02-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$96,400	\$34,800
Site Pavements		\$226,400
Total	\$96,400	\$261,300
Importance Code A	\$96,400	\$34,800
Importance Code C		\$226,400
Total	\$96,400	\$261,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$23,800	\$5,300	\$500	
Interior Architecture	\$600		\$500	
Electrical	\$500	\$400	\$600	\$500
Mechanical	\$200	\$6,300	\$500	\$200
Site Pavements	\$22,600			
Total	\$47,700	\$12,000	\$2,200	\$700
Importance Code A	\$23,800	\$5,300	\$500	
Importance Code B	\$900	\$6,700	\$1,700	\$700
Importance Code C	\$23,000			
Total	\$47,700	\$12,000	\$2,200	\$700



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

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

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HEALTH AND HOSPITALS CORP. - 819
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	\$96,400	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 : Moderate, 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 And Garage Doors							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : North And East Facades							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Exterior Corners Of Building							
Metal Sect. OHD	18%			2037	**	5	\$8,600	
Stucco Cement	5%			2037	**	5	\$1,900	
Window Wall	2%	Now	\$9,500	2062	**	5	\$600	
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Drafty And Misaligned							
	Explanation : Poorly Installed							
Windows								
Aluminum	40%			2031		5	\$700	
	Air Infiltration, Extent : Light, Area Affected : 50%							
	Location : West Facade, East Facade Transom							
Aluminum	60%			2048	**	5	\$1,100	
Parapets								
Masonry: Brick	90%	Now	\$10,900	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	\$3,100	LIFE	**	5	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Corners							
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	**	5	\$10,300	
Ceramic Tile	5%			2041	**	5	\$500	
Vinyl Tile	45%			2037	**	3	\$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
CONEY ISLAND HOSPITAL AMBULANCE
Asset # : 2671

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	5%			2041	* *	5	\$700	
	Concrete Masonry Unit	15%			LIFE	* *	5	\$800	
	Fiberglass Panel	15%			LIFE	* *			
	Gypsum Board	45%			LIFE	* *	5	\$3,600	
	Masonry: Brick	20%			LIFE	* *			
	Ceilings								
	AcousTileSusp.Lay-In	60%			2045	* *	5	\$5,600	
	Exposed Struc: Concrete	40%			LIFE	* *	5	\$600	
Site Enclosure									
	Retaining Walls								
	Under Construction	100%							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%			2037	* *			
	Parking/Driveway								
	Asphalt	100%	Now	\$22,600	2035	\$226,400			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Aprons At Garage Bays								
	Sinking/Subsiding, Extent : Moderate, 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%			2032	\$1,800	1		
	Conduit	60%			2058	* *	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$500	5		
	Molded Case Bkrs	30%			2031	\$3,100	5	\$100	
	Molded Case Bkrs	65%			2054	* *	5	\$100	
Wiring									
	Thermoplastic	30%			2032	\$2,800	1		
	Thermoplastic	70%			2058	* *	1		
Motor Controllers									
	Locally Mounted	100%			2049	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2032	\$9,100	10	\$1,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Fluorescent	80%			2040	* *	10	\$4,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Egress Lighting

Emergency, Service	50%		2040	**	1	
Emergency, Battery	10%		2040	**	10	\$200
Exit, Service	40%		2040	**	1	

Exterior Lighting

HID	25%		2040	**	10	
LED	5%		2040	**		
No Component	70%					

Alarm

Fire/Smoke Detection

Generic, Digital	100%		2040	**	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

Energy Source

Plant Campus Steam / PRV	100%		2042	**	1	

Other Observation, Extent : N/A, Area Affected : 100%

Location : Power Plant

Explanation : Steam Comes From Adjacent Power Plant Building. Pressure Reducing Valve Located In The Power Plant

Distribution

Steam Piping/Pump	100%		2052	**		

Terminal Devices

Air Handler	40%		2037	**	1	\$1,600

Other Observation, Extent : N/A, Area Affected : 100%

Location : Roof

Explanation : 1 Unit

Convactor/Radiator	10%		2037	**	1	\$200
Unit Heater - Steam	50%		2032	\$18,300	4	\$300

Air Conditioning

Energy Source

Electricity	100%		2040	**	1	

Conversion Equipment

Exterior Pkg Unit - Cooling	25%		2042	**	2	\$100

Other Observation, Extent : N/A, Area Affected : 25%

Location : Roof

Explanation : 2 Units

Window/Wall Unit	25%		2027	\$6,100	1	
No Component	50%					

Ventilation

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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
	Ductwork/Diffusers	40%		LIFE	* *	2-5	\$1,400	
	No Component	60%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%		2037	* *	1		
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.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 02-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,4,6
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,921,800	\$113,400
Interior Architecture		\$2,577,600
Electrical	\$231,100	\$1,302,700
Mechanical	\$442,800	\$1,032,300
Total	\$2,595,600	\$5,026,000
Importance Code A	\$1,974,900	\$113,400
Importance Code B	\$620,800	\$4,403,400
Importance Code C		\$509,200
Total	\$2,595,600	\$5,026,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$78,400	\$9,300		
Interior Architecture	\$61,600	\$5,800		\$8,200
Electrical	\$13,100	\$24,700	\$13,500	\$12,100
Mechanical	\$10,900	\$24,700	\$11,900	\$17,000
Site Pavements	\$6,900			
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
Total	\$186,200	\$79,800	\$40,800	\$52,700
Importance Code A	\$79,400	\$10,500	\$1,000	\$1,000
Importance Code B	\$106,800	\$69,300	\$39,800	\$51,600
Importance Code C				
Total	\$186,200	\$79,800	\$40,800	\$52,700



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

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

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HEALTH AND HOSPITALS CORP. - 819
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%			2052	* *	10	\$16,600	
	Masonry: Brick	80%	Now	\$955,000	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								
	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								
	Sidewalk Shed in Use, Extent : Light, Area Affected : 60%								
	Location : North And West Elevations								
	Masonry: Limestone	10%	Now	\$342,500	LIFE	* *	5	\$10,600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : All Facades								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
	Location : North East Corner Between 4th And 5th Floors								
	Window Wall	5%	Now	\$22,000	2052	* *	5	\$13,300	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Windows									
	Aluminum	100%			2040	* *	5	\$3,100	
Parapets									
	Masonry: Brick	90%	Now	\$69,400	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 : Moderate, Area Affected : 15%								
	Location : North East Corner								
	Masonry: Limestone	10%	0-2	\$15,100	LIFE	* *	5	\$700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : At Cornice								
	Loose Units, Extent : Moderate, Area Affected : 15%								
	Location : North East Corner And West Facade At Coping								
	Water Penetration, Extent : Moderate, 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)	60%	Now	\$99,900	2027	\$332,900			
	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							
Modified Bitumen	20%			2037	* *	10	\$9,300	
Panel/Paver: Cer/Brk	5%	Now	\$32,000	2062	* *			
	Water Penetration, Extent : Moderate, Area Affected : 100%							
	Location : Roof Adjacent To Stair T							
Plaza Roof: Stone Panels	10%	Now	\$122,200	2062	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Activity Yard Adjacent To Occupational / Physical Therapy Room							
	Explanation : Worn, Eroded, Cracking, Crumbling, Ponding, Unsafe							
Roll Roofing	5%	Now	\$9,300	2034	\$15,400	5	\$1,900	
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Engineer Office							
Soffits								
Metal Panel	100%			2042	* *	5-10		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Entry Canopy							
	Explanation : Main Entry Canopy							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$16,800	
Ceramic Tile	5%			2035	\$221,700	5	\$3,800	
Vinyl Tile	85%	4+	\$36,900	2032	\$1,846,700	3	\$24,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%			2035	\$509,200	5	\$9,100	
Glass: Single Pane	5%			LIFE	* *	5	\$6,800	
Gypsum Board	15%			LIFE	* *	5	\$16,300	
Plaster	75%			LIFE	* *	5	\$40,700	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	50%	4+	\$12,700	2037	* *	5	\$24,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	15%			2037	* *	5	\$11,500	
	Exposed Struc: Concrete	10%			LIFE	* *	5	\$1,200	
	Plaster	25%	4+	\$12,000	LIFE	* *	5	\$12,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Bridge Connecting To Main Building							
Site Enclosure									
	Fence/Gates								
	Chain Link	15%			2042	* *			
	Iron Picket	85%			2052	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$6,900	2037	* *			
		Sinking/Subsiding, Extent : Moderate, Area Affected : 2%							
		Location : Ocean Parkway Side By Bus Stop							
	On-Site Walkways								
	Cast in Place Concrete	20%			2037	* *			
	Not Accessible	80%							
	Parking/Driveway								
	Not Accessible	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								
	Fused Disc Sw	100%			2032	\$25,900	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2,000 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$166,200	5	\$2,000	
	Raceway								
	Conduit	100%			2032	\$118,500	1		
	Panelboards								
	Fused Disc Sw	10%			2031	\$9,200	5	\$200	
	Molded Case Bkrs	90%			2031	\$82,600	5	\$1,800	
	Wiring								
	Braided Cloth	70%	2-4	\$124,500	2057	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2032	\$53,300	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2030	\$242,400	5	\$500	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	\$14,000	1	\$22,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Three Automatic Transfer Switches								
	Generators								
	Diesel	100%			2041	* *	1	\$28,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Parking Lot Behind Building								
	Explanation : 300 Kilowatt Temporary Diesel Generator Installed								
Lighting									
	Interior Lighting								
	Fluorescent	80%			2032	\$639,600	10	\$37,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	20%			2040	* *	10	\$9,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : First Floor								
	Egress Lighting								
	Emergency, Service	10%			2040	* *	1		
	Emergency, Service	40%			2032	\$12,900	1		
	Exit, Service	50%			2027	\$11,300	1		
	Exterior Lighting								
	HID	30%			2027	\$106,600	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2037	* *	1	\$27,800	
	Fire/Smoke Detection								
	Generic, Digital	100%			2040	* *	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									

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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2032	\$2,900	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : 4th Floor Mechanical Equipment Room Explanation : Steam Comes From Separate Power Plant Building Pressure Reducing Valve Station Located In Power Plant Building							
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	40%			2028	\$53,100	1	\$10,200	
		Other Observation, Extent : N/A, Area Affected : 40% Location : 4th Floor Mechanical Equipment Room Explanation : 2 Units							
	No Component	60%							
Distribution									
	Hot Wtr Piping/Pump	40%			2040	* *	4	\$1,000	
	Steam Piping/Pump	60%			2052	* *			
Terminal Devices									
	Air Handler	20%			2032	\$79,100	1	\$6,400	
	Convactor/Radiator	40%			2037	* *	1	\$6,600	
	Induction Unit	40%			2035	\$31,200	1	\$6,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	40%			2027	\$310,100	1	\$9,500	
		Other Observation, Extent : N/A, Area Affected : 40% Location : 4th Floor Mechanical Room Explanation : Using 410a Refrigerant.							
	Split Unit	10%			2037	* *			
		Other Observation, Extent : N/A, Area Affected : 5% Location : Ground Floor Back Yard Explanation : Supply 1st Floor							
	Window/Wall Unit	40%			2027	\$79,600	1		
	No Component	10%							
Distribution									
	CW & CHW Wtr Pipe/Pump	40%			2042	* *	4	\$1,500	
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2032	\$367,000	1	\$12,700	
	No Component	60%							
Heat Rejection									
	Water Cooling Tower	100%			2033	\$238,900	2	\$51,700	

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
CONEY ISLAND HOSPITAL HAMMETT BUILDING
Asset # : 89

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$11,500	
	No Component	60%							
Exhaust Fans									
	Interior	40%			2032	\$93,200	2	\$600	
	Roof	10%			2032	\$10,200	2	\$200	
	No Component	50%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2032	\$254,100	4	\$5,100	
	Other Observation, Extent : N/A, 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%			2026	\$2,300	4	\$2,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : 2 Units								
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Gearless Traction	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor To 6th Floor								
	Explanation : Two Units								
Fire Suppression									
Standpipe									
	Generic	100%			2042	**	1-5	\$25,900	
Sprinkler									
	No Component	50%							
	Generic	50%			2052	**	1-2	\$7,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 3rd, 4th And 5th Floor								
	Explanation : Three Floors Out Of Six								

*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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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** : 1953 / 2018
Area Sq Ft : 722,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 02-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,9,10,11,13,14
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,325,000	\$2,809,000
Interior Architecture	\$1,368,000	\$2,526,700
Electrical	\$1,849,700	\$2,621,600
Mechanical	\$13,467,800	\$3,200,000
Site Pavements		\$333,200
Total	\$18,010,400	\$11,490,500
Importance Code A	\$1,325,000	\$4,228,900
Importance Code B	\$16,685,400	\$6,631,800
Importance Code C		\$629,800
Total	\$18,010,400	\$11,490,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$58,100	\$47,200		
Interior Architecture	\$34,900	\$40,000		\$100,000
Electrical	\$95,900	\$92,500	\$105,600	\$97,400
Mechanical	\$132,900	\$91,100	\$188,000	\$77,800
Site Pavements	\$31,900			
Elevators/Escalators	\$86,400	\$86,400	\$86,400	\$86,400
Total	\$440,000	\$357,200	\$380,000	\$361,600
Importance Code A	\$82,800	\$71,900	\$26,200	\$24,700
Importance Code B	\$290,500	\$285,300	\$353,700	\$336,900
Importance Code C	\$66,800			
Total	\$440,000	\$357,200	\$380,000	\$361,600



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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	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$160,200	LIFE	**	5	\$130,900	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : 3rd And 5th Floor Sun Shade Cantilevers								
Staining/Discoloring, Extent : Moderate, Area Affected : 75%								
Location : Throughout Underside Of All Sun Shade Cantilevers								
Masonry: Brick	53%			LIFE	**	5	\$277,500	
Metal Sect. OHD	2%			2037	**	5	\$32,700	
Pre-Cast Concrete	5%	Now	\$97,100	LIFE	**	5	\$85,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Lower One Story Building Wings								
Window Wall	35%			2052	**	5	\$687,300	
Windows								
Aluminum	98%			2048	**	5	\$270,400	
Metal Louvers	2%			2041	**	10	\$34,500	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$25,600	
Masonry: Limestone	10%	0-2	\$32,400	LIFE	**	5	\$6,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Throughout								
Metal Panel	5%			2042	**	5	\$9,900	
Metal Rail	30%			2045	**	5-10	\$277,000	
Metal: Cage/Fence	5%			2037	**	5-10	\$19,800	

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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									
Roof									
	Built-Up (BUR)	35%			2032	\$1,201,700	10	\$100,700	
		Gravel/Slag Surface, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Copper/Terne	2%			2047	* *	10	\$14,400	
	Fluid Applied Roofing	10%	Now	\$206,200	2072	* *			
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : 8th Floor Balcony							
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : 8th Floor Balcony							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Areas Below 8th Floor Balcony							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : 8th Floor Balcony							
	Modified Bitumen	35%			2037	* *	10	\$100,700	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : South Building Wings And Central Core Roofs							
	Modified Bitumen	8%	4+	\$25,700	2032	\$257,200			
		Ponding, Extent : Moderate, Area Affected : 25%							
		Location : Lower One Story Roof Areas							
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Lower One Story Roof Areas							
	Panel/Paver: Cer/Brk	2%	Now	\$79,200	2062	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : 3rd Floor Off Of Physical Training Room							
		Vegetation Growth, Extent : Light, Area Affected : 75%							
		Location : 3rd Floor Off Of Physical Training Room							
	Traffic Topping	8%	Now	\$202,700	2042	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : 3rd Floor Activity Roof Off Of Physical Therapy							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : 3rd Floor Activity Roof Off Of Physical Therapy							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 3rd Floor Activity Roof Off Of Physical Therapy							
		Explanation : This Roof Is A Plaza Roof Comprised Of Multiple Failing Materials Including Granite, Asphalt And Concrete							
Soffits									
	Cast in Place Concrete	10%			LIFE	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Canopy At Loading Dock							
		Explanation : None							
	Metal Panel	2%			2042	* *	5-10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Entry Canopy							
		Explanation : None							
	Stucco Cement	88%			2037	* *	5		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$116,700	
	Ceramic Tile	5%			2041	**	5	\$53,300	
	Ceramic Tile	5%			2041	**	5	\$53,300	
	Quarry Tile	5%			2037	**	5	\$80,000	
	Raised Access Floor	2%			2035	\$1,260,000	5	\$80,000	
	Terrazzo	3%			LIFE	**	5	\$25,000	
	Vinyl Tile	75%	4+	\$452,000	2037	**	3	\$300,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	6%			2041	**	5	\$69,800	
	Concrete Masonry Unit	15%			LIFE	**	5	\$69,800	
	Glass: Single Pane	2%			LIFE	**	5	\$17,400	
	Gypsum Board	15%			LIFE	**	5	\$104,700	
	Marble Panels	2%			LIFE	**			
	Plaster	35%			LIFE	**	5	\$122,100	
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	10%			2037	**	5	\$133,300	
	AcousTileSusp.Lay-In	25%	Now	\$90,700	2045	**	5	\$133,300	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Emergency Room And Kitchen Storage								
	Exposed Struc: Concrete	5%	Now	\$163,400	LIFE	**	5	\$8,300	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 2nd Floor Kitchen								
	Metal Panel	30%	Now	\$541,900	LIFE	**	5	\$400,000	
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Various Corridors								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : Various Corridors								
	Plaster	30%			LIFE	**	5	\$200,000	
Site Enclosure									
Retaining Walls									
	Under Construction	100%							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2037	**			
On-Site Walkways									
	Cast in Place Concrete	85%	0-2	\$3,900	2037	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Various Areas Adjacent To Loading Dock Areas								
	Under Construction	15%							

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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

Site Pavements

Parking/Driveway

Asphalt

60% 0-2 \$16,700 2035 \$333,200

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

Location : East Parking Areas

Cast in Place Concrete

30% 0-2 \$11,400 2037 * *

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

Location : Inner Courtyard Driveway On East Side Of Building

Under Construction

10%

Activity Yard

Pavers/Stone

100% 2035

Other Observation, Extent : N/A, Area Affected : 100%

Location : West Inner Courtyard Area

Explanation : Location Noted.

Electrical	Current Repair			Future 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% 2058 * * 5 \$2,200

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room 1st Floor

Explanation : Two 4,000 Ampere Main Disconnect Switches For Sections C And D

Fused Disc Sw

30% 2058 * * 5 \$900

Transformers

Dry Type

100% 2037 * * 5 \$2,700

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : One 500 Kilovolt-ampere, 480 Hv-208/120 Low Voltage

Switchgear / Switchboard

Air Circuit Breaker

40% 2042 * * 5 \$1,500

Fused Disc Sw

50% 2058 * * 5 \$1,600

Fused Disc Sw

10% 2032 \$86,400 5 \$300

Raceway

Conduit

70% 2032 \$653,700 1

Conduit

30% 2058 * * 1

Panelboards

Fused Disc Sw

5% 2031 \$49,000 5 \$800

Fused Disc Sw

5% 2054 * * 5 \$800

Molded Case Bkrs

60% 2031 \$587,700 5 \$11,400

Molded Case Bkrs

30% 2054 * * 5 \$5,700

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HEALTH AND HOSPITALS CORP. - 819

CONEY ISLAND HOSPITAL MAIN BLDG.

Asset # : 88

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	50%	2-4	\$695,100	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	40%			2058	* *	1		
	Thermoplastic	10%			2032	\$139,000	1		
Motor Controllers									
	Locally Mounted	10%			2030		5	\$500	
	Motor Control Center	40%			2030	\$714,300	5	\$7,900	
	Motor Control Center	45%			2049	* *	5	\$8,900	
	Variable Frequency Drive	5%			2045	* *			
Ground									
Grounding Devices									
	Not Accessible	50%							
	Not Accessible	50%							
Stand-by Power									
Transfer Switches									
	Automatic	65%			2049	* *	1	\$144,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Twenty Automatic Transfer Switches									
	Automatic	35%			2030	\$37,400	1	\$77,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Twelve Automatic Transfer Switches									
Lighting									
Interior Lighting									
	Fluorescent	40%			2042	* *	10	\$261,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	20%			2037	* *	10	\$130,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-5 Lamps									
	Fluorescent	10%			2037	* *	10	\$65,400	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	20%			2037	* *	10	\$130,700	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	LED	10%			2040	* *			

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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

Lighting

Egress Lighting

Emergency, Service	20%			2037	**	1		
Emergency, Service	40%			2042	**	1		
Emergency, Battery	5%			2032	\$61,200	10	\$8,600	
Exit, Service	10%			2032	\$31,400	1		
Exit, Service	25%			2042	**	1		

Exterior Lighting

HID	24%			2027	\$827,700	10	\$500	
HID	6%			2042	**	10	\$100	
No Component	70%							

Alarm

Security System

Generic	100%			2037	**	1	\$270,000	

Fire/Smoke Detection

Generic, Digital	100%			2037	**	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

Energy Source

Plant Campus Steam / PRV	100%			2042	**	1		

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : Steam Comes From Separate Power Plant Building

Conversion Equipment

Heat Exchanger, Plate & Frame	70%			2035	\$1,288,300	1	\$246,700	

Other Observation, Extent : N/A, Area Affected : 70%

Location : 2 Units In 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%			2035	\$131,600	5	\$12,700	

Distribution

Hot Wtr Piping/Pump	70%			2048	**	4	\$24,600	
Steam Piping/Pump	30%			2042	**			

Terminal Devices

Air Handler	30%			2027	\$4,114,000	1	\$132,200	
Convactor/Radiator	70%	Now	\$83,400	2037	**	1	\$145,000	

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

Location : Throughout

Explanation : Thermostatic Valves Need Repair Or Replacement

Air Conditioning

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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									
Energy Source									
	District Chilled Water	5%		2052		* *	1		
		Other Observation, Extent : N/A, Area Affected : 5%							
		Location : 4th Floor Of New Wing							
		Explanation : Chilled Water Supplied By Power Plant							
	Electricity	95%		2040		* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	3%		2041		* *	1	\$23,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Units Serve Labor And Delivery Rooms							
	Centrifugal, Elec Chiller	2%		2028	\$297,200		1	\$15,400	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Explanation : On Extended Life / Serves Emergency Room							
	Interior Pkg Unit - Cooling	10%		2026	\$1,152,500		2	\$4,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Many Units On Extended Life							
	Exterior Pkg Unit - Cooling	10%		2032	\$799,000		2	\$4,400	
	Split Unit	15%		2037		* *			
	Window/Wall Unit	60%		2026	\$1,656,400		1		
Distribution									
	CW & CHW Wtr Pipe/Pump	5%		2042		* *	4	\$2,600	
	No Component	95%							
Terminal Devices									
	Air Handler/Dir Expansion	20%		2027	\$2,794,300		1		
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%		2032	\$422,000		2	\$99,300	
	Water Cooling Tower	10%		2026	\$368,100		2	\$71,700	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof / Serves Nuclear Medicine Room							
	No Component	70%							
Dehumidifier									
	Generic	100%		2036		* *			
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : 10th Floor Roof							
		Explanation : 1 Unit							

Ventilation

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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									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$397,400	
Exhaust Fans									
	Interior	90%			2027	\$2,908,800	2	\$19,600	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Roof	10%			2032	\$141,400	2	\$2,200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2042	**	4	\$105,700	
Other Observation, Extent : N/A, 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%			2032	\$148,000	4	\$15,300	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 8 Units From 1st To 11th Floor, 1 Unit From 1st To 7th Floor									
Explanation : 9 Units Of Which Two Are Under Construction									
Fire Suppression									
Standpipe									
	Generic	100%			2042	**	1-5	\$359,300	
Sprinkler									
	No Component	80%							
	Generic	20%			2042	**	1-2	\$39,900	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 02-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,405,900	\$93,000
Interior Architecture	\$132,100	\$57,900
Electrical	\$57,700	\$1,488,900
Mechanical		\$567,700
Site Pavements		\$154,400
Total	\$1,595,700	\$2,361,800
Importance Code A	\$1,405,900	\$159,500
Importance Code B	\$134,500	\$2,048,000
Importance Code C	\$55,300	\$154,400
Total	\$1,595,700	\$2,361,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$5,000	\$41,200		
Interior Architecture	\$100			\$100
Electrical	\$26,500	\$15,900	\$2,700	\$2,400
Mechanical	\$5,500	\$8,200	\$5,200	\$8,200
Site Pavements	\$12,400			
Total	\$49,500	\$65,300	\$7,900	\$10,700
Importance Code A	\$6,800	\$43,100	\$1,800	\$1,800
Importance Code B	\$30,300	\$22,200	\$6,100	\$8,900
Importance Code C	\$12,400			
Total	\$49,500	\$65,300	\$7,900	\$10,700



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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								
Exterior Walls								
Masonry: Brick	100%	Now	\$532,900	LIFE	**	5	\$31,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%							
	Location : West Facade And East Facade At Tank Room							
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Outside Corners, Expansion Joints And Wall Penetrations							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
	Location : All Facades And Interior Courtyard							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
	Location : Wall Penetrations Throughout							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations Throughout							
Windows								
Aluminum	20%			2040	**	5	\$600	
Metal Louvers	15%			2035	\$26,400	10	\$2,900	
Steel	65%	Now	\$93,000	2057	**	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							
Parapets								
Masonry: Brick	65%	Now	\$100,200	LIFE	**	5	\$3,900	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Corners							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Interior Parapet Wall Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : West Facade							
Metal Panel	5%			2042	**	5	\$1,200	
Metal Rail	10%			2037	**	5-10	\$10,800	
Metal: Cage/Fence	10%			2037	**	5-10	\$4,600	
Pre-Cast Concrete	10%	Now	\$5,000	LIFE	**	5	\$3,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Interior Parapet Walls							
	Worn/Eroded, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							

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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	\$111,000	2042	* *			1
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Over Storage Area, Carpenter Shops And Lower Roof - East Side								
Copper/Terne	5%			2047	* *	10	\$5,800	
Modified Bitumen	40%			2037	* *	10	\$18,600	
Single Ply Membrane	15%			2027	\$146,100	10	\$7,000	
Skylight, Metal/Glass	5%	Now	\$66,800	2042	* *			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Sloped Glazing	15%	Now	\$355,900	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%			2035	\$32,100	5	\$600	
Vinyl Tile	3%			2032	\$23,600	3	\$400	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$600	
Masonry: Brick	90%	Now	\$55,300	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Plumbing Shop								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Offices - Plumbing Shop								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								

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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 Struc: Concrete 90% Now \$76,800 LIFE * * 5 \$3,900

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

Location : Plumber Shop And Mezzanine Storage

Paint Peeling, Extent : Moderate, Area Affected : 25%

Location : Throughout

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

Location : Plumber Shop And Mezzanine Storage

Exposed Struc: Steel 10% LIFE * *

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout

Explanation : Component Actually Concrete Metal Decking

Site Enclosure

Fence/Gates

Chain Link 100% 2042 * *

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% Now \$4,700 2037 * *

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

Location : Perimeter Sidewalks

Parking/Driveway

Asphalt 100% Now \$7,700 2035 \$154,400

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

Location : Parking Areas

Sinking/Subsiding, Extent : Moderate, 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% 2032 \$53,200 5 \$100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Four 5,000 Ampere Main Disconnect Switches For Generator And Mechanical Equipment

Air Circuit Breaker 20% 2032 \$13,300 5

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : One 2,500 Ampere Main Disconnect Switch For The Building

Switchgear / Switchboard

Fused Disc Sw 30% 2032 \$190,800 5

Molded Case Bkrs 70% 2032 \$445,200 5 \$300

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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									
Raceway									
	Conduit	90%			2032	\$722,800	1		
	Conduit	10%			2058	* *	1		
Panelboards									
	Fused Disc Sw	15%			2031	\$14,700	5	\$100	
	Molded Case Bkrs	65%			2031	\$63,500	5	\$300	
	Molded Case Bkrs	20%			2054	* *	5	\$100	
Wiring									
	Braided Cloth	40%	2-4	\$22,000	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Thermoplastic	40%			2032	\$22,000	1		
	Thermoplastic	20%			2058	* *	1		
Motor Controllers									
	Locally Mounted	10%			2049	* *	5		
	Locally Mounted	20%			2030	\$7,200	5		
	Motor Control Center	70%			2030	\$35,100	5	\$400	
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$100	
	Generic	50%			LIFE	* *	5	\$100	
Stand-by Power									
Transfer Switches									
	Automatic	60%			2030	\$6,700	1	\$3,400	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room 1st Floor Explanation : Four Automatic Transfer Switches							
	Automatic	40%			2049	* *	1	\$2,300	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room 1st Floor Explanation : Two Automatic Transfer Switches							
Generators									
	Diesel	70%			2028	\$57,700	1	\$5,000	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Generator Room 1st Floor Explanation : Two 1,200 Kilowatts							
	Diesel	30%			2045	* *	1	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Generator Room Outside Explanation : One 300 Kilowatts							
Batteries									
	Lead/Acid	70%			2026	\$1,800	5	\$500	
	Nickel Cadmium	30%			2027	\$800	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%			2054	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 275 Gallons							
	Day Tank	40%			2031	\$10,500	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room 1st Floor							
		Explanation : Two 112 Gallons							
	Main Tank	40%			2035	\$31,400	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Fuel Storage Room 1st Floor							
		Explanation : One 25,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2037	* *	10	\$10,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Work Shop And Electrical Room, Offices And Mechanical Equipment Room							
	Fluorescent	10%			2037	* *	10	\$1,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	30%			2042	* *			
	Egress Lighting								
	Emergency, Service	50%			2037	* *	1		
	Emergency, Service	10%			2042	* *	1		
	Emergency, Battery	5%			2032	\$1,600	10	\$200	
	Exit, Service	35%			2032	\$2,900	1		
	Exterior Lighting								
	HID	15%			2032	\$13,300	10		
	LED	15%			2040	* *			
	No Component	70%							
Alarm									
	Fire/Smoke Detection								
	Generic, Digital	100%			2037	* *	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%			2062	* *	1		

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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									
	Conversion Equipment								
	Steam Boiler	100%			2052	* *	1	\$18,400	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 3 Steam Boilers					
Distribution									
	Central Plant Steam	100%			2052	* *	4	\$900	
	Piping/Pmp			Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : Provides Steam To The Other Campus Buildings					
Terminal Devices									
	Fan Coil Unit/Heat	100%			2032	\$471,600	1	\$6,000	
Air Conditioning									
	Energy Source								
	Plant Campus Steam / PRV	100%			2042	* *	1		
	Conversion Equipment								
	Absorption	100%			2037	* *	1	\$20,100	
	Chiller/Direct Fire			Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 1st Floor					
				Explanation : 2 Units. Lithium Bromide Is The Refrigerant Used					
Heat Rejection									
	Water Cooling Tower	100%			2033	\$96,100	2	\$18,700	
Ventilation									
	Exhaust Fans								
	Roof	70%			2032	\$25,800	2	\$400	
	Wall Unit	30%			2032	\$2,500	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2037	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2042	* *	4	\$2,800	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 1st Floor					
				Explanation : Provides Hot Water To Adjacent Building					
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2032	\$3,800	4	\$400	
Fixtures									
	Generic	100%							

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 02-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,8
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$181,600	\$1,461,600
Interior Architecture	\$351,900	\$3,799,500
Electrical	\$111,900	
Mechanical		\$189,000
Site Pavements		\$590,100
Total	\$645,400	\$6,040,200
Importance Code A	\$181,600	\$1,650,600
Importance Code B	\$463,800	\$3,650,400
Importance Code C		\$739,200
Total	\$645,400	\$6,040,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$71,200	\$27,000	
Interior Architecture			\$18,100	
Electrical	\$15,100	\$16,900	\$19,000	\$15,100
Mechanical	\$27,500	\$40,400	\$48,600	\$24,500
Elevators/Escalators	\$40,800	\$40,800	\$40,800	\$40,800
Total	\$83,400	\$169,300	\$153,500	\$80,400
Importance Code A	\$5,100	\$75,100	\$30,700	\$3,600
Importance Code B	\$78,400	\$94,200	\$122,900	\$76,800
Importance Code C				
Total	\$83,400	\$169,300	\$153,500	\$80,400



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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%			2052	**	5-10	\$665,900	
	Pre-Cast Concrete	5%			LIFE	**	5	\$21,000	
	Window Wall	20%			2052	**	5	\$96,900	
Windows									
	Aluminum	100%			2048	**	5	\$54,100	
Parapets									
	Metal Panel	75%			2052	**	5	\$26,900	
	Pre-Cast Concrete	25%			LIFE	**	5	\$14,600	
Roof									
	Modified Bitumen	100%			2032	\$897,100	10	\$80,300	
Soffits									
	Metal Panel	100%			2052	**	5-10	\$33,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Entry Canopy									
Explanation : None									
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$28,800	
	Sheet Vinyl/Rubber	20%	Now	\$351,900	2032	\$3,518,600	5	\$39,400	
Seams Open/Split, Extent : Moderate, Area Affected : 40%									
Location : Corridors									
	Terrazzo	20%			LIFE	**	5	\$41,100	
	Vinyl Tile	55%			2037	**	3	\$54,200	
Interior Walls									
	Concrete Masonry Unit	30%			LIFE	**	5	\$45,900	
	Glass: Special Gauge	5%			LIFE	**	1		
	Gypsum Board	65%			LIFE	**	5	\$149,100	
Ceilings									
	AcousTileSusp.Lay-In	30%			2045	**	5	\$45,200	
	Gypsum Board	70%			LIFE	**	5	\$131,800	
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	90%			2045	**			
	Panel/Paver: Concrete	10%			2052	**			
Parking/Driveway									
	Asphalt	100%			2035	\$590,100			

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
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%			2052	**	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room First Floor									
Explanation : One 4,000 Ampere Main Disconnect Switch									
	Fused Disc Sw	20%			2052	**	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room First Floor									
Explanation : One 800 Ampere Main Disconnect Switch For Emergency									
Switchgear / Switchboard									
	Air Circuit Breaker	70%			2052	**	5	\$400	
	Molded Case Bkrs	30%			2052	**	5	\$1,000	
Raceway									
	Conduit	100%			2052	**	1		
Panelboards									
	Fused Disc Sw	10%			2048	**	5	\$300	
	Molded Case Bkrs	90%			2048	**	5	\$2,900	
Wiring									
	Thermoplastic	100%			2052	**	1		
Motor Controllers									
	Locally Mounted	70%			2045	**	5	\$600	
	Variable Frequency Drive	30%			2049	**			
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	**	1	\$37,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room First Floor									
Explanation : Six Automatic Transfer Switches									
Lighting									
	Interior Lighting								
	Fluorescent	20%			2037	**	10	\$22,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-5 Lamps									
	Fluorescent	75%			2037	**	10	\$83,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	5%			2037	**	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%		2037	**	1				
Emergency, Battery	2%		2037	**	10			\$600	
Exit, LED	40%		2060	**	1				

Exterior Lighting

HID	30%		2037	**	10			\$100	
No Component	70%								

Alarm

Security System

Generic	100%		2037	**	1			\$45,600	

Fire/Smoke Detection

Generic, Digital	100%		2037	**	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%		2042	**	1				

Other Observation, Extent : N/A, Area Affected : 100%

Location : Power Plant

Explanation : Steam Comes From Separate Power Plant Building

Conversion Equipment

Heat Exchanger, Plate & Frame	60%		2035	\$189,000	1			\$36,200	

Other Observation, Extent : N/A, Area Affected : 100%

Location : Power Plant Building

Explanation : Located In Power Plant

Pres. Reducing Valve/LP Steam	40%		2041	**	5			\$2,900	

Distribution

Hot Wtr Piping/Pump	60%		2048	**	4			\$3,600	
Steam Piping/Pump	40%		2052	**					

Terminal Devices

Air Handler	40%		2037	**	1			\$30,200	
Fan Coil Unit/Heat	30%		2037	**	1			\$11,800	
Induction Unit	30%		2041	**	1			\$11,800	

Air Conditioning

Energy Source

District Chilled Water	90%		2052	**	1				

Other Observation, Extent : N/A, Area Affected : 100%

Location : Power Plant Building

Explanation : Chilled Water Comes From Power Plant

Electricity	10%		2048	**	1				

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	10%			2037	**			
	No Component	90%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$6,000	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Room 108k						
			Explanation : Equipment Room Located On The 1st Floor						
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2037	**	1	\$75,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	
	Exhaust Fans								
	Roof	100%			2037	**	2	\$3,700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2052	**	4	\$12,100	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : 1st Floor - Room 191						
			Explanation : 2 Units, Located Behind The Computer Room						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	No Component	50%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : One In Front, One In Rear						
			Explanation : 2 Main Valve Boxes With 90 Percent New Backflow Preventer						
	Generic	50%			2037	**	1	\$3,700	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Fire Pump Room 191						
			Explanation : For Sprinkler Service						
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearless Traction	100%			LIFE	**			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : 1st Floor To 8th Floor						
			Explanation : 5 Units						

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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%		2052	* *	1-5	\$61,500	
	Sprinkler							
	Generic	100%		2052	* *	1-2	\$34,200	
	Fire Pump							
	Generic	100%		2041	* *	1	\$22,800	

*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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 09-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,500,300	\$509,000
Interior Architecture	\$77,600	\$258,600
Electrical		\$360,000
Mechanical	\$159,000	\$851,200
Total	\$1,736,800	\$1,978,800
Importance Code A	\$1,500,300	\$608,700
Importance Code B	\$236,500	\$1,370,100
Total	\$1,736,800	\$1,978,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$47,900			
Interior Architecture	\$32,800	\$21,000	\$2,300	\$1,100
Electrical	\$15,400	\$3,600	\$4,500	\$4,400
Mechanical	\$59,300	\$3,500	\$11,600	\$17,200
Site Enclosure	\$6,900			
Site Pavements	\$13,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$183,300	\$35,300	\$25,700	\$29,900
Importance Code A	\$49,000	\$1,500	\$1,100	\$1,600
Importance Code B	\$120,400	\$33,800	\$23,800	\$28,300
Importance Code C	\$13,800		\$800	
Total	\$183,300	\$35,300	\$25,700	\$29,900



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

HEALTH AND HOSPITALS CORP. - 819
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	\$597,200	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							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations, West Entry Facade							
	Masonry: Marble	5%	Now	\$35,700	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 : Front Entry							
Windows									
	Steel	100%	Now	\$790,900	2059	**	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							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Stairs							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Masonry: Brick	60%	Now	\$11,500	LIFE	**	5	\$1,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Marble	40%			LIFE	**	5	\$1,500	
Roof									
	Built-Up (BUR)	100%	Now	\$112,100	2034	\$373,800			
		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							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Soffits									
	Stucco Cement	100%	Now	\$700	2039	**	5	\$100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Awnings Over Two Rear Entrance Doors							

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
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
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$13,300	
	Ceramic Tile	5%			2043	**	5	\$3,100	
	Terrazzo	15%			LIFE	**	5	\$7,200	
	Vinyl Tile	55%			2039	**	3	\$12,600	
	Vinyl Tile	15%	Now	\$77,600	2034	\$258,600	3	\$3,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
Interior Walls									
	Ceramic Tile	4%			2043	**	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	**			
Ceilings									
	AcousTileSusp.Lay-In	55%			2047	**	5	\$33,600	
	Exposed Struc: Concrete	15%	Now	\$28,100	LIFE	**	5	\$1,400	
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Roof Penthouse								
	Gypsum Board	25%			LIFE	**	5	\$19,100	
	Plaster	5%	Now	\$4,700	LIFE	**	5	\$1,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Basement Corridor								
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2044	**			
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$6,900	2054	**			
	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	\$1,400	2039	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations								
	Masonry: Granite	5%			LIFE	**			
Parking/Driveway									
	Asphalt	100%	Now	\$12,300	2037	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Driveway At Rear Of Building								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2034	\$99,700	5	\$1,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Available Nameplate Ratings									
Switchgear / Switchboard									
	Molded Case Bkrs	90%			2034	\$89,800	5	\$900	
	Molded Case Bkrs	10%			2054	* *	5	\$100	
Raceway									
	Conduit	90%			2034	\$38,000	1		
	Conduit	10%			2054	* *	1		
Panelboards									
	Molded Case Bkrs	20%			2050	* *	5	\$200	
	Molded Case Bkrs	80%			2033	\$49,000	5	\$800	
Wiring									
	Braided Cloth	20%	4+	\$11,900	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	80%			2054	* *	1		
Motor Controllers									
	Locally Mounted	80%			2047	* *	5	\$200	
	Locally Mounted	20%			2032	\$24,200	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									
	LED	100%			2042	* *			
Egress Lighting									
	Emergency, Battery	50%			2034	\$31,700	10	\$4,500	
	Exit, Battery	50%			2034	\$26,700	10	\$1,200	
Exterior Lighting									
	LED	20%			2042	* *			
	No Component	80%							
Alarm									
Security System									
	Generic	100%			2042	* *	1	\$13,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Cameras Security System									
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$97,300	1-3	\$22,700	

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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%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Supplied From Adjacent Building C							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	60%			2037	* *	1	\$11,000	
		Other Observation, Extent : N/A, Area Affected : 25%							
		Location : Basement Steam Room							
		Explanation : 2 Units							
	Pres. Reducing Valve/LP Steam	40%			2037	* *	5	\$900	
		Other Observation, Extent : N/A, Area Affected : 75%							
		Location : Basement Steam Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	60%			2042	* *	4	\$1,600	
	Central Plant Steam Piping/Pmp	40%			2044	* *	4	\$700	
Terminal Devices									
	Convactor/Radiator	80%			2039	* *	1	\$9,500	
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	90%			2034	\$570,500	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%			2034	\$44,800			
	Window/Wall Unit	5%			2029	\$7,100	1		
Heat Rejection									
	Air Cooled Condenser Unit	90%			2034	\$98,300	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%	2-4	\$47,700	2029	\$159,000	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%			2034	\$3,700	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2034	\$182,400	4	\$5,500	
	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 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$19,300	
	Sprinkler								
	No Component	95%							
	Generic	5%			2044	* *	1-2	\$500	
	Chemical System								
	No Component	98%							
	Generic	2%			2029	\$1,000	1-3	\$4,900	

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 09-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Ph
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$1,362,400
Interior Architecture	\$231,100	\$112,900
Electrical	\$247,200	\$690,500
Mechanical	\$1,907,700	\$5,151,500
Total	\$2,386,000	\$7,317,300
Importance Code A		\$1,362,400
Importance Code B	\$2,386,000	\$5,893,800
Importance Code C		\$61,100
Total	\$2,386,000	\$7,317,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$88,600	\$1,100		\$17,000
Interior Architecture	\$49,800	\$17,600		\$2,200
Electrical	\$47,000	\$26,100	\$20,600	\$27,200
Mechanical	\$106,700	\$37,400	\$65,200	\$53,000
Site Enclosure	\$18,100			
Site Pavements	\$18,300			
Elevators/Escalators	\$23,000	\$23,000	\$23,000	\$23,000
Total	\$351,500	\$105,200	\$108,800	\$122,400
Importance Code A	\$100,300	\$12,800	\$11,700	\$29,000
Importance Code B	\$241,600	\$92,500	\$97,200	\$93,400
Importance Code C	\$9,600			
Total	\$351,500	\$105,200	\$108,800	\$122,400



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
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	\$49,300	LIFE	**	5	\$20,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : East Side Of Plaza Annex Area							
Glass Block	2%			LIFE	**	5	\$1,000	
Masonry: Brick Cavity	63%			LIFE	**	5	\$50,800	
Masonry: Limestone	5%	0-2	\$16,200	LIFE	**	5	\$3,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Window Sills							
Metal/Glass Curt Wall	15%			LIFE	**	5	\$22,700	
Metal Panel	5%			2054	**	5-10	\$27,700	
Window Wall	5%			2054	**	5	\$15,100	
Windows								
Aluminum	90%			2050	**	5	\$200	
Metal Louvers	10%			2043	**	10	\$100	
Parapets								
Cast in Place Concrete	5%	Now	\$1,300	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%			2047	**	5-10	\$1,800	
Pre-Cast Concrete	3%			LIFE	**	5	\$300	
Roof								
Asphalt Macadam	5%			2039	**	5	\$3,800	
Built-Up (BUR)	90%			2034	\$1,210,200	10	\$101,400	
	Gravel/Slag Surface, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Panel/Paver: Cer/Brk	5%			2044	**	10	\$7,500	
Soffits								
Exposed Struc: Concrete	10%			LIFE	**	5		
Exposed Struc: Steel	25%			LIFE	**	5	\$3,400	
Glass: Special Gauge	50%	Now	\$21,400	LIFE	**	1		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Plaza Awning							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Plaza Awning							
	Explanation : This Is Actually Polycarbonate Glazing							
Metal Panel	15%	Now	\$400	2054	**	5	\$1,200	
	Misaligned/Bulging, Extent : Light, Area Affected : 5%							
	Location : Along North Portland Avenue							

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
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
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$38,600	
	Ceramic Tile	5%			2037	**	5	\$8,800	
	Terrazzo	15%	2-4	\$126,400	LIFE	**	5	\$20,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Throughout First Floor Corridor And Lobby								
	Vinyl Tile	10%	Now	\$49,800	2044	**	3	\$6,600	
	Adhesion Failure, Extent : Moderate, Area Affected : 10%								
	Location : Basement Corridor Under Plaza								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Basement And 5th Floor Corridors								
	Vinyl Tile	60%			2039	**	3	\$39,700	
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	\$52,900	2047	**	5	\$15,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Basement Corridor								
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Basement								
	AcousTileSusp.Lay-In	50%			2047	**	5	\$103,600	
	Exposed Struc: 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%			2044	**			
Free Standing Walls									
	Masonry: Fieldstone	100%	Now	\$2,600	2054	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Plaza Area								
	Explanation : This Is Actually A Granite Clad Wall								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	50%			2054		* *		
	Masonry: Fieldstone	50%	Now	\$15,400	2044		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Entrance Plaza Planters							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Plaza Area							
		Explanation : This Is Actually Granite Clad Walls							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$11,300	2039		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Sidewalk On East Side By Plaza Area							
On-Site Walkways									
	Cast in Place Concrete	70%	Now	\$3,500	2039		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : West Side Of Building							
	Masonry: Granite	30%			LIFE		* *		
Parking/Driveway									
	Asphalt	100%	Now	\$3,500	2037		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Parking Lot							
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : 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									
	Air Circuit Breaker	100%			2044	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement Electrical Room									
Explanation : Main Service Circuit Breaker Is 4,000 Amperes									
Transformers									
	Dry Type	100%			2039	* *	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 150 Kilovolt Ampere									
Switchgear / Switchboard									
	Air Circuit Breaker	50%			2034	\$99,700	5	\$300	
	Molded Case Bkrs	50%			2034	\$99,700	5	\$1,600	
Raceway									
	Conduit	90%			2034	\$163,700	1		
	Conduit	10%			2054	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future 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%			2050	* *	5	\$300	
	Molded Case Bkrs	90%			2033	\$146,900	5	\$2,800	
Wiring									
	Thermoplastic	75%			2054	* *	1		
	Thermoplastic	25%			2034	\$69,300	1		
Motor Controllers									
	Locally Mounted	40%			2047	* *	5	\$300	
	Motor Control Center	60%			2047	* *	5	\$1,900	
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%			2032	\$28,100	1	\$36,300	
Generators									
	Diesel	100%			2030	\$111,100	1	\$45,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Generator Room								
	Explanation : Rated At 200 Kilowatts								
Batteries									
	Lead/Acid	100%			2027	\$2,500	5	\$4,400	
Fuel Storage									
	Underground Storage	100%			LIFE	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Underground								
	Explanation : 900 Gallons								
Lighting									
Interior Lighting									
	Fluorescent	5%			2029	\$91,700	10	\$5,400	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Basement								
	LED	95%			2042	* *			
Egress Lighting									
	Emergency, Service	50%			2034	\$37,100	1		
	Exit, Service	50%			2034	\$26,000	1		
Exterior Lighting									
	LED	20%			2042	* *			
	No Component	80%							
Alarm									

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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

Alarm

Security System
Generic

100% 2042 * * 1 \$44,000
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Cameras Security System

Fire/Smoke Detection
Generic, Analog

50% 4+ \$31,100 2029 \$155,500 1-3 \$33,000
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout
Explanation : System Has A Mix Of Old And New Devices

Generic, Digital

50% 2039 * * 1-3 \$36,300

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

Heating

Energy Source
Natural Gas

100% 2054 * * 1

Conversion Equipment
Steam Boiler

100% 2051 * * 1 \$116,800

Distribution

Hot Wtr Piping/Pump

70% Now \$18,500 2033 \$184,500 4 \$4,100
Corroded, Extent : Severe, Area Affected : 20%
Location : Basement And Penthouse And Mechanical Equipment Room

Central Plant Steam
Piping/Pmp

30% Now \$203,400 2034 \$1,016,900 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

Terminal Devices

Air Handler

30% Now \$34,000 2029 \$680,600 1 \$19,700
Broken, Extent : Severe, Area Affected : 100%
Location : Air Handler In Basement

Convactor/Radiator

60% 2039 * * 1 \$22,900

Fan Coil Unit/Heat

10% 2034 \$298,900 1 \$3,800

Air Conditioning

Energy Source
Electricity

100% 2050 * * 1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	70%	0-2	\$516,200	2037	* *	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 Are Malfunctioning</i>								
	Ext Pkg Unit - Heating/Cooling	3%			2034	\$60,800	2	\$200	
	Split Unit	5%			2034	\$143,100			
	Window/Wall Unit	15%			2029	\$68,500	1		
	No Component	7%							
Distribution									
	CW & CHW Wtr Pipe/Pump	85%	Now	\$61,600	2044	* *	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	\$184,900	2034	\$1,849,100	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%							
Heat Rejection									
	Water Cooling Tower	85%	0-2	\$192,500	2032	\$481,300	2	\$80,700	
	<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
	<i>Location : Cooling Tower</i>								
	<i>Explanation : Baffles Are Eroding And Drain Pan Is Leaking</i>								
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$65,700	
Exhaust Fans									
	Interior	80%			2034	\$427,700	2	\$2,900	
	Roof	20%			2034	\$46,800	2	\$700	
Plumbing									

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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
Plumbing									
	H/C Water Piping								
	Brass/Copper	60%			2044	* *	1		
	Galvanized Steel	40%	0-2	\$12,300	2039	* *	1		
	Corroded, Extent : Severe, Area Affected : 50%								
	Location : Near Hot Water Converters In Basement								
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$52,400	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Ph								
	Explanation : 3 New 2.5 Million Btu Condensate Boilers								
	HW Heat Exchanger								
	Steam Fired	100%			2034	\$582,900	4	\$17,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$8,500	LIFE	* *	1		
	Leak Evident, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Sump Pump(s)								
	Submersible	100%			2026	\$3,700	4	\$3,700	
	Sewage Ejector(s)								
	Electric	100%			2039	* *	4	\$7,000	
	Backflow Preventer								
	Generic	100%			2034	\$53,800	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 Is Not Working								
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$61,700	
	Sprinkler								
	No Component	95%							
	Generic	5%	Now	\$1,700	2044	* *	1-2	\$1,400	
	Corroded, Extent : Severe, Area Affected : 5%								
	Location : Basement Hallway								
	Chemical System								
	No Component	98%							
	Generic	2%			2032	\$1,000	1-3	\$4,900	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 100,402 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,534,300	\$142,500
Interior Architecture	\$1,984,900	\$269,200
Electrical		\$468,600
Mechanical	\$2,011,100	\$1,799,700
Site Pavements	\$84,200	
Total	\$6,614,400	\$2,680,000
Importance Code A	\$2,534,300	\$196,000
Importance Code B	\$4,080,100	\$2,269,600
Importance Code C		\$214,400
Total	\$6,614,400	\$2,680,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$5,800	\$10,100		\$25,500
Interior Architecture		\$50,600	\$9,900	
Electrical	\$9,400	\$11,300	\$9,400	\$10,300
Mechanical	\$21,700	\$13,000	\$23,400	\$30,000
Site Pavements	\$43,000			
Elevators/Escalators	\$21,600	\$21,600	\$21,600	\$21,600
Total	\$101,400	\$106,500	\$64,300	\$87,400
Importance Code A	\$6,000	\$10,100	\$200	\$25,500
Importance Code B	\$52,400	\$96,400	\$58,000	\$62,000
Importance Code C	\$43,000		\$6,200	
Total	\$101,400	\$106,500	\$64,300	\$87,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	85%	Now	\$2,057,300	LIFE	**	5	\$77,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Stair Tower									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : At Spandrel Locations And Lintels									
Sidewalk Shed in Use, Extent : Light, Area Affected : 10%									
Location : At Front Entry Of 41st Street									
Metal Panel	3%			2054	**	5-10	\$18,700		
Window Wall	12%			2044	**	5	\$40,800		
Windows									
Aluminum	95%	4+	\$92,600	2042	**	5	\$9,500		
Air Infiltration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Metal Louvers	5%			2043	**	10	\$6,300		
Parapets									
Masonry: Brick	95%	Now	\$225,500	LIFE	**	5	\$8,700		
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : At Spandrel Steel Locations									
Masonry: Limestone	5%	2-4	\$5,800	LIFE	**	5	\$600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Coping Throughout									
Roof									
Built-Up (BUR)	5%	0-2	\$65,500	2034	\$65,500				
Gravel/Slag Surface, Extent : Light, Area Affected : 50%									
Location : Throughout Vestibule Roof									
Vegetation Growth, Extent : Moderate, Area Affected : 5%									
Location : Corners Of Vestibule Roof									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Roof Above Entry Vestibule - 41st Street									
Metal Panel	5%			2047	**	10	\$10,100		
Modified Bitumen	85%			2039	**	10	\$93,300		
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Recent Repair Evident, Extent : N/A, Area Affected : 10%									
Location : Throughout									
Skylight, Plastic	2%			2039	**	1			
Sloped Glazing	3%			LIFE	**	5	\$43,900		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$32,900		
Ceramic Tile	5%			2043	* *	5	\$7,500		
Sheet Vinyl/Rubber	5%	Now	\$502,600	2044	* *	5	\$5,600		
Adhesion Failure, Extent : Moderate, Area Affected : 20%									
Location : Stair Landings									
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%									
Location : Stair Landings									
Seams Open/Split, Extent : Moderate, Area Affected : 10%									
Location : Stairs Throughout									
Terrazzo	5%			LIFE	* *	5	\$5,900		
Vinyl Tile	75%			2039	* *	3	\$42,300		
Recent Installation, Extent : N/A, Area Affected : 50%									
Location : Various - 3rd Floor Rooms , 1st Floor Rooms Throughout									
Interior Walls									
Ceramic Tile	3%			2043	* *	5	\$12,300		
Concrete Masonry Unit	7%			LIFE	* *	5	\$11,500		
Glass: Single Pane	3%			LIFE	* *	5	\$9,200		
Gypsum Board	87%			LIFE	* *	5	\$214,400		
Ceilings									
AcousTileSusp.Lay-In	50%			2047	* *	5	\$73,000		
Recent Installation, Extent : N/A, Area Affected : 50%									
Location : Throughout- All Floors									
Exposed Struc: Steel	10%			LIFE	* *				
Gypsum Board	10%			LIFE	* *	5	\$18,200		
Metal Panel	30%	Now	\$1,482,200	LIFE	* *	5	\$54,700		
Corrosion/Rusting, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2069	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$84,200	2039	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : 41st Avenue									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : At Tree Pits									

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	30%	Now	\$2,900	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sidewalks To Main Building</i>								

Pavers/Stone	70%	2-4	\$40,100	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Entry - 41st Avenue</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Entry - 41st Avenue</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

Raceway

Conduit	100%			2044	**		1		

Panelboards

Fused Disc Sw	2%			2050	**		5		
Molded Case Bkrs	98%			2050	**		5	\$2,600	

Wiring

Thermoplastic	100%			2054	**		1		

Motor Controllers

Motor Control Center	70%			2039	**		5	\$1,900	
Variable Frequency Drive	30%			2039	**				

Ground

Grounding Devices
Not Accessible

100%									
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location :</i>									
<i>Explanation : Main Building</i>									

Lighting

Interior Lighting

Fluorescent	28%			2034	\$437,300		10	\$25,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Fluorescent	2%			2034	\$31,200		10	\$1,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : Hallways Throughout The Building</i>									

LED	70%			2039	**				

Egress Lighting

Emergency, Service	45%			2034	\$28,500		1		
Emergency, Battery	5%			2034	\$8,600		10	\$1,200	
Exit, Service	45%			2034	\$19,900		1		
Exit, Battery	5%			2034	\$7,300		10	\$300	

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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

Lighting

Exterior Lighting

Incandescent

5%

2034

\$27,500

2

LED

25%

2039

* *

No Component

70%

Alarm

Security System

Generic

100%

2039

* *

1

\$37,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$61,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm Components Are Connected To The 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

Electricity

2%

2044

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Main Lobby, Basement Elevator Machine Room**Explanation : Electric Heating*

No Component

98%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Throughout**Explanation : Steam And Hot Water Provided From Main Building*

Conversion Equipment

Radiant Heater

2%

2034

\$53,400

2

\$900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Main Lobby, Basement Elevator Machine Room**Explanation : Electric Unit Heaters*

No Component

98%

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

HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL 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	50%			2033	\$2,200	4	\$2,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Hot Water From Main Building For Perimeter Heating And Zone Reheat Coils In Ductwork							
	Steam Piping/Pump	50%	Now	\$1,600	2034	\$8,200			
		Steam Traps Faulty, Extent : Moderate, Area Affected : 10%							
		Location : Roof Mechanical Rooms							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof Mechanical Rooms							
		Explanation : Steam From Main Building For Air Handler Pre-heat Coils							
Terminal Devices									
	Convactor/Radiator	95%			2032	\$16,000	1	\$30,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Perimeter Heating And Re-heat Coils In Ductwork							
	Unit Heater - Steam	5%			2029	\$600	4	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof Mechanical Rooms							
		Explanation : Location Noted							
Controls									
	Digital	100%			2027	\$59,000			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Digital Controls With Pneumatic Field Devices Connected To Building Management System In Main Building							
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2034	\$166,000	4	\$7,400	
Terminal Devices									
	Air Handler/Cool/Ht	98%			2029	\$1,952,100	1	\$60,900	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof Mechanical Rooms - Air Handlers With Steam And Chilled Water Coils							
	Fan Coil - 2 Pipe	2%			2034	\$62,600	1	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Ceiling Mounted Ducted Fan Coil With Chilled Water Coil For Elevator Machine Room							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$56,000	
Exhaust Fans									
	Roof	100%			2034	\$199,200	2	\$3,100	
Plumbing									

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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
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$1,318,500	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor To 3rd Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$52,500	
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$28,100	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 81,098 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,6,8,9,Ph
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$6,502,300	\$749,100
Interior Architecture	\$856,400	\$3,029,300
Electrical	\$378,500	\$1,680,700
Mechanical	\$917,100	\$3,101,900
Site Enclosure	\$244,800	
Total	\$8,899,200	\$8,560,900
Importance Code A	\$6,502,300	\$948,500
Importance Code B	\$1,792,100	\$7,560,500
Importance Code C	\$604,700	\$51,800
Total	\$8,899,200	\$8,560,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$37,600	\$6,800		
Interior Architecture		\$14,100	\$11,400	\$9,100
Electrical	\$10,100	\$10,700	\$12,300	\$38,200
Mechanical	\$50,400	\$5,600	\$8,100	\$42,500
Site Pavements	\$25,000			
Elevators/Escalators	\$16,800	\$16,800	\$16,800	\$16,800
Total	\$139,800	\$53,900	\$48,600	\$106,600
Importance Code A	\$37,600	\$6,800		\$200
Importance Code B	\$77,200	\$39,200	\$48,600	\$106,400
Importance Code C	\$25,000	\$8,000		
Total	\$139,800	\$53,900	\$48,600	\$106,600



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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	\$34,100	
	Masonry: Brick	75%	Now	\$2,580,500	LIFE	* *	5	\$102,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Building Corners									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%									
Location : All Window Heads - All Facades									
Sidewalk Shed in Use, Extent : Light, Area Affected : 20%									
Location : Baxter Avenue									
	Masonry: Limestone	5%			LIFE	* *	5	\$5,100	
	Stucco Cement	5%	Now	\$118,300	2039	* *	5	\$8,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Overhang Below 8th Floor Roof									
	Window Wall	10%	Now	\$253,700	2054	* *	5	\$25,500	
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%			2042	* *	5	\$13,500	
	Steel	60%	Now	\$1,559,500	2059	* *	5	\$126,800	
Air Infiltration, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout									

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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								
Parapets								
Masonry: Brick	90%	Now	\$1,137,300	LIFE	* *	5	\$8,800	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : All Facades							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%							
	Location : All Facades							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Interior Facing Masonry On All Facades							
Masonry: Limestone	5%	Now	\$30,900	LIFE	* *	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Metal Rail	5%	2-4	\$6,700	2039	* *	5	\$3,500	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : All Locations							
Roof								
Modified Bitumen	100%	Now	\$156,000	2034	\$520,100			
	Deteriorated Finish, Extent : Severe, Area Affected : 5%							
	Location : At Roof Drains							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout 9th Floor							
Soffits								
Stucco Cement	100%	Now	\$696,900	2054	* *	5	\$19,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Canopies At Penthouse Floor							
	Diagonal Cracks, Extent : Severe, Area Affected : 20%							
	Location : Canopies At Penthouse Floor							
	Spalling, Extent : Severe, Area Affected : 20%							
	Location : Canopies At Penthouse Floor							
Interior								
Floors								
Carpet	5%			2030	\$109,800	3	\$9,100	
Cast in Place Concrete	5%	0-2	\$52,800	LIFE	* *	5	\$13,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Stairs - 9th Floor							
Ceramic Tile	5%			2037	* *	5	\$6,100	
Quarry Tile	5%			2039	* *	5	\$9,100	
Sheet Vinyl/Rubber	5%			2034	\$406,000	5	\$9,100	
Vinyl Tile	75%			2034	\$2,571,500	3	\$34,100	

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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									
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$16,000	
	Fiberglass Panel	7%			LIFE	**			
	Glass: Single Pane	3%			LIFE	**	5	\$7,200	
	Gypsum Board	27%			LIFE	**	5	\$51,800	
	Plaster	38%	Now	\$604,700	LIFE	**	5	\$36,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : At Skylights And All Stair Towers									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Stairs - 9th Floor									
	SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	40%	2-4	\$76,500	2039	**	5	\$22,500	
Misaligned/Bulging, Extent : Light, Area Affected : 5%									
Location : Data Center									
	Exposed Struc: Concrete	25%			LIFE	**	5	\$4,400	
	Plaster	35%	Now	\$122,400	LIFE	**	5	\$24,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
	Chain Link	5%			2054	**			
	Iron Picket	95%			2054	**			
Retaining Walls									
	Cast in Place Concrete	60%	Now	\$59,100	2054	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Baxter Avenue									
Spalling, Extent : Severe, Area Affected : 5%									
Location : Baxter Avenue									
	Masonry: Brick	40%	Now	\$185,700	2044	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Baxter Avenue									
Impact Damage, Extent : Moderate, Area Affected : 2%									
Location : Corners Of All Walls									
Spalling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2039	**			

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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

Site Pavements

On-Site Walkways

Cast in Place Concrete

70%

2039

* *

Masonry: Granite

10%

0-2

\$25,000

LIFE

* *

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%**Location : Entry Steps At Baxter Avenue*

Pavers/Stone

20%

2043

* *

Activity Yard

Cast in Place Concrete

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

100%

2034

\$199,500

5

\$400

*Other Observation, Extent : N/A, 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 : N/A, Area Affected : 100%**Location : Electrical Room, Mechanical Room In Basement**Explanation : One 225 And One 150 Kilovolt ampere*

Switchgear / Switchboard

Molded Case Bkrs

100%

2034

\$166,200

5

\$2,100

Raceway

Conduit

80%

2034

\$94,800

1

Conduit

20%

2044

* *

1

Panelboards

Fused Disc Sw

1%

2042

* *

5

Molded Case Bkrs

70%

2033

\$85,700

5

\$1,500

Molded Case Bkrs

29%

2042

* *

5

\$600

Wiring

Braided Cloth

20%

2033

\$35,600

1

*Insulation Aged, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

80%

2044

* *

1

Motor Controllers

Locally Mounted

60%

2032

\$163,600

5

\$300

Locally Mounted

40%

2039

* *

5

\$200

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,200

Stand-by Power

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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
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	* *	1	\$25,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Connected To F Plant Generator									
Lighting									
	Interior Lighting								
	Fluorescent	60%			2034	\$757,000	10	\$44,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	30%			2029	\$378,500	10	\$22,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	10%			2039	* *			
Egress Lighting									
	Emergency, Service	50%			2034	\$25,500	1		
	Exit, Service	50%			2034	\$17,900	1		
Exterior Lighting									
	Incandescent	1%			2029	\$4,400	2		
	LED	29%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$30,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance System									
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$213,900	1-3	\$50,000	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2034	\$11,500	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : High Pressure Steam Provided From Main Building Heating Plant									

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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
Heating									
Distribution									
	Steam Piping/Pump	100%	Now	\$33,200	2034	\$664,000			
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%									
Location : Basement - Various Locations - Missing / Deteriorated									
Leak Evident, Extent : Moderate, Area Affected : 5%									
Location : Basement Mechanical Rooms - Two Steam Condensate Return Pump Sets, Various Piping Localized Leaks									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
Terminal Devices									
	Air Handler	5%			2029	\$78,000	1	\$2,500	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement Tank Room - Ceiling Mounted Unit									
	Convactor/Radiator	95%			2032	\$644,200	1	\$24,900	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
Controls									
	Digital	10%			2027	\$238,200			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor - Vaccination Center, Data Center									
Explanation : Digital Controls For 1st Floor Vaccination Center And Data Center. Radiators With Self-contained Control Valves Throughout The Building									
	No Component	90%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	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	7%	2-4	\$91,800	2039	* *	2	\$300	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Basement Electrical Room, 1st Floor Data Center							
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Basement Electrical Room, 1st Floor Data Center							
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Electrical Room, 1st Floor Data Center							
		Explanation : 5 Units With Remote Air Cooled Condensers							
	Split Unit	4%	Now	\$78,800	2044	* *			
		Broken, Extent : Moderate, Area Affected : 30% Location : 8th Floor And Penthouse - Various Locations - 4 Units Approximately							
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 8th Floor And Penthouse - Various Locations							
	Split Unit	4%			2029	\$78,800			
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1st And 8th Floors, Penthouse - Various Locations							
	Split Unit	5%			2034	\$98,500			
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 1st And 8th Floors, Penthouse - Various Locations							
	Window/Wall Unit	35%			2032	\$109,900	1		
	Window/Wall Unit	38%	Now	\$119,400	2034	\$119,400	1		
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Various Locations							
	No Component	7%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : 1st Floor Vaccination Center							
		Explanation : Cooling Via Dx Air Handler With Remote Air Cooled Condensing Unit							
Terminal Devices									
	Air Handler/Dir Expansion	7%			2029	\$103,500	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Fan Room							
		Explanation : Air Handling Unit With Steam And Dx Coils For 1st Floor Vaccination Center							
	No Component	93%							

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Estimates are rounded to the nearest hundred dollars.

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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									
Heat Rejection									
	Air Cooled Condenser Unit	7%			2034	\$15,600	2	\$4,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Exterior - Ground Level							
		Explanation : 1 Unit Serving 1st Floor Vaccination Center							
	Dry Cooler	7%			2029	\$24,800	2	\$4,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Exterior - Ground Level							
		Explanation : 5 Unit Serving 1st Floor Data Center And Basement Electrical Room							
	No Component	86%							
Ventilation									
Distribution									
	Ductwork/Diffusers	35%			LIFE	* *	2-5	\$15,800	
	No Component	65%							
Exhaust Fans									
	Interior	35%			2029	\$128,700	2	\$900	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Penthouse Fan Room - Toilet Exhaust Fan							
	Wall Unit	1%			2034	\$400	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Elevator Machine Room							
		Explanation : Location Noted							
	No Component	64%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2034	\$1,065,000	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Domestic Cold Water Provided From Adjacent Building In Complex							
	HW Heat Exchanger	100%			2034	\$401,000	4	\$12,000	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement Tank Room							
	Sanitary Piping	100%			LIFE	* *	1		
	Cast Iron	100%							
	Storm Drain Piping	100%	Now	\$5,800	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Main Roof - 1 Roof Drain Clogged							
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL 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
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : From Basement To 8th Floor									
Explanation : Two Units									
Fire Suppression									
Standpipe									
Generic		100%			2044		* *	1-5	\$42,400
Sprinkler									
No Component		75%							
Generic		25%			2044		* *	1-2	\$5,700

*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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

Asset Name : ELMHURST HOSPITAL HOPE PAVILION / LITTLE ELMS
Address : 77-11 BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.080 / 15553 **Yr Built/Renovated** : 2008 /
Area Sq Ft : 22,426 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,6
Block : 1497 **Lot** : 1 **BIN** : 4037028

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$457,000	
Mechanical	\$650,600	\$179,000
Total	\$1,107,600	\$179,000
Importance Code A	\$457,000	\$179,000
Importance Code B	\$650,600	
Total	\$1,107,600	\$179,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$43,700		\$9,000
Interior Architecture	\$45,300	\$3,400	\$2,700	\$1,300
Electrical	\$2,100	\$2,600	\$2,100	\$22,400
Mechanical	\$2,600	\$1,800	\$4,600	\$27,700
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$65,800	\$67,300	\$25,200	\$76,100
Importance Code A	\$600	\$43,700	\$600	\$9,000
Importance Code B	\$65,200	\$23,600	\$22,700	\$67,100
Importance Code C			\$1,800	
Total	\$65,800	\$67,300	\$25,200	\$76,100



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
ELMHURST HOSPITAL HOPE PAVILION / LITTLE ELMS
Asset # : 15553

Architecture		Current 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	20%			LIFE	**	5	\$6,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First Floor							
		Explanation : Split Face Concrete Masonry Units							
	Stucco Cement	80%	4+	\$457,000	2039	**	5	\$49,300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : All Facades							
Windows									
	Aluminum	100%			2050	**	5	\$8,800	
Parapets									
	Metal Rail	100%			2047	**	5-10	\$72,000	
Roof									
	Modified Bitumen	100%			2039	**	10	\$9,000	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$7,300	
	Ceramic Tile	5%			2043	**	5	\$1,700	
	Sheet Vinyl/Rubber	5%			2039	**	5	\$2,500	
	Vinyl Tile	80%			2039	**	3	\$10,100	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2043	**	5	\$3,700	
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : All Floors							
		Explanation : Precast Concrete Panels							
	Gypsum Board	80%			LIFE	**	5	\$35,400	
Ceilings									
	AcousTileSusp.Lay-In	90%	4+	\$45,300	2047	**	5	\$13,300	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : All Floors							
	Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
	Gypsum Board	5%			LIFE	**	5	\$1,900	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2078	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : All Sections							
		Explanation : Recently Repainted							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL HOPE PAVILION / LITTLE ELMS
Asset # : 15553

Electrical		Current Repair		Future 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%			2054	* *	5	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Electrical Room								
	Explanation : One 1,600 And One 1,200 Ampere Main Disconnect Switches								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2054	* *	5	\$600	
	Raceway								
	Conduit	100%			2054	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2050	* *	5	\$600	
	Wiring								
	Thermoplastic	100%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2047	* *	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	80%			2039	* *	10	\$16,500	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Incandescent	5%			2039	* *	2		
	LED	15%			2039	* *			
	Egress Lighting								
	Emergency, Battery	50%			2039	* *	10	\$2,700	
	Exit, Battery	50%			2039	* *	10	\$800	
	Exterior Lighting								
	LED	30%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$8,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$13,800	

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	100%			2054	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL HOPE PAVILION / LITTLE ELMS
Asset # : 15553

Mechanical		Current 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								
	Radiant Heater	30%			2034	\$179,000	2	\$3,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Electric Heating Ceiling Panels, Re-heat Coils In Ductwork, Cabinet Heaters							
	No Component	70%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Roof							
		Explanation : Electric Heating Provided By Rooftop Packaged Unit, Reported Under Air Conditioning							
Controls									
	Digital	100%			2027	\$197,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	98%	Now	\$75,500	2029	\$377,500	2	\$1,100	
		Broken, Extent : Moderate, Area Affected : 20%							
		Location : Roof - 1 Compressor Defective							
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : Roof - Defective Contactors / Relays							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof - 1 Unit With Electric Heat							
	Split Unit	2%			2029	\$10,900			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor - Elevator Machine Room							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,500	
	Exhaust Fans								
	Roof	100%			2034	\$44,500	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2029	\$12,000	4	\$900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Pump Room							
		Explanation : 1 Duplex Set							
	Backflow Preventer								
	Generic	100%			2034	\$10,200	1	\$1,400	

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL HOPE PAVILION / LITTLE ELMS
Asset # : 15553

Mechanical		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%							
	Instantaneous Hot Water								
	Electric	100%			2034	\$7,800			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Toilet Rooms Under Lavatories - Throughout					
				Explanation : Location Noted					
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : From Basement To 6th Floor					
				Explanation : 2 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$11,300	
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$6,300	
	Fire Pump								
	Generic	100%			2037	* *	1	\$4,200	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

Asset Name : ELMHURST HOSPITAL PARKING GARAGE
Address : 7800 BROADWAY BETWEEN 41TH AVE AND BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.090 / 15554 **Yr Built/Renovated** :
Area Sq Ft : 159,803 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 16-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5
Block : 1500 **Lot** : 100 **BIN** : 4540004

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$622,100	\$241,100
Interior Architecture	\$33,055,600	\$523,200
Electrical	\$561,700	\$369,200
Mechanical		\$857,300
Site Pavements	\$95,100	
Total	\$34,334,500	\$1,990,800
Importance Code A	\$622,100	\$340,800
Importance Code B	\$33,712,400	\$1,650,000
Total	\$34,334,500	\$1,990,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$3,700			
Interior Architecture				
Electrical	\$28,300	\$26,600	\$28,100	\$82,300
Mechanical	\$15,100	\$9,600	\$3,000	\$53,100
Site Enclosure	\$30,100			
Site Pavements	\$23,900			
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
Total	\$116,400	\$51,500	\$46,500	\$150,700
Importance Code A	\$3,700	\$100		\$44,800
Importance Code B	\$58,700	\$51,400	\$46,500	\$106,000
Importance Code C	\$53,900			
Total	\$116,400	\$51,500	\$46,500	\$150,700



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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 PARKING GARAGE
Asset # : 15554

Architecture		Current 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								
Alum/Vinyl Siding	5%			2044	**	10	\$1,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,000	
Pre-Cast Concrete	85%			LIFE	**	5	\$177,000	
Windows								
Aluminum	100%			2050	**	5	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stair Tower								
Explanation : Windows At Elevator Shaft								
Parapets								
Metal Rail	5%	0-2	\$3,700	2039	**	5	\$3,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Upper Deck								
Pre-Cast Concrete	95%			LIFE	**	5	\$64,100	
Roof								
Cast in Place Concrete	100%	0-2	\$622,100	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Roof Parking Deck								
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$4,160,300	LIFE	**	5	\$523,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : All Levels- Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : All Levels								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : All Floors- Throughout								
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5	\$32,300	
Ceilings								
Exposed Struc: Steel	100%	Now	\$28,895,300	LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : All Floors- Steel Beams								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : All Floors- Steel Beams								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : All Floors- Steel Decking								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$30,100	2069	**			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL PARKING GARAGE
Asset # : 15554

Architecture		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	\$95,100	2047	* *
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>					
<i>Location : Broadway, 41st Ave</i>					

On-Site Walkways

Cast in Place Concrete	80%			2047	* *
Pavers/Stone	20%			2037	* *

Parking/Driveway

Asphalt	100%	Now	\$23,900	2047	* *
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
<i>Location : Ramp 41st Avenue</i>					
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>					
<i>Location : 41st Avenue</i>					
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>					
<i>Location : Ramp At 41st Avenue And Booth Area</i>					
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>					
<i>Location : Ramp At 41st Avenue</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

Molded Case Bkrs	100%			2034	\$99,700	5	\$4,200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : One 100 Ampere Main Disconnect Switch</i>							

Switchgear / Switchboard

Fused Disc Sw	100%			2044	* *	5	\$700

Raceway

Conduit	100%			2044	* *	1	

Panelboards

Molded Case Bkrs	100%			2033	\$81,600	5	\$4,200

Wiring

Thermoplastic	100%			2044	* *	1	

Motor Controllers

Locally Mounted	100%			2032	\$187,900	5	\$1,100

Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$2,300

Stand-by Power

Transfer Switches

Automatic	100%			2032	\$11,100	1	\$49,200

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

HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL PARKING GARAGE
Asset # : 15554

Electrical		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%	Now	\$82,400	2049	* *	1	\$55,700	
Engine Inoperable, Extent : Severe, Area Affected : 100%									
Location : Electrical Room									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 12.3 Kilowatt Rated Capacity									
Batteries									
	Lead/Acid	100%			2026	\$2,500	5	\$5,900	
Fuel Storage									
	Main Tank	100%			2037	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Rating Capacity Available									
Lighting									
Interior Lighting									
	Fluorescent	5%			2029	\$57,900	10	\$7,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Pay Booths, Main Office, Water Main Room, Elevator Machine Room, Electrical Room									
	LED	95%			2039	* *			
Egress Lighting									
	Emergency, Service	50%			2039	* *	1		
	Exit, Battery	50%			2039	* *	10	\$5,400	
Exterior Lighting									
	HID	5%			2029	\$38,100	10		
	LED	25%			2039	* *			
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2039	* *	1	\$59,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout Parking Garage									
Explanation : CCTV Surveillance System									
Fire/Smoke Detection									
	Generic, Digital	100%			2029	\$421,500	1-3	\$101,500	
Not in Service, Extent : Light, Area Affected : 100%									
Location : Electrical Room									

Mechanical		Current 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	1%			2044	* *	1		
	No Component	99%							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 PARKING GARAGE
Asset # : 15554

Mechanical		Current 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								
	Radiant Heater	1%			2029	\$42,500	2	\$700	
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor - Main Office, Parking Attendant Booths, Elevator Machine Room, Grounds Storage Room Explanation : Electric Unit / Cabinet Heaters, Infrared Heater							
	No Component	99%							
Air Conditioning									
	Energy Source								
	Electricity	1%			2033		1		
	No Component	99%							
	Conversion Equipment								
	Window/Wall Unit	1%			2027	\$6,200	1		
		On Extended Life, Extent : Light, Area Affected : 100% Location : 1st Floor - Main Office, Parking Attendant Booths							
	No Component	99%							
Ventilation									
	Exhaust Fans								
	Wall Unit	1%			2029	\$700	2	\$100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor - Grounds Storage Room Explanation : 1 Unit							
	No Component	99%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	5%			2034	\$104,900	1		
		On Extended Life, Extent : Light, Area Affected : 100% Location : Various Locations - For Toilet In Main Office And Hose Bibs In Garage							
	No Component	95%							
	Water Heater With Tanks								
	Electric	1%			2027	\$200	4		
		On Extended Life, Extent : Light, Area Affected : 100% Location : 1st Floor Water Closet Behind Main Office Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Water Closet Behind Main Office Explanation : 1 Unit, 6 Gallons							
	No Component	99%							
	Sanitary Piping								
	Cast Iron	1%			LIFE	* *	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.

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

HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL PARKING GARAGE
Asset # : 15554

Mechanical		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	95%							
	Generic	5%			2029	\$3,600	1	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Water Closet Behind Main Office							
		Explanation : Water Service For Toilet In Main Office And Hose Bibs In Garage							
Fixtures									
	No Component	99%							
	Generic	1%							
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Main Office							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : From 1st To 5th Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$15,000	2034	\$752,300	1-5	\$56,700	
		Missing Hose/Nozzle, Extent : Moderate, Area Affected : 50%							
		Location : Fire Hose Cabinets By Elevators - Missing Hoses And Deteriorated Cabinets							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Dry Standpipe							

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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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

Asset Name : ELMHURST HOSPITAL WOMEN'S PAVILION
Address : 78-20 41ST AVENUE BETWEEN 78TH AND 79TH STREETS
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.070 / 15552 **Yr Built/Renovated** : 2014 /
Area Sq Ft : 16,794 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1500 **Lot** : 2 **BIN** : 4539651

CAPITAL	FY 2026 - 2029		FY 2030 - 2035	
Exterior Architecture	\$57,200		\$392,600	
Mechanical	\$493,200			
Site Enclosure	\$227,700			
Total	\$778,100		\$392,600	
Importance Code A	\$57,200		\$392,600	
Importance Code B	\$493,200			
Importance Code C	\$227,700			
Total	\$778,100		\$392,600	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$24,000	\$1,100		\$33,600
Interior Architecture	\$10,500	\$7,300	\$3,900	
Electrical	\$7,800	\$2,400	\$2,100	\$18,500
Mechanical	\$16,800	\$3,000	\$5,500	\$3,000
Site Enclosure	\$5,000			
Site Pavements	\$27,900			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$106,500	\$28,300	\$25,900	\$69,600
Importance Code A	\$24,000	\$1,100		\$33,800
Importance Code B	\$62,100	\$27,200	\$22,400	\$35,700
Importance Code C	\$20,400		\$3,600	
Total	\$106,500	\$28,300	\$25,900	\$69,600



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
ELMHURST HOSPITAL WOMEN'S PAVILION
Asset # : 15552

Architecture		Current 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	85%			2054	**	5-10	\$209,800	
	Metal Sect. OHD	2%			2047	**	5	\$2,200	
	Stucco Cement	3%			2039	**	5	\$2,700	
	Window Wall	10%			2054	**	5	\$13,500	
Windows									
	Aluminum	100%			2050	**	5	\$5,600	
Parapets									
	Metal Panel	100%			2054	**	5	\$15,200	
Roof									
	Modified Bitumen	100%	2-4	\$24,000	2034	\$240,000			
	Blisters, Extent : Severe, Area Affected : 2%								
	Location : At Roof Drains								
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Soffits									
	Fiber Board	20%			2039	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Loading Area								
	Explanation : Fiber Cement Panels								
	Metal Panel	80%			2054	**	5-10	\$65,800	
Interior									
Floors									
	Carpet	2%			2033	\$9,100	3	\$800	
	Ceramic Tile	3%			2043	**	5	\$800	
	Vinyl Tile	75%			2039	**	3	\$7,100	
	Wood	20%			2062	**	5	\$9,400	
Interior Walls									
	Ceramic Tile	10%			2043	**	5	\$7,100	
	Gypsum Board	90%			LIFE	**	5	\$38,400	
Ceilings									
	AcousTileSusp.Lay-In	90%			2051	**	5	\$21,100	
	Gypsum Board	10%			LIFE	**	5	\$2,900	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	4+	\$5,000	2069	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 20%								
	Location : Throughout								

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

HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL WOMEN'S PAVILION
Asset # : 15552

Architecture		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

100% 0-2 \$227,700 2044 * *

*Broken/Missing Elements, Extent : Light, Area Affected : 2%**Location : At Corners**Impact Damage, Extent : Light, Area Affected : 2%**Location : At Entry Gates**Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%**Location : Throughout**Spalling, Extent : Light, Area Affected : 1%**Location : Throughout*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% Now \$12,500 2039 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : 41st Avenue**Misaligned/Bulging, Extent : Severe, Area Affected : 5%**Location : At Driveway Entry*

On-Site Walkways

Cast in Place Concrete

100% 2039 * *

Parking/Driveway

Asphalt

100% 2-4 \$15,400 2043 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout**Sinking/Subsiding, Extent : Light, Area Affected : 5%**Location : At Back Loading Area*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2054 * * 5 \$400

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

Switchgear / Switchboard

Molded Case Bkrs

100% 2054 * * 5 \$400

Raceway

Conduit

100% 2054 * * 1

Panelboards

Molded Case Bkrs

100% 2050 * * 5 \$400

Wiring

Thermoplastic

100% 2054 * * 1

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL WOMEN'S PAVILION
Asset # : 15552

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	20%			2047	**	5		
	Variable Frequency Drive	80%			2047	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	**	1	\$5,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Connected To Main Building								
Lighting									
	Interior Lighting								
	Fluorescent	90%			2039	**	10	\$13,900	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2039	**	10	\$800	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	5%			2039	**			
Egress Lighting									
	Emergency, Service	30%			2039	**	1		
	Emergency, Battery	20%			2039	**	10	\$800	
	Exit, Battery	50%			2039	**	10	\$600	
Exterior Lighting									
	Fluorescent	28%	Now	\$5,800	2039	**			
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Building Perimeter								
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Building Perimeter								
	LED	2%			2039	**			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	**	1	\$6,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								
Fire/Smoke Detection									
	Generic, Digital	100%			2039	**	1-3	\$10,400	

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

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 WOMEN'S PAVILION
Asset # : 15552

Mechanical		Current 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	90%	Now	\$10,100	2050	**	4	\$700	
	Malfunctioning, Extent : Moderate, Area Affected : 50%							
	Location : 2nd Floor - Radiant Floor Heating System, Manifolds Located In Rooms 2028, 2040							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : Building Perimeter, Re-heat Coils In Ductwork And Radiant Floor Heating In 2nd Floor							
Steam Piping/Pump	10%			2060	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : For Hydronic Heating Via Heat Exchangers And Domestic Hot Water Heating							
Terminal Devices								
Convactor/Radiator	95%			2047	**	1	\$5,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : Convectors At Building Perimeter And Re-heat Coils In Ductwork							
Unit Heater - Hot Water	5%			2039	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement - Fire Pump Room, Mechanical Room, Water Meter Room. Stair Landing							
	Explanation : Ceiling Mounted Unit Heaters And Floor Mounted Cabinet Heater							
Controls								
Digital	100%			2027	\$493,200			
Air Conditioning								
Energy Source								
Electricity	100%			2056	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2039	**	1	\$7,400	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Building Exterior - Ground Level - 2 Air Cooled Packaged Chillers, Scroll Compressors							
Split Unit	5%			2039	**			
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Basement - Telephone Closet, Electrical Room, Other Location - 3 Units							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2054	**	4	\$1,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2039	**	1	\$10,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : 1 Unit With Chilled And Hot Water Coils							

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL WOMEN'S PAVILION
Asset # : 15552

Mechanical		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	\$9,400	
Exhaust Fans									
	Interior	2%			2039	**	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Switchboard Room							
		Explanation : Ceiling Mounted Unit							
	Roof	33%	Now	\$2,200	2039	**	2	\$100	
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Roof - 1 Unit, Toilet Exhaust Fan							
	No Component	65%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2054	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2060	**	4	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 2 Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2026	\$500	4	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 1 Duplex Set							
Backflow Preventer									
	Generic	100%			2039	**	1	\$1,000	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : From Basement To 2nd Floor							
		Explanation : 2 Units							
Fire Suppression									
Sprinkler									
	Generic	100%			2054	**	1-2	\$4,700	
Fire Pump									
	Generic	100%			2043	**	1	\$3,100	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 941,657 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 16-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,6,9,Ph
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$42,947,300	\$3,692,500
Interior Architecture	\$8,628,000	\$28,724,200
Electrical	\$224,600	\$16,205,000
Mechanical	\$61,721,900	\$45,112,900
Site Pavements	\$341,800	
Total	\$113,863,600	\$93,734,500
Importance Code A	\$42,947,300	\$4,474,900
Importance Code B	\$66,574,900	\$87,667,300
Importance Code C	\$4,341,400	\$1,592,200
Total	\$113,863,600	\$93,734,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$29,000	\$47,500		\$85,600
Interior Architecture				\$114,500
Electrical	\$153,400	\$182,700	\$178,500	\$197,300
Mechanical	\$392,600	\$320,300	\$518,300	\$388,600
Site Pavements	\$10,900			
Elevators/Escalators	\$112,300	\$112,300	\$112,300	\$112,300
Total	\$698,200	\$662,800	\$809,100	\$898,300
Importance Code A	\$122,200	\$139,800	\$93,200	\$180,100
Importance Code B	\$565,100	\$523,000	\$715,900	\$718,200
Importance Code C	\$10,900			
Total	\$698,200	\$662,800	\$809,100	\$898,300



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

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & 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	\$186,100	LIFE	* *	5	\$76,100	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	\$16,007,200	LIFE	* *	5	\$380,300	
	Expansion Joint Failure, Extent : Severe, Area Affected : 10%							
	Location : South Facade							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : North Wall Of Zone D, Spandrel Locations Throughout							
	Sidewalk Shed in Use, Extent : Light, Area Affected : 30%							
	Location : Broadway Entrance And Sidewalk							
	Spalling, Extent : Severe, Area Affected : 2%							
	Location : Adjacent To Window Sills At Roof H							
Masonry: Brick Cavity	40%	Now	\$13,546,600	LIFE	* *	5	\$304,200	
	Expansion Joint Failure, Extent : Severe, Area Affected : 10%							
	Location : South Facade							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : At Spandrel Locations Throughout							
Masonry: Limestone	2%	Now	\$244,900	LIFE	* *	5	\$11,400	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
	Location : Window Sills							
Metal Panel	3%			2054	* *	5-10	\$156,900	
Window Wall	3%			2054	* *	5	\$85,600	

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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									
Windows									
Aluminum	90%	Now	\$6,663,300	2059	* *	5	\$68,400		
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : All Windows									
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 80%									
Location : All Floors									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%									
Location : Roof Adjacent To Building H									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout All Floors									
Metal Louvers	5%			2037	* *	10	\$47,500		
Steel	5%	Now	\$583,800	2059	* *	5	\$47,500		
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : All Floors									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : All Floors									
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 80%									
Location : All Floors									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Basement And Building H Side									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : All Floors									
Parapets									
Masonry: Brick	10%			LIFE	* *	5	\$5,700		
Masonry: Brick Cavity	75%	Now	\$2,179,600	LIFE	* *	5	\$42,400		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : At All Roof Spandrel Locations - All Sides									
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Masonry: Limestone	5%	Now	\$71,600	LIFE	* *	5	\$3,600		
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									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Metal Rail	10%	0-2	\$77,700	2039	* *	5	\$40,100		
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof								
Built-Up (BUR)	10%	Now	\$529,400	2044	**			1
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%							
	Location : Over Zone C							
	Ponding, Extent : Severe, Area Affected : 30%							
	Location : All Roofs							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Over Generator Room							
	Worn/Eroded, Extent : Severe, Area Affected : 50%							
	Location : Over Elevator Penthouse In Zone C							
Modified Bitumen	55%	Now	\$2,726,900	2044	**			1
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Concrete Pavers Over Emergency Room							
	Drains Clogged, Extent : Severe, Area Affected : 20%							
	Location : Zone A, D							
	Patching Evident, Extent : Moderate, Area Affected : 5%							
	Location : All Roofs							
	Ponding, Extent : Severe, Area Affected : 25%							
	Location : Zones A, D							
	Vegetation Growth, Extent : Severe, Area Affected : 20%							
	Location : All Locations							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Over Emergency Room, Zone D							
	Worn/Eroded, Extent : Severe, Area Affected : 30%							
	Location : Zones D And A							
	Other Observation, Extent : Severe, Area Affected : 25%							
	Location : Over Emergency Room, Zone A And D							
	Explanation : Concrete Pavers Over Emergency Room. Severe Sponging Of Upper Layers From Water Retention							
Roll Roofing	5%			2030	\$147,200	5	\$37,000	
Single Ply Membrane	28%	Now	\$130,100	2034	\$2,602,300			
	Gravel/Stone Ballast, Extent : Light, Area Affected : 100%							
	Location : Over Lower Roofs Of New Wings Facing Broadway							
	Water Penetration, Extent : Moderate, Area Affected : 4%							
	Location : Lower Roof Facing Broadway							
Skylight, Metal/Glass	2%			2044	**	10	\$29,600	
Soffits								
Stucco Cement	100%	2-4	\$29,000	2039	**	5	\$8,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Loading Dock Area							
	Other Observation, Extent : Severe, Area Affected : 10%							
	Location : Loading Dock Area							
	Explanation : Bent And Damaged Metal Fascia Of Loading Dock Canopy							

Interior

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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%	2-4	\$1,225,800	LIFE	* *	5	\$308,300	
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Sub-basement							
Ceramic Tile	10%	4+	\$406,300	2037	* *	5	\$70,500	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Various Toilet Rooms							
Quarry Tile	5%			2039	* *	5	\$105,700	
Sheet Vinyl/Rubber	5%			2042	* *	5	\$105,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Zone A And 3rd Floor Laboratories							
	Explanation : Recent Installations At Zone A							
Terrazzo	5%			LIFE	* *	5	\$55,100	
Vinyl Tile	65%	Now	\$517,500	2034	\$25,877,000	3	\$343,500	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Switchgear Room Csb-1, 1st Floor							
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$159,100	
Concrete Masonry Unit	10%	Now	\$3,057,600	LIFE	* *	5	\$127,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : Penthouse - Adjacent To Water Tanks							
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Generator Room							
Glass: Single Pane	5%			LIFE	* *	5	\$119,300	
Gypsum Board	38%			LIFE	* *	5	\$725,300	
Plaster	30%	2-4	\$474,900	LIFE	* *	5	\$286,300	
	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%	0-2	\$584,800	LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Basement A							
Wood	2%			LIFE	* *	5	\$254,500	

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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									
Ceilings									
	AcousTileConcealSpLn	20%	0-2	\$221,600	2039	**	5	\$168,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Basement Room B-1							
	AcousTileSusp.Lay-In	50%	4+	\$1,144,700	2039	**	5	\$336,700	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Basement And Kitchen							
	Exposed Struc: Concrete	5%			LIFE	**	5	\$10,500	
	Exposed Struc: Steel	5%			LIFE	**			
	Metal Panel	5%	Now	\$684,000	LIFE	**	5	\$84,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Lobby And First Floor							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Lobby							
	Plaster	15%	Now	\$125,600	LIFE	**	5	\$126,200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Basement							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2069	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2069	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$197,100	2039	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : All Streets							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 5%							
		Location : Broadway							
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$10,900	2039	**			
		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%	Now	\$144,700	2037	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Emergency Room Driveway And Loading Dock							
		Potholes, Extent : Light, Area Affected : 2%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Light, Area Affected : 2%							
		Location : Driveway Entrance							
	Cast in Place Concrete	30%			2039	**			

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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									
Service Equipment									
	Air Circuit Breaker	30%			2034	\$319,100	5	\$1,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Rooms Broadway Side							
		Explanation : Two 4,000 Ampere Main Disconnect Switches							
	Air Circuit Breaker	20%			2034	\$212,700	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 41st Street Side							
		Explanation : One 4,000 Ampere Main Disconnect Switch							
	Fused Disc Sw	40%			2044	**	5	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room At F Plant							
		Explanation : There Are Three Main Services Coming Into The Building. Each Have Main Disconnect Switches Rated At Various Capacities							
	Fused Disc Sw	10%			2054	**	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 41st Street Side							
		Explanation : One 1,600 Ampere Main Disconnect Switch							
Transformers									
	Dry Type	30%			2047	**	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical, Mechanical And Elevator Machine Rooms							
		Explanation : Transformers Rated At Various Capacities							
	Dry Type	70%			2032	\$19,100	5	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical, Mechanical And Elevator Machine Rooms							
		Explanation : Transformers Rated At Various Capacities							
Switchgear / Switchboard									
	Air Circuit Breaker	45%			2034	\$478,700	5	\$2,200	
	Air Circuit Breaker	10%			2054	**	5	\$500	
	Fused Disc Sw	35%			2044	**	5	\$1,400	
	Fused Disc Sw	10%			2034	\$106,400	5	\$400	
Raceway									
	Busway	10%			2032	\$116,700	1		
	Conduit	40%			2034	\$466,900	1		
	Conduit	50%			2054	**	1		
Panelboards									
	Fused Disc Sw	1%			2033	\$12,200	5	\$200	
	Fused Disc Sw	1%			2050	**	5	\$200	
	Molded Case Bkrs	60%			2033	\$734,600	5	\$14,900	
	Molded Case Bkrs	38%			2050	**	5	\$9,400	

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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									
Wiring									
	Braided Cloth	20%			2033	\$347,500	1		
Insulation Aged, Extent : Light, Area Affected : 100%									
Location : Old Section Of The Building									
	Busway	10%			2032	\$173,800	1		
	Thermoplastic	70%			2044	* *	1		
Motor Controllers									
	Locally Mounted	10%			2032		5	\$600	
	Locally Mounted	10%			2047	* *	5	\$600	
	Motor Control Center	50%			2032	\$1,116,100	5	\$12,800	
	Motor Control Center	5%			2047	* *	5	\$1,300	
	Variable Frequency Drive	25%			2047	* *			
Ground									
Grounding Devices									
	Not Accessible	50%							
	Generic	50%			LIFE	* *	5	\$6,900	
Stand-by Power									
Transfer Switches									
	Automatic	80%			2047	* *	1	\$231,800	
	Automatic	20%			2032	\$42,700	1	\$57,900	
Generators									
	Diesel	20%			2037	* *	1	\$72,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : F Plant Generator Room									
Explanation : One 1,500 Kilowatt Rated Capacity. Also Serves Annexes G O And H Building									
	Diesel	15%			2037	* *	1	\$54,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 41st Street Generator Room									
Explanation : 671 Kilowatt Rated Capacity. Also Serves The Women's Pavilion									
	Diesel	15%			2037	* *	1	\$54,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Broadway Generator Room									
Explanation : 671 Kilowatt Rated Capacity									
	Diesel	10%			2030		1	\$36,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Baxter Generator Room									
Explanation : 400 Kilowatt Rated Capacity									
	Diesel	40%			2030		1	\$145,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : F Plant Generator Room									
Explanation : Three 600 Kilowatt Rated Capacities									
Batteries									
	Lead/Acid	100%			2027	\$2,500	5	\$34,900	

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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									
	Fuel Storage								
	Day Tank	10%			2042	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Baxter Generator Room							
		Explanation : 180 Gallons							
	Day Tank	20%			2042	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : F Plant Generator Room							
		Explanation : 4,000 Gallons							
	Day Tank	10%			2042	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Broadway Generator Room							
		Explanation : 275 Gallons							
	Main Tank	50%			2049	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : F Plant, Broadway And Baxter							
		Explanation : 12,000 And 6,000 Gallons Capacity							
	Under Construction	10%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : 41st Street Generator Room							
		Explanation : Under Construction							
Lighting									
	Interior Lighting								
	Fluorescent	55%			2034	\$8,057,000	10	\$475,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2034	\$293,000	10	\$17,300	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2034	\$293,000	10	\$17,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	1%			2034	\$114,000	10	\$300	
	LED	40%			2039	* *			
Egress Lighting									
	Emergency, Service	30%			2034	\$177,900	1		
	Emergency, Service	10%			2039	* *	1		
	Emergency, Battery	10%			2034	\$161,600	10	\$22,700	
	Exit, Service	10%			2034	\$41,500	1		
	Exit, Battery	40%			2039	* *	10	\$25,400	
Exterior Lighting									
	HID	5%			2029	\$224,600	10	\$100	
	LED	25%			2039	* *			
	No Component	70%							
Lightning Protection									

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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
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2049	* *	5	\$27,700	
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$351,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$2,483,500	1-3	\$580,300	
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								
	Electricity	1%			2044	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Gear Room E1-139, Other Locations							
		Explanation : Electric Heating							
	Interruptible Gas/Dual Fuel	99%			2044	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Exterior - Underground Vault							
		Explanation : 3 Tanks, No.2 Oil, 25,000 Gallons Each							
Conversion Equipment									
	Radiant Heater	1%			2034	\$250,600	2	\$4,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Gear Room E1-139, Other Locations							
		Explanation : Electric Unit Heaters							
	Steam Boiler	99%			2047	* *	1	\$923,200	
		Boiler Used For Hot Water, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 4 Water-tube High Pressure Boilers, Serving This Building And Zone H, Womens Pavilion And Annexes G O Buildings In Complex							

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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%	Now	\$168,400	2033	\$842,200	4	\$18,600	
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : Building Perimeter - Various Locations							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout - Building Perimeter							
	Central Plant Steam Piping/Pmp	60%	Now	\$324,900	2034	\$16,244,500	4	\$27,800	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Various Mechanical Rooms							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Basement And Sub-basement - Various Steam Condensate Pump Sets, Other Locations							
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Room - Steam Condensate Pump Set							
		On Extended Life, Extent : Light, Area Affected : 80%							
		Location : Throughout							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations							
Terminal Devices									
	Air Handler	15%			2029	\$2,717,800	1	\$87,400	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room B-sb-8 - Fresh Air Blowers With Steam Coils							
	Convector/Radiator	80%			2032	\$6,298,500	1	\$243,300	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout - Steam And Hot Water Perimeter Heating And Re-heat Coils In Ductwork							
	Unit Heater - Steam	5%			2034	\$273,600	4	\$6,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Mechanical Rooms, Other Locations							
		Explanation : Unit Heaters / Cabinet Heaters							

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Heating

Controls

Digital

60%	2-4	\$4,977,500	2029	\$16,591,500

Malfunctioning, Extent : Moderate, Area Affected : 5%

Location : Pediatric Emergency Center - Rooftop Packaged Units Controls, Other Locations

Obsolete Equipment, Extent : Light, Area Affected : 50%

Location : Throughout - Obsolete Front End And Various Controllers

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout

Explanation : Building Management System With Various Direct Digital Controllers And Digital Controllers With Pneumatic Field Devices In This Building And Other Buildings In This Complex

Pneumatic

5%	Now	\$18,600	2032	\$930,400

Broken, Extent : Moderate, Area Affected : 20%

Location : Mechanical Room B-sb-8 - Fresh Air Blower Controls

Other Observation, Extent : N/A, Area Affected : 100%

Location : Mechanical Room B-sb-8

Explanation : Pneumatic Controllers At Fresh Air Blowers. Steam Radiators Throughout Are Provided With Self-contained Control Valves

No Component

35%

Air Conditioning

Energy Source

Electricity

100%

2042

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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	55%	2-4	\$10,797,100	2049	* *	1	\$504,400	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement Chiller Room - 4 Units On Extended Life With R-11 Refrigerant, Malfunctioning, Not Available Parts For Repairs							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement Chiller Room							
		Explanation : Chillers Serve This Building And Zone H Building In Complex							
	Interior Pkg Unit - Cooling	5%			2032	\$761,400	2	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Elevator Machine Room, Other Locations							
		Explanation : Water Cooled Packaged Units							
	Reciprocating Compr/Chiller	7%			2029	\$994,300	1	\$30,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Emergency Trauma Center Roof							
		Explanation : Packaged Air Cooled Chiller; Scroll Compressors, R-134a. Unit Serves Emergency Trauma Center							
	Ext Pkg Unit - Heating/Cooling	15%			2029	\$2,426,500	2	\$8,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 9th Floor Roof D Wing, Lower Roofs							
		Explanation : Several Units With Various Refrigerants							
	Split Unit	5%			2029	\$1,143,200			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
	Split Unit	5%			2034	\$1,143,200			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Various Locations In Emergency Trauma And Pediatric Centers, Other Locations							
	Window/Wall Unit	8%			2027	\$291,800	1		
		On Extended Life, Extent : Light, Area Affected : 75%							
		Location : Various Locations							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Supplemental Cooling							
Distribution									
	CW & CHW Wtr Pipe/Pump	70%	Now	\$21,800	2044	* *	4	\$32,500	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 70%							
		Location : Various Mechanical Rooms							
	No Component	30%							

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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									
Terminal Devices									
	Air Handler/Cool/Ht	69%			2029	\$12,890,700	1	\$401,800	
On Extended Life, Extent : Light, Area Affected : 90%									
Location : Various Mechanical Rooms, Lower Roofs - Multiple Units With Steam And Chilled Water Coils									
	Fan Coil - 2 Pipe	1%			2034	\$293,700	1	\$3,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Kitchen									
Explanation : Floor Mounted Units With Chilled Water Coils									
	No Component	30%							
Heat Rejection									
	Dry Cooler	5%			2029	\$220,900	2	\$32,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lower Roofs									
Explanation : Various Dry Coolers For Interior Water-cooled Packaged Units									
	Water Cooling Tower	55%	0-2	\$2,674,800	2039	* *	2	\$417,000	
Damaged, Extent : Severe, Area Affected : 100%									
Location : Main Roof - Damaged / Corroded Tower Fill - All Cells									
Leak Evident, Extent : Moderate, Area Affected : 10%									
Location : Main Roof - Tower Piping									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Main Roof - 4-cell Tower									
	No Component	40%							
Ventilation									
Distribution									
	Ductwork/Diffusers	10%	Now	\$845,700	LIFE	* *	2-5	\$52,500	
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Various Roofs									
Insul. Deteriorating, Extent : Moderate, Area Affected : 40%									
Location : Various Mechanical Rooms									
Leak Evident, Extent : Moderate, Area Affected : 70%									
Location : Various Mechanical Rooms - Significant Duct Air Leakage									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roofs, Various Mechanical Rooms									
Explanation : Location Noted									
	Ductwork/Diffusers	90%			LIFE	* *	2-5	\$472,600	

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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	79%			2029	\$3,373,500	2	\$22,800	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Various Mechanical Rooms							
	Roof	20%			2029	\$373,600	2	\$5,800	
		On Extended Life, Extent : Light, Area Affected : 80%							
		Location : Roofs							
	Wall Unit	1%			2029	\$4,200	2	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room, Various Emergency Generator Rooms, Other Locations							
		Explanation : Location Noted							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$12,365,800	1		
		On Extended Life, Extent : Light, Area Affected : 80%							
		Location : Throughout							
	Water Heater With Tanks								
	No Component	99%							
	Not Accessible	1%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Water Heater Room By Emergency Trauma Center - No Key							
		Explanation : Oil Fired Water Heaters For Emergency Decontamination Showers							
	HW Heat Exchanger								
	Steam Fired	100%			2054	* *	4	\$139,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room Bb-118							
		Explanation : Location Noted							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	99%			2029	\$190,800	4	\$19,700	
	Submersible	1%			2026	\$300	4	\$300	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Emergency Generator Room E1-129							
	Sewage Ejector(s)								
	Electric	100%			2029	\$504,100	4	\$37,500	
	Backflow Preventer								
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Building Exterior Hot Box Enclosures							
		Explanation : No Key Available							

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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									
	Fixtures								
	Generic	100%							
			Obsolete Fixtures, Extent : Moderate, Area Affected : 20%						
			Location : Various Locations						
Vertical Transport									
	Elevators								
	Geared Traction	95%			LIFE		* *		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Units No. 1, 2, 3, 4, 5: From 1st To 11th Floor, Units No. 6, 7, 10: From Sub-basement To 11th Floor, Units No. 12, 13: From Basement To 11th Floor						
			Explanation : 10 Units						
	Hydraulic	5%			LIFE		* *		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : One Unit From Sub-basement To Basement, Unit No. 8: From Basement To 2nd Floor						
			Explanation : 2 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2034	\$4,433,300	1-5	\$474,800	
	Sprinkler								
	No Component	10%							
	Generic	90%			2044		* *	1-2	\$237,400
	Fire Pump								
	Generic	100%			2030	\$919,300	1	\$175,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Sub-basement - Fire Pump Room, Penthouse - Water Tank Room						
			Explanation : Location Noted						
Chemical System									
	Generic	100%			2029	\$91,800	1-3	\$444,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Kitchen						
			Explanation : 110 Square Foot Hood						

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 25-Jan-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,12,13,Ph
Block : 270 **Lot** : 32 **BIN** : 1003224

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$249,700	\$857,500
Interior Architecture	\$374,300	\$1,530,300
Electrical	\$351,400	
Mechanical	\$197,600	\$19,774,700
Site Enclosure	\$55,700	
Total	\$1,228,700	\$22,162,500
Importance Code A	\$249,700	\$857,500
Importance Code B	\$923,300	\$20,597,000
Importance Code C	\$55,700	\$708,000
Total	\$1,228,700	\$22,162,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$46,100	\$38,000		\$42,100
Interior Architecture	\$10,800	\$40,600	\$76,700	
Electrical	\$106,100	\$82,600	\$69,300	\$121,200
Mechanical	\$332,200	\$132,000	\$269,600	\$124,400
Site Enclosure	\$10,500			
Site Pavements	\$18,900			
Elevators/Escalators	\$88,600	\$88,600	\$88,600	\$88,600
Total	\$613,100	\$381,800	\$504,200	\$376,300
Importance Code A	\$46,100	\$38,000	\$12,600	\$43,100
Importance Code B	\$561,800	\$343,800	\$462,700	\$333,200
Importance Code C	\$5,200		\$28,900	
Total	\$613,100	\$381,800	\$504,200	\$376,300



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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	34%			LIFE	**	5	\$132,400	
	Metal/Glass Curt Wall	30%			LIFE	**	5	\$219,000	
	Metal Panel	20%			2054	**	5-10	\$535,300	
	Metal Sect. OHD	1%			2047	**	5	\$12,200	
	Granite Panels	4%			LIFE	**	5	\$11,700	
	Granite Panels	1%	Now	\$9,800	LIFE	**	5	\$2,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Jefferson Street									
	Window Wall	4%			2054	**	5	\$58,400	
Windows									
	Aluminum	95%			2050	**	5	\$45,100	
	Metal Louvers	5%			2043	**	10	\$14,800	
Parapets									
	Cast in Place Concrete	25%			LIFE	**	5	\$28,700	
	Metal/Glass Curt Wall	20%			2054	**	5	\$8,600	
	Metal Panel	20%			2054	**	5	\$8,600	
	Metal Rail	20%			2047	**	5-10	\$40,100	
	Metal: Cage/Fence	15%			2047	**	5-10	\$12,900	
Roof									
	IRMA/Protected Membrane	26%	Now	\$19,200	2039	**			
Vegetation Growth, Extent : Light, Area Affected : 5%									
Location : Upper Roof									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 5th Floor Roof									
	Modified Bitumen	68%			2039	**	10	\$103,700	
	Plaza Roof: Stone Panels	4%			2044	**			
	Skylight, Metal/Glass	1%			2054	**	10	\$5,100	
	Skylight, Plastic	1%			2047	**	1		
Soffits									
	Ceramic Tile	5%			2044	**	10	\$1,100	
	Metal Panel	10%			2054	**	5-10	\$15,700	
	Stucco Cement	85%	0-2	\$17,200	2047	**	5	\$24,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Loading Dock									
Interior									
Floors									
	Carpet	7%			2033	\$806,500	3	\$66,900	
	Cast in Place Concrete	15%			LIFE	**	5	\$209,100	
	Ceramic Tile	15%			2043	**	5	\$95,600	
	Quarry Tile	15%			2047	**	5	\$143,400	
	Sheet Vinyl/Rubber	20%			2039	**	5	\$191,100	
	Terrazzo	5%			LIFE	**	5	\$24,900	
	Vinyl Tile	23%			2039	**	3	\$55,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2043	**	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	
Ceilings									
	AcousTileConcealSpLn	20%			2047	**	5	\$159,300	
	AcousTileSusp.Lay-In	40%			2047	**	5	\$254,900	
	AcousTileSusp.Lay-In	5%	Now	\$10,800	2047	**	5	\$15,900	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement Kitchen								
	Exposed Struc: Concrete	5%			LIFE	**	5	\$5,000	
	Gypsum Board	30%			LIFE	**	5	\$238,900	
Site Enclosure									
Fence/Gates									
	Chain Link	10%			2054	**			
	Iron Picket	90%			2054	**			
Free Standing Walls									
	Masonry: Brick	75%	Now	\$55,700	2044	**			
	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%	2-4	\$5,200	2054	**			
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout Perimeter								
	Explanation : Material Is Granite								
Retaining Walls									
	Cast in Place Concrete	50%	4+	\$5,300	2054	**			
	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%			2054	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Entry And Handicap Ramps								
	Explanation : This Is Actually Granite.								
Site Pavements									

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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	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$18,900	2047	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Henry Street</i>									

On-Site Walkways

Cast in Place Concrete	35%			2039	**				
Masonry: Granite	35%			LIFE	**				
Pavers/Stone	30%			2037	**				

Parking/Driveway

Asphalt	90%			2043	**				
Cast in Place Concrete	10%			2047	**				

Electrical		Current Repair			Future 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%			2054	**	5		\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two Main Disconnect Switches Rated At 4,000 Amperes Each</i>									

Fused Disc Sw	50%			2054	**	5		\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : Four Main Disconnect Switches Rated At 4,000 Amperes Each</i>									

Transformers

Dry Type	100%			2047	**	5		\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement And Penthouse</i>									
<i>Explanation : Various Sizes</i>									

Switchgear / Switchboard

Fused Knife Sw	100%			2054	**	5		\$1,800	

Raceway

Conduit	100%			2044	**	1			

Panelboards

Molded Case Bkrs	95%			2050	**	5		\$10,600	
Molded Case Bkrs	5%	0-2	\$36,700	2059	**	5		\$300	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									

Wiring

Thermoplastic	100%			2054	**	1			

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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									
	Motor Controllers								
	Locally Mounted	20%			2047	**	5	\$600	
	Motor Control Center	60%			2047	**	5	\$7,000	
	Variable Frequency Drive	20%			2047	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$6,300	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	**	1	\$131,000	
	Generators								
	Diesel	100%			2043	**	1	\$164,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 1,000 Kilowatt								
	Batteries								
	Nickel Cadmium	100%			2029	\$2,500	5	\$94,900	
	Fuel Storage								
	Day Tank	20%			2050	**	5		
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Penthouse								
	Explanation : 275 Gallons								
	Main Tank	80%			2062	**	5		
	Other Observation, Extent : Light, Area Affected : 80%								
	Location : Underground								
	Explanation : 7,000 Gallons								
Lighting									
	Interior Lighting								
	Fluorescent	90%			2039	**	10	\$351,400	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	LED	10%			2042	**			
	Egress Lighting								
	Emergency, Service	50%			2039	**	1		
	Exit, Service	50%			2039	**	1		
	Exterior Lighting								
	LED	20%			2039	**			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2062	**	5	\$1,600	
Alarm									
	Security System								
	Generic	100%			2039	**	1	\$159,000	

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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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2039

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\$262,300

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

Utility Steam

100%

2054

* *

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

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2043

* *

5

\$25,300

Distribution

Hot Wtr Piping/Pump

20%

2042

* *

4

\$6,300

Steam Piping/Pump

80%

2044

* *

Terminal Devices

Air Handler

60%

2034

\$4,914,500

1

\$157,900

*Other Observation, Extent : N/A, Area Affected : 60%**Location : Upper And Lower Roofs And Mechanical Room**Explanation : 11 Units*

Air Handler

15%

2039

* *

1

\$39,500

Convactor/Radiator

25%

Now

\$44,500

2039

* *

1

\$30,900

*Other Observation, Extent : Moderate, Area Affected : 25%**Location : 5th Floor Through 13th Floor**Explanation : Radiators On Each Corner Of The Building Are Not Getting Enough Heat*

Controls

Digital

100%

2032

\$12,500,600

Air Conditioning

Energy Source

Utility Steam

90%

2054

* *

1

Electricity

10%

2050

* *

1

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

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

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

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

Mechanical		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	90%			2037	* *	1	\$414,600	
		Recent Installation, Extent : N/A, Area Affected : 65%							
		Location : 14th Floor							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 14th Floor							
		Explanation : 2 New Units And 1 Older In Good Condition							
	Centrifugal, Elec Chiller	8%	0-2	\$142,000	2043	* *	1	\$33,200	
		Malfunctioning, Extent : Severe, Area Affected : 10%							
		Location : Upper Roof 5 Of 6 Compressors Need Repair							
	Split Unit	2%			2039	* *			
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Upper Roof							
		Explanation : Serves Elevator Machine Room							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2054	* *	4	\$31,500	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2039	* *	1	\$263,200	
Heat Rejection									
	Water Cooling Tower	100%			2032	\$2,198,500	2	\$428,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 14th Floor Roof							
		Explanation : 3 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$237,400	
	Exhaust Fans								
	Interior	90%			2039	* *	2	\$11,700	
	Roof	10%			2039	* *	2	\$1,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2054	* *	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%	0-2	\$43,600	2044	* *	4	\$4,500	
		Leak Evident, Extent : Severe, Area Affected : 50%							
		Location : Sub-basement							
	Submersible	50%			2028	\$6,700	4	\$4,500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Sub-basement							
		Explanation : Near Old Pump							
	Sewage Ejector(s)								
	Compressed Air	100%			2054	* *	4	\$6,500	
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$26,100	
	Fixtures								
	Generic	100%							
	Instantaneous Hot Water								
	Electric	100%			2039	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, 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%			2054	* *	1-5	\$214,600	
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$119,200	
	Fire Pump								
	Generic	100%			2043	* *	1	\$79,500	
	Chemical System								
	No Component	98%							
	Generic	2%			2032	\$1,000	1-3	\$4,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Kitchen Basement							
		Explanation : Kitchen Hood Covers 250 Square Feet (10x25)							

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 25-Jan-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 480 **Lot** : 21 **BIN** : 1007180

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$357,900	
Interior Architecture	\$254,500	\$636,300
Electrical	\$26,600	\$193,800
Mechanical	\$144,300	\$590,100
Total	\$783,300	\$1,420,200
Importance Code A	\$357,900	\$152,600
Importance Code B	\$309,900	\$1,267,500
Importance Code C	\$115,500	
Total	\$783,300	\$1,420,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$134,200			\$8,500
Interior Architecture	\$95,700		\$900	\$2,800
Electrical	\$43,500	\$1,700	\$1,800	\$3,500
Mechanical	\$40,800	\$2,300	\$3,800	\$45,600
Site Pavements	\$800			
Total	\$315,000	\$4,000	\$6,500	\$60,500
Importance Code A	\$149,500	\$1,700	\$1,700	\$10,200
Importance Code B	\$115,500	\$2,300	\$4,800	\$50,300
Importance Code C	\$50,000			
Total	\$315,000	\$4,000	\$6,500	\$60,500



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	Now	\$24,200	LIFE	**	5	\$9,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : North Facade Trim									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : North Facade Trim									
	Copper/Terne	5%			2054	**	10	\$2,800	
	Masonry: Brick	70%	Now	\$280,300	LIFE	**	5	\$16,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : North Facade									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : South And North Facades									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : South, North Facades									
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : North Facade									
	Masonry: Granite	5%			LIFE	**	5	\$900	
	Marble Panels	5%			LIFE	**	5	\$900	
	Stucco Cement	10%	Now	\$13,800	2039	**	5	\$3,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : West Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Top Of West Facade									
Windows									
	Aluminum	100%	Now	\$37,300	2042	**	5	\$1,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Throughout Second 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
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$5,000	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	\$77,600	LIFE	**	5	\$3,000	
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Throughout Parapet							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Parapet							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout Parapet							
Metal Panel	5%	Now	\$1,800	2044	**	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Rear Coping							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
	Location : Parapet Coping Joints							
Metal: Cage/Fence	10%	2-4	\$500	2039	**	5	\$1,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Stucco Cement	10%	Now	\$2,700	2039	**	5	\$600	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%							
	Location : Park Side Parapet							
Roof								
Copper/Terne	12%			2049	**	10	\$6,500	
Metal Panel	5%			2039	**	10	\$2,000	
Modified Bitumen	70%	Now	\$8,500	2042	**			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%							
	Location : Roof Drains							
Skylight, Metal/Glass	13%	Now	\$40,500	2044	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Examination Room							
Soffits								
Metal Framed, Vinyl Cofd Canps	100%			2039	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Front Entry Canopy							
	Explanation : Vinyl Canopy							

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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								
Floors								
Cast in Place Concrete	25%	Now	\$75,300	LIFE	**	5	\$19,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%			2043	**	5	\$1,700	
Granite Panels	3%			LIFE	**	5	\$800	
Marble Panels	2%			LIFE	**	5	\$500	
Vinyl Tile	65%	Now	\$63,600	2034	\$636,300	3	\$8,400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : 2nd Floor								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 60%								
Location : 2nd Floor Basement								
Interior Walls								
Gypsum Board	20%			LIFE	**	5	\$2,400	
Masonry: Brick	30%	Now	\$115,500	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Southeast Side Of Basement								
Paint Peeling, Extent : Moderate, Area Affected : 80%								
Location : Basement								
Plaster	50%	Now	\$49,200	LIFE	**	5	\$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : 2nd Floor And Stairs								
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : 2nd Floor								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : 2nd Floor And Stair								
Ceilings								
AcousTileSusp.Lay-In	10%	4+	\$1,200	2047	**	5	\$1,700	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Exposed Struc: Steel	5%			LIFE	**			
Masonry: Infill Arch	25%	Now	\$13,000	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bilco Door								
Plaster	60%	Now	\$32,300	LIFE	**	5	\$13,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor And Stairs								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead								

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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	

Site Enclosure

Retaining Walls

Masonry: Brick

100%

2044

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2039

* *

On-Site Walkways

Masonry: Granite

100%

2-4

\$800

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%

2034

\$7,700

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 600 Ampere Main Switch*

Raceway

Conduit

90%

2034

\$14,900

1

Conduit

10%

2044

* *

1

Panelboards

Molded Case Bkrs

10%

2042

* *

5

Molded Case Bkrs

90%

2033

\$36,700

5

\$400

Wiring

Thermoplastic

90%

2034

\$18,300

1

Thermoplastic

10%

2044

* *

1

Motor Controllers

Locally Mounted

100%

2032

\$60,600

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Room B7**Explanation : Connected With Main Water Pipe*

Lighting

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	10%			2029	\$26,600	10	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Fluorescent	50%			2034	\$133,200	10	\$7,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	LED	40%			2042	* *			
Egress Lighting									
	Emergency, Battery	50%			2034	\$14,700	10	\$2,100	
	Exit, Battery	50%			2034	\$12,400	10	\$600	
Exterior Lighting									
	HID	20%	Now	\$1,600	2034	\$16,300			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Outside Perimeter							
	No Component	80%							
Alarm									
	Security System								
	Generic	100%	2-4	\$32,900	2044	* *	1	\$5,800	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
Fire/Smoke Detection									
	Generic, Digital	100%	0-2	\$9,000	2039	* *	1-3	\$9,600	
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Entrance							
		Explanation : Common Failure At The Main Fire Alarm Panel							

Mechanical		Current 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%			2044	* *	5	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Vault							
		Explanation : One 5,000 Gallon Tank							
	Conversion Equipment								
	Steam Boiler	100%	0-2	\$15,300	2032	\$152,600	1	\$15,300	
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Basement Boiler Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							

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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
Heating									
	Distribution								
	Steam Piping/Pump	100%	0-2	\$56,100	2044	**			
				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%			2039	**	1	\$5,500	
				Other Observation, Extent : Moderate, Area Affected : 20%					
				Location : 2nd Floor					
				Explanation : 4 Radiators Are Not Connected To The System					
Controls									
	Electrical	100%			2032			\$97,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%			2035	\$13,800	2	\$100	
	Exterior Pkg Unit - Cooling	60%			2034	\$115,200	2	\$600	
	Window/Wall Unit	25%			2029	\$16,600	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%			2029	\$6,600	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,600	
Exhaust Fans									
	Roof	10%			2034	\$3,400	2	\$100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$224,900	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$17,500	2		
Sanitary Piping									
	Cast Iron	100%	4+	\$88,200	LIFE	**	1		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
Storm Drain Piping									
	Cast Iron	100%	4+	\$24,700	LIFE	**	1		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	85%							
	Generic	15%			2044	* *	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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 27-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez,5,Ph
Block : 1734 **Lot** : 1 **BIN** : 1082169

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,376,300	\$147,100
Interior Architecture	\$5,402,700	\$3,012,600
Electrical	\$2,008,100	\$833,400
Mechanical	\$2,653,100	\$3,947,600
Total	\$11,440,100	\$7,940,700
Importance Code A	\$1,376,300	\$427,300
Importance Code B	\$10,063,800	\$7,513,400
Total	\$11,440,100	\$7,940,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$40,600			\$25,700
Interior Architecture	\$85,600		\$5,700	\$21,000
Electrical	\$24,400	\$29,500	\$29,800	\$67,700
Mechanical	\$67,900	\$41,900	\$78,700	\$53,500
Site Pavements	\$28,400			
Elevators/Escalators	\$33,600	\$33,600	\$33,600	\$33,600
Total	\$280,500	\$104,900	\$147,700	\$201,500
Importance Code A	\$40,600	\$3,600		\$26,100
Importance Code B	\$240,000	\$101,400	\$142,100	\$175,400
Importance Code C			\$5,700	
Total	\$280,500	\$104,900	\$147,700	\$201,500



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	88%	Now	\$1,238,800	LIFE	* *	5	\$147,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Along 136th Street, Penthouse, Stair Bulkheads							
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Along 136th Street							
	Masonry: Limestone	5%	Now	\$67,300	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	\$16,000	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%			2054	* *	5-10	\$57,500	
Windows									
	Aluminum	100%			2050	* *	5		
Parapets									
	Masonry: Brick	70%	0-2	\$18,200	LIFE	* *	5	\$7,000	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Penthouse							
	Masonry: Limestone	5%	0-2	\$6,400	LIFE	* *	5	\$600	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	5%			2044	* *	5	\$1,900	
	Metal: Cage/Fence	20%			2039	* *	5-10	\$15,600	
Roof									
	Modified Bitumen	100%			2039	* *	10	\$70,200	
Soffits									
	Stucco Cement	100%			2039	* *	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	\$36,500	LIFE	**	5	\$45,900		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Ceramic Tile	5%	Now	\$60,400	2037	**	5	\$5,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Terrazzo	5%	0-2	\$20,000	LIFE	**	5	\$8,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Lobby								
Vinyl Tile	50%	Now	\$148,000	2034	\$2,960,200	3	\$39,300		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Vinyl Tile 9" X 9"	30%			2029	\$5,141,800	3	\$31,400		
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
Ceramic Tile	5%			2043	**	5	\$11,300		
Concrete Masonry Unit	10%			LIFE	**	5	\$9,000		
Gypsum Board	10%			LIFE	**	5	\$13,600		
Masonry: Brick	5%			LIFE	**				
Marble Panels	2%			LIFE	**				
Plaster	53%			LIFE	**	5	\$36,000		
SGFT/Glazed Masonry	10%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	50%			2039	**	5	\$104,800		
Exposed Struc: Concrete	10%			LIFE	**	5	\$3,300		
Gypsum Board	5%			LIFE	**	5	\$13,100		
Metal Panel	15%	4+	\$21,300	LIFE	**	5	\$39,300		
	Bent/Warped Elements, Extent : Moderate, Area Affected : 2%								
	Location : Corridor								
Plaster	20%			LIFE	**	5	\$26,200		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2044	**				
Free Standing Walls									
Cast in Place Concrete	100%			2054	**				
Retaining Walls									
Cast in Place Concrete	100%			2054	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$28,400	2039	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
On-Site Walkways									
Cast in Place Concrete	100%			2039	**				

Note : 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
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

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

Air Circuit Breaker

75%

2034

\$149,600

5

\$600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Three 2,500 Amperes Supplied Power To Main Building, Motor Controller Center And The Women Pavilion*

Fused Disc Sw

25%

2054

* *

5

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1,600 Amperes Main Disconnect Switch For South Side Of The Building*

Switchgear / Switchboard

Air Circuit Breaker

75%

2034

\$149,600

5

\$600

Fused Disc Sw

25%

2054

* *

5

\$200

Raceway

Conduit

90%

2034

\$163,700

1

Conduit

10%

2054

* *

1

Panelboards

Fused Disc Sw

5%

2050

* *

5

\$200

Fused Disc Sw

5%

2033

\$10,200

5

\$200

Molded Case Bkrs

70%

2050

* *

5

\$2,800

Molded Case Bkrs

20%

2042

* *

5

\$800

Wiring

Braided Cloth

50%

2-4

\$138,600

2059

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

20%

2054

* *

1

Thermoplastic

30%

2034

\$83,100

1

Motor Controllers

Locally Mounted

10%

2032

\$45,400

5

\$100

Motor Control Center

90%

2047

* *

5

\$3,700

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$2,200

Stand-by Power

Transfer Switches

Automatic

100%

2047

* *

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%			2043	* *	1	\$58,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 1,000 Kilowatts							
	Batteries								
	Lead/Acid	100%			2028	\$2,500	5	\$5,500	
Fuel Storage									
	Day Tank	30%			2050	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 600 Gallons							
	Main Tank	70%			2037	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 1,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2029	\$1,630,500	10	\$96,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2042	* *	10	\$27,500	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	10%			2042	* *			
Egress Lighting									
	Emergency, Service	45%			2029	\$42,400	1		
	Emergency, Battery	5%			2034	\$12,800	10	\$1,800	
	Exit, LED	50%			2062	* *	1		
Exterior Lighting									
	HID	20%			2029	\$142,900	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2034	\$287,400	1	\$55,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Camera							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$92,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual Pull Boxes, And Fire Alarm Panel							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2044	* *	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	20%			2030	\$130,600			
	Pres. Reducing Valve/LP Steam	80%			2037	* *	5	\$7,100	
	Distribution								
	Hot Wtr Piping/Pump	20%	Now	\$33,500	2056	* *	4	\$1,500	
		Broken, Extent : Severe, Area Affected : 100% Location : Basement Mechanical Room. Condensate And Vacuum Pump Broken Insul. Deteriorating, Extent : Moderate, Area Affected : 100% Location : Insulation On Steam Piping Deteriorating							
	Central Plant Steam Piping/Pmp	80%	Now	\$172,200	2044	* *	4	\$5,900	
		Leak Evident, Extent : Severe, Area Affected : 10% Location : Basement Mechanical Room							
	Terminal Devices								
	Air Handler	50%	2-4	\$720,200	2034	\$1,440,500	1	\$41,700	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Various Locations							
	Convector/Radiator	50%	Now	\$250,400	2039	* *	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%			2054	* *	1		
	Electricity	10%			2042	* *	1		
	Conversion Equipment								
	Absorption Chiller/Steam/HW	90%			2043	* *	1	\$145,800	
	Window/Wall Unit	10%			2027	\$58,000	1		
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$7,400	
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2034	\$2,376,500	1	\$74,100	
	No Component	20%							
	Heat Rejection								
	Water Cooling Tower	100%	2-4	\$773,300	2039	* *	2	\$120,600	
		Other Observation, Extent : Severe, Area Affected : 10% Location : Roof Explanation : Damaged Ceiling							

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

HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL 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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,500	
	Exhaust Fans								
	Interior	100%			2029	\$679,000	2	\$4,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2054	**	4	\$22,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2039	**	4	\$4,700	
	Sewage Ejector(s)								
	Compressed Air	100%			2034	\$49,500	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2039	**	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%			2054	**	1-5	\$75,500	
	Sprinkler								
	No Component	90%							
	Generic	10%			2054	**	1-2	\$4,200	

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 26-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,2,7,8,18
Block : 1733 **Lot** : 1 **BIN** : 1053899

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,565,800	\$901,800
Interior Architecture	\$1,460,400	\$1,381,800
Electrical	\$2,519,400	\$13,191,900
Mechanical	\$22,297,900	\$34,430,500
Total	\$28,843,600	\$49,906,100
Importance Code A	\$3,814,400	\$1,766,100
Importance Code B	\$24,916,700	\$47,800,700
Importance Code C	\$112,400	\$339,300
Total	\$28,843,600	\$49,906,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$33,800			\$42,200
Interior Architecture		\$67,000	\$56,100	\$87,200
Electrical	\$77,700	\$140,600	\$125,900	\$140,200
Mechanical	\$283,100	\$159,300	\$320,400	\$179,700
Site Enclosure	\$4,800			
Site Pavements	\$46,400			
Elevators/Escalators	\$105,600	\$105,600	\$105,600	\$105,600
Total	\$551,400	\$472,600	\$608,000	\$554,800
Importance Code A	\$33,800			\$44,100
Importance Code B	\$510,700	\$472,600	\$578,800	\$510,700
Importance Code C	\$6,900		\$29,200	
Total	\$551,400	\$472,600	\$608,000	\$554,800



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	80%			LIFE	**	5	\$437,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : All Facades									
Sidewalk Shed in Use, Extent : Light, Area Affected : 75%									
Location : Along West And South Side									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Street Facing Facades									
Explanation : Construction Netting Over Facade									
	Masonry: Granite	2%			LIFE	**	5	\$8,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Facades									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Facades									
Explanation : Construction Netting In Place									
	Metal Panel	5%			2054	**	5-10	\$187,900	
	Marble Panels	10%			LIFE	**	5	\$41,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Facades									
Explanation : Work In Progress									
	Window Wall	3%			2054	**	5	\$61,500	
Windows									
	Aluminum	100%	Now	\$686,200	2050	**	5	\$140,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Parapets									
	Masonry: Brick Cavity	10%			LIFE	**	5	\$4,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Parapets									
Sidewalk Shed Below, Extent : Light, Area Affected : 50%									
Location : West And South Sides									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Parapets									
Explanation : Construction Netting Over Parapet Walls									
	Masonry: Marble	20%	Now	\$83,900	LIFE	**	5	\$10,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Coping									
	Metal Panel	5%	Now	\$33,800	2054	**	5	\$3,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Bulkheads									
	Metal Rail	65%			2047	**	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	\$1,455,100	2039	* *			
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%			2039	* *	10	\$11,400	
Interior								
Floors								
Carpet	5%			2033	\$970,000	3	\$80,500	
Cast in Place Concrete	10%			LIFE	* *	5	\$234,700	
Ceramic Tile	5%			2043	* *	5	\$53,600	
Quarry Tile	5%			2047	* *	5	\$80,500	
Terrazzo	10%	Now	\$205,100	LIFE	* *	5	\$83,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Lobby								
Vinyl Tile	55%	Now	\$333,300	2039	* *	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	\$175,400	2042	* *	3	\$40,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : 3rd And 8th Floor Corridor, Throughout								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$58,500	
Concrete Masonry Unit	5%	Now	\$112,400	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	\$264,800	2047	* *	5	\$201,100	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
AcousTileSusp.Lay-In	35%			2047	* *	5	\$375,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$16,800	
Metal Panel	25%	Now	\$181,600	LIFE	* *	5	\$335,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : 3rd Floor Small Corridor								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 6th Floor Corridor								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Retaining Walls								
Masonry: Brick	100%	Now	\$4,800	2044	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout West And South Side, This Material Is Actually Masonry Which Is Granite.								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$39,500	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : South And West Side Of Building								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Into Basement Main Switch Gear Room At 135th Street								
Explanation : Water Penetration								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%	Now	\$6,900	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : South Side 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

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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									
Service Equipment									
	Air Circuit Breaker	100%			2034	\$864,300	5	\$3,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : Four 5,000 Ampere Main Disconnect Switches, Water Leak Evidence Coming From Con Edison Raceway Service									
Transformers									
	Dry Type	70%			2032	\$19,100	5	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Room 5106a And Elevator Machine Room									
Explanation : Two 150 And Two 112.5 Kilovolt Ampere 208/120 Volts Primary - 480 Volts Secondary Supply									
	Dry Type	30%			2039	**	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 225 Kilovolt Ampere With 208/120 Volts Primary - 480 Volts Secondary Supply									
Switchgear / Switchboard									
	Air Circuit Breaker	10%			2044	**	5	\$400	
	Fused Disc Sw	90%			2034	\$777,900	5	\$2,800	
Raceway									
	Busway	10%			2039	**	1		
	Conduit	75%			2034	\$700,400	1		
	Conduit	15%			2044	**	1		
Panelboards									
	Fused Disc Sw	10%			2033	\$98,000	5	\$1,700	
	Molded Case Bkrs	70%			2033	\$685,700	5	\$13,400	
	Molded Case Bkrs	20%			2042	**	5	\$3,800	
Wiring									
	Braided Cloth	50%	2-4	\$695,100	2059	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Busway	5%			2032	\$69,500	1		
	Thermoplastic	45%			2044	**	1		
Motor Controllers									
	Locally Mounted	10%			2032		5	\$500	
	Locally Mounted	10%			2039	**	5	\$500	
	Motor Control Center	40%			2039	**	5	\$7,900	
	Motor Control Center	20%			2032	\$357,200	5	\$4,000	
	Variable Frequency Drive	20%			2047	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$10,700	
Stand-by Power									

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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									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$223,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Transfer Switch Room Basement							
		Explanation : Two Transfer Switches							
Generators									
	Diesel	100%			2037	* *	1	\$281,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room 3rd Floor Roof							
		Explanation : Four 1,000 Kilowatt Units, One Of The Generators Is Supplying Power To The Mural Pavilion							
Batteries									
	Lead/Acid	100%			2027	\$2,500	5	\$26,900	
Fuel Storage									
	Day Tank	30%			2042	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room 3rd Floor Roof							
		Explanation : 600 Gallons Rated Capacity							
	Main Tank	70%			2037	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 20,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2029	\$1,115,000	10	\$65,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement And Mechanical Room							
	Fluorescent	45%			2034	\$5,017,500	10	\$295,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2034	\$557,500	10	\$32,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	LED	10%			2042	* *			
	LED	30%			2039	* *			
Egress Lighting									
	Emergency, Service	45%			2034	\$203,100	1		
	Emergency, Battery	5%			2034	\$61,500	10	\$8,700	
	Exit, Service	50%			2034	\$158,000	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	5%	Now	\$86,700	2044		* *		
	Damaged Fixtures, Extent : Moderate, Area Affected : 50%							
	Location : Outside Perimeter							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Outside Perimeter							
	Explanation : Operated Via Photocell							
HID	5%			2029	\$173,400	10	\$100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Outside Perimeter							
	Explanation : Switches Operated Via Photo Cells							
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2037		* *	5	\$2,400
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof, Stacks Only							
	Explanation : Lightning Rods In The Stacks Only							
Alarm								
Security System								
Generic	100%			2034	\$1,395,400	1	\$271,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Inside And Outside The Building							
	Explanation : Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$383,500	2034	\$1,917,400	1-3	\$407,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Fire Alarm Panel 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%			2044	* *	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%			2037	* *			
		Other Observation, Extent : Moderate, Area Affected : 20% Location : Basement Mechanical Equipment Room Explanation : Serves 1st, 2nd And 3rd Floors Reheat System And Some Radiators.							
	Steam Boiler Central Plant	80%	0-2	\$1,248,600	2039	* *			
		Broken, Extent : Severe, Area Affected : 30% Location : 1 Of 3 Boilers In Boiler Plant. Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Basement. Pressure Reducing Valve Is Not Working On Optimum Capacity On Extended Life, Extent : Severe, Area Affected : 2% Location : The Three Boilers On Extended Life. 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	\$128,200	2042	* *	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	\$2,472,900	2044	* *	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	\$413,700	2029	\$689,500	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%			2029	\$4,826,800	1	\$155,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Various Locations Explanation : New Cooling Coil And Preheat Coil							
	Convactor/Radiator	40%			2039	* *	1	\$92,600	
	Fan Coil Unit/Heat	20%			2029	\$3,633,900	1	\$46,300	

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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
Heating									
	Controls								
	Pneumatic	100%	2-4	\$7,182,900	2032	\$14,365,800			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Building Management System Malfunctioning							
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
	Conversion Equipment								
	Reciprocating	80%			2039	* *	1	\$265,900	
	Compr/Chiller								
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 3 Units							
	Exterior Pkg Unit - Cooling	20%			2034	\$1,607,100	2	\$8,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Split Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$118,500	2044	* *	4	\$35,300	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : 18th Floor Mechanical Equipment Room.							
		Repairs In Progress, Extent : N/A, Area Affected : 50%							
		Location : Chilled Water Pumps At 18th Floor Mechanical Room.							
Terminal Devices									
	Air Handler/Cool/Ht	100%	0-2	\$284,400	2034	\$14,219,700	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%			2039	* *	2	\$99,800	
	Water Cooling Tower	80%			2038	* *	2	\$577,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : New Cooling Tower							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$399,700	
Exhaust Fans									
	Interior	100%	Now	\$325,000	2034	\$3,250,200	2	\$17,600	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Main Boiler Room Makeup Air Fan. E F - 17							
Plumbing									

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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									
	H/C Water Piping Brass/Copper	100%	4+	\$470,600	2044	* *	1		
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Piping In Basement							
		Recent Repair Evident, Extent : N/A, Area Affected : 50%							
		Location : Cold Water Fill Pumps Repair In Progress.							
	HW Heat Exchanger Steam Fired	100%			2054	* *	4	\$106,300	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%	Now	\$129,200	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%			2034	\$148,800	4	\$23,000	
	Sewage Ejector(s) Compressed Air	100%	0-2	\$24,000	2034	\$240,400	4	\$7,300	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Ejector Pods In Mechanical Equipment Room							
	Backflow Preventer Generic	100%			2034	\$327,300	1	\$43,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Meter Room							
		Explanation : Fire And Domestic							
	Fixtures Generic	100%							
	Instantaneous Hot Water Natural Gas	100%			2039	* *			
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
		Controller Not Working, Extent : Moderate, Area Affected : 90%							
		Location : Elevator Recall Malfunctioning							
		Other Observation, Extent : N/A, 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%			2044	* *	1-5	\$374,800	
	Sprinkler No Component	70%							
	Generic	30%			2044	* *	1-2	\$60,200	

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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
Fire Suppression	Fire Pump								
	Generic	100%	Now	\$279,900	2037	* *	1	\$120,500	
Not in Service, Extent : Severe, Area Affected : 100%									
Location : 18th Floor Mechanical Room									
Chemical System	No Component	98%							
	Generic	2%			2029	\$5,000	1-3	\$24,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Kitchen									
Explanation : 2 Set Kitchen Fire Suppression Systems Covers 300 Square Feet (25x12)									

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 27-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,Ph
Block : 1734 **Lot** : 1 **BIN** : 1813319

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$333,000	\$792,700
Interior Architecture	\$327,200	\$572,400
Electrical	\$238,500	
Mechanical	\$2,568,900	\$5,202,300
Total	\$3,467,600	\$6,567,400
Importance Code A	\$333,000	\$792,700
Importance Code B	\$3,027,800	\$5,490,800
Importance Code C	\$106,800	\$283,800
Total	\$3,467,600	\$6,567,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$1,900			
Interior Architecture		\$27,600	\$23,400	\$15,100
Electrical	\$32,800	\$38,100	\$32,300	\$40,700
Mechanical	\$49,300	\$43,700	\$159,000	\$31,100
Elevators/Escalators	\$23,000	\$23,000	\$23,000	\$23,000
Total	\$107,000	\$132,400	\$237,700	\$109,900
Importance Code A	\$1,900	\$8,000		\$600
Importance Code B	\$105,100	\$124,400	\$224,400	\$109,300
Importance Code C			\$13,300	
Total	\$107,000	\$132,400	\$237,700	\$109,900



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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/Glass Curt Wall	70%			LIFE	**	5	\$270,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lenox Avenue And 137th Street							
		Explanation : Mural Glass Wall							
	Metal Panel	30%			2054	**	5-10	\$425,700	
Windows									
	Aluminum	85%			2050	**	5	\$23,100	
	Metal Louvers	15%			2043	**	10	\$25,500	
Parapets									
	Metal Panel	85%			2054	**	5	\$128,000	
	Metal Rail	15%			2047	**	5-10	\$105,400	
Roof									
	Plaza Roof: Stone Panels	10%			2054	**			
	Single Ply Membrane	80%			2039	**	10	\$88,900	
	Sloped Glazing	10%			LIFE	**	5	\$148,200	
Soffits									
	Glass: Special Gauge	50%			LIFE	**	1		
	Metal Panel	50%	Now	\$1,900	2054	**	5	\$6,600	
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : Emergency Room Entrance							
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$69,800	LIFE	**	5	\$87,800	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Northeast Corner Of Mechanical Room In Basement							
	Ceramic Tile	5%			2043	**	5	\$20,100	
	Sheet Vinyl/Rubber	5%			2039	**	5	\$30,100	
	Terrazzo	10%			LIFE	**	5	\$31,400	
	Vinyl Tile	55%			2039	**	3	\$82,800	
	Under Construction	15%							
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$26,700	
	Concrete Masonry Unit	10%			LIFE	**	5	\$21,300	
	Glass: Single Pane	15%			LIFE	**	5	\$60,000	
	Gypsum Board	70%	Now	\$106,800	LIFE	**	5	\$223,900	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Stair A							
Ceilings									
	AcousTileSusp.Lay-In	75%			2047	**	5	\$301,100	
	Exposed Struc: Steel	15%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$50,200	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			

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

Estimates are rounded to the nearest hundred dollars.

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

Site Pavements

Parking/Driveway

Cast in Place Concrete

100%

2047

* *

Electrical		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%

2054

* *

3

\$800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 600 Amperes*

Transformers

Dry Type

100%

2047

* *

3

\$1,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 1,500 Kilovolt Ampere Step Up From 208 Volts Primary - Four 160 Volts Secondary Supply*

Feeders

Cable

100%

2050

* *

1

Raceway

Conduit

100%

2054

* *

1

Under 600 Volts

Service Equipment

Air Circuit Breaker

45%

2054

* *

5

\$600

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

Fused Disc Sw

45%

2054

* *

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Three 4,000 Amperes Main Disconnect Switches Service For Mechanical Equipment To The Building*

Fused Disc Sw

10%

2054

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 3,000 Amperes For The Transfer Switch Supplying Emergency Power To Elevators, Lightings And Other Mechanical Equipment*

Transformers

Dry Type

100%

2047

* *

5

\$1,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Four 300, Four 225 And One 125 Kilovolt Ampere Transformers With 208/120 Volts Primary - 480 Volts Secondary Supply*

Switchgear / Switchboard

Fused Disc Sw

50%

2054

* *

5

\$600

Molded Case Bkrs

50%

2054

* *

5

\$3,400

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 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									
	Raceway								
	Conduit	100%			2054	**	1		
	Panelboards								
	Fused Disc Sw	10%			2050	**	5	\$600	
	Molded Case Bkrs	90%			2050	**	5	\$6,200	
	Wiring								
	Thermoplastic	100%			2054	**	1		
	Motor Controllers								
	Locally Mounted	20%			2047	**	5	\$400	
	Variable Frequency Drive	80%			2047	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	**	1	\$80,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Transfer Switch Room Basement								
	Explanation : Three Transfer Switch								
Lighting									
	Interior Lighting								
	Fluorescent	75%			2039	**	10	\$178,800	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2039	**	10	\$11,900	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Lobby								
	Fluorescent	20%			2039	**	10	\$47,700	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Service	50%			2039	**	1		
	Exit, LED	50%			2062	**	1		
	Exterior Lighting								
	Fluorescent	20%			2039	**	10	\$4,800	
	Compact Fluorescent Light, Extent : Light, Area Affected : 95%								
	Location : Roof								
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2074	**	5	\$1,200	
Alarm									

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

HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL 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

Alarm

Security System
Generic

100% 2039 * * 1 \$97,100
Other Observation, Extent : Light, Area Affected : 100%
Location : Inside And Outside The Building
Explanation : Surveillance Cameras

Fire/Smoke Detection
Generic, Digital

100% 2039 * * 1-3 \$160,200
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Fire Alarm Panel 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% 2054 * * 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% 2047 * * 5 \$15,400

Distribution

Central Plant Steam
Piping/Pmp

100% 2054 * * 4 \$19,200
Leak Evident, Extent : Moderate, Area Affected : 100%
Location : Leaking Condensate, Vacuum Pump At Penthouse

Terminal Devices

Air Handler
Convactor/Radiator

80% 2042 * * 1 \$128,600
 20% 2051 * * 1 \$16,800

Controls

Pneumatic

100% 2-4 \$2,568,900 2032 \$5,137,800
Malfunctioning, Extent : Moderate, Area Affected : 100%
Location : Building Management System Malfunctioning

Air Conditioning

Energy Source
Electricity

100% 2050 * * 1

Conversion Equipment

Interior Pkg Unit -
Cooling

1% 2035 \$42,000 2 \$200

Ext Pkg Unit -
Heating/Cooling

95% 2042 * * 2 \$15,100

No Component

4%

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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									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$338,300	
Heat Rejection									
	Dry Cooler	1%			2039	**	2	\$1,800	
		Other Observation, Extent : N/A, 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%			2042	**	2	\$6,400	
	Roof	20%			2042	**	2	\$1,600	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2060	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2060	**	4	\$25,700	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2042	**	4	\$8,200	
Sewage Ejector(s)									
	Compressed Air	100%			2060	**	4	\$2,600	
Backflow Preventer									
	Generic	100%			2042	**	1	\$15,900	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : N/A, 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%			2060	**	1-5	\$131,100	
Sprinkler									
	Generic	100%			2060	**	1-2	\$72,800	
Fire Pump									
	Generic	100%			2047	**	1	\$48,600	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 27-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,Ph
Block : 1734 **Lot** : 1 **BIN** : 1082173

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$820,600	\$207,800
Interior Architecture		\$222,700
Electrical		\$1,723,000
Mechanical		\$3,536,100
Total	\$820,600	\$5,689,600
Importance Code A	\$820,600	\$207,800
Importance Code B		\$5,378,300
Importance Code C		\$103,600
Total	\$820,600	\$5,689,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$17,400	\$8,100		\$85,200
Interior Architecture	\$40,300	\$11,400	\$4,600	
Electrical	\$19,900	\$39,800	\$19,900	\$23,100
Mechanical	\$79,200	\$47,200	\$71,400	\$53,900
Elevators/Escalators	\$36,000	\$36,000	\$36,000	\$36,000
Total	\$192,900	\$142,500	\$131,900	\$198,300
Importance Code A	\$20,400	\$12,900	\$3,000	\$88,500
Importance Code B	\$172,400	\$129,600	\$128,800	\$109,800
Importance Code C				
Total	\$192,900	\$142,500	\$131,900	\$198,300



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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%			2054	* *	5-10	\$178,600	
Stucco Cement	5%			2047	* *	5	\$16,200	
Window Wall	15%			2054	* *	5	\$73,100	
Windows								
Aluminum	95%			2050	* *	5	\$9,800	
Metal Louvers	5%			2043	* *	10	\$3,200	
Parapets								
Masonry: Brick Cavity	60%	0-2	\$9,500	LIFE	* *	5	\$4,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Metal Panel	5%	Now	\$600	2054	* *	5	\$700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%							
	Location : Roof At Penthouse							
Stucco Cement	30%	Now	\$7,300	2047	* *	5	\$3,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Interior Face							
No Component	5%							
Roof								
Modified Bitumen	100%	0-2	\$820,600	2044	* *			
	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%			2039	* *	10		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$59,900	
Ceramic Tile	5%			2043	* *	5	\$9,100	
Terrazzo	30%			LIFE	* *	5	\$42,800	
Vinyl Tile	50%			2039	* *	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	* *			

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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	

Interior

Ceilings

AcousTileSusp.Lay-In 65% 2-4 \$40,300 2047 * * 5 \$59,300

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

Location : Basement

Exposed Struc: Steel 20% LIFE * *

Gypsum Board 15% LIFE * * 5 \$34,200

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2044 * * 5 \$500

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

Location : Electrical Room Basement

Explanation : Two 2,000 Amperes, One 1,200 Amperes And One 1,600 Amperes For Main Building, Mechanical Equipment And Emergency Power Supply

Switchgear / Switchboard

Fused Disc Sw 10% 2044 * * 5 \$100

Molded Case Bkrs 90% 2044 * * 5 \$2,900

Raceway

Conduit 100% 2044 * * 1

Panelboards

Fused Disc Sw 10% 2042 * * 5 \$300

Molded Case Bkrs 90% 2042 * * 5 \$2,900

Wiring

Thermoplastic 100% 2044 * * 1

Motor Controllers

Locally Mounted 10% 2039 * * 5 \$100

Motor Control Center 90% 2039 * * 5 \$3,000

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$1,800

Stand-by Power

Transfer Switches

Automatic 100% 2039 * * 1 \$37,500

Generators

Diesel 100% 2037 * * 1 \$47,200

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

Location : Generator Room Penthouse

Explanation : One 300 Kilowatts

Batteries

Nickel Cadmium 100% 2027 \$2,500 5 \$27,200

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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
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2042	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Penthouse							
		Explanation : 60 Gallon Capacity							
	Main Tank	50%			2049	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	75%			2034	\$1,422,400	10	\$83,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2034	\$94,800	10	\$5,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	LED	20%			2042	* *			
	Egress Lighting								
	Emergency, Service	50%			2034	\$38,400	1		
	Exit, Service	50%			2034	\$26,900	1		
	Exterior Lighting								
	HID	20%			2034	\$116,300	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$45,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$75,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells, Fire Alarm Panel 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

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 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								
Energy Source								
Plant Campus Steam / PRV	100%			2054	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Martin Luther King Building						
		Explanation : Provided From Adjacent Martin Luther King Building, Dual Fuel Gasoline With Four 20,000 Gallon Tanks For No. 2 Fuel						
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2037	* *	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%			2037	* *	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%			2050	* *	4	\$4,500	
Central Plant Steam Piping/Pmp	50%			2054	* *	4	\$4,500	
Terminal Devices								
Air Handler	50%			2039	* *	1	\$37,700	
Convector/Radiator	40%			2047	* *	1	\$15,800	
Fan Coil Unit/Heat	10%			2039	* *	1	\$3,900	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2037	* *	1	\$118,700	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Penthouse						
		Explanation : R-22						
Interior Pkg Unit - Cooling	10%			2035	\$197,100	2	\$700	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$6,000	
Terminal Devices								
Air Handler/Cool/Ht	90%			2034	\$2,176,800	1	\$67,900	
Fan Coil - 4 Pipe	10%			2034	\$474,100	1	\$3,900	

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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
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	10%			2039	**	2	\$8,500	
	Dry Cooler	10%			2042	**	2	\$8,500	
	Water Cooling Tower	80%			2032	\$503,700	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	
Exhaust Fans									
	Interior	90%			2039	**	2	\$3,400	
	Roof	10%			2039	**	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2054	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2054	**	4	\$18,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Penthouse									
Explanation : 2 Units Each With 250 Gallon Tanks									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	0-2	\$8,800	LIFE	**	1		
Leak Evident, Extent : Severe, Area Affected : 10%									
Location : Near Roof Area									
Sump Pump(s)									
	Submersible	100%			2027	\$3,800	4	\$3,900	
Sewage Ejector(s)									
	Electric	100%			2034	\$65,300	4	\$7,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 2 Duplex Sets									
Backflow Preventer									
	Generic	100%			2039	**	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									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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%		2054	* *	1-5	\$61,500	
	Sprinkler							
	Generic	100%		2054	* *	1-2	\$34,200	
	Fire Pump							
	Generic	100%		2030	\$119,000	1	\$22,800	

*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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 09-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,7,Ph
Block : 1747 **Lot** : 35 **BIN** : 1077376

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$196,500	\$236,900
Interior Architecture	\$1,316,000	\$516,600
Electrical	\$221,400	\$802,800
Mechanical		\$10,533,300
Total	\$1,733,900	\$12,089,500
Importance Code A	\$196,500	\$236,900
Importance Code B	\$1,537,400	\$11,708,700
Importance Code C		\$143,900
Total	\$1,733,900	\$12,089,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$37,800		\$42,600	\$12,900
Interior Architecture	\$32,600	\$46,700	\$15,100	\$32,600
Electrical	\$50,100	\$51,200	\$54,700	\$50,800
Mechanical	\$158,600	\$106,800	\$226,000	\$130,300
Elevators/Escalators	\$47,500	\$47,500	\$47,500	\$47,500
Total	\$326,600	\$252,200	\$385,900	\$274,200
Importance Code A	\$52,400	\$14,600	\$57,800	\$27,500
Importance Code B	\$274,200	\$210,900	\$328,100	\$246,700
Importance Code C		\$26,700		
Total	\$326,600	\$252,200	\$385,900	\$274,200



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
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%			LIFE	**	5	\$2,600	
Masonry: Brick Cavity	88%			LIFE	**	5	\$181,600	
Window Wall	10%			2053	**	5	\$77,400	
Windows								
Aluminum	95%			2049	**	5	\$25,900	
Metal Louvers	5%			2042	**	10	\$8,500	
Parapets								
Masonry: Brick Cavity	75%			LIFE	**	5	\$29,200	
Metal Rail	20%			2046	**	5-10	\$140,600	
Pre-Cast Concrete	5%	Now	\$16,200	LIFE	**	5	\$12,200	
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : Southeast Corner Of Building								
Roof								
Single Ply Membrane	100%			2038	**	10	\$111,100	
Soffits								
Metal Panel	30%			2053	**	5-10	\$14,500	
Stucco Cement	70%	0-2	\$21,700	2046	**	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%			2042	**	5	\$40,200	
Sheet Vinyl/Rubber	5%			2038	**	5	\$30,100	
Traffic Topping	5%	0-2	\$195,900	2028	\$979,500	5	\$12,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	65%			2038	**	3	\$130,500	
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	
Ceilings								
AcousTileSusp.Lay-In	70%			2046	**	5	\$281,100	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$100,400	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2053	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			

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

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

Architecture		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%		2046	**

Parking/Driveway

Cast in Place Concrete	100%		2046	**

Electrical		Current Repair			Future 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%		2043	**	5	\$1,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 3,000 Ampere Main Disconnect Switch*

Transformers

Dry Type

Dry Type	100%		2038	**	5	\$1,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1,000 And Two 500 Kilovolts Amperes*

Switchgear / Switchboard

Fused Disc Sw	70%		2043	**	5	\$800

Fused Disc Sw	30%		2053	**	5	\$300

Raceway

Conduit	70%		2043	**	1	

Conduit	30%		2053	**	1	

Panelboards

Fused Disc Sw	10%		2041	**	5	\$600

Molded Case Bkrs	30%		2041	**	5	\$2,100

Molded Case Bkrs	60%		2049	**	5	\$4,200

Wiring

Thermoplastic	30%		2053	**	1	

Thermoplastic	70%		2043	**	1	

Motor Controllers

Locally Mounted	30%		2038	**	5	\$500

Variable Frequency Drive	70%		2046	**		

Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$3,900

Stand-by Power

Transfer Switches

Automatic	100%		2046	**	1	\$82,500

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2042	* *	1	\$103,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Roof									
Explanation : One 1,250 Kilowatts									
Batteries									
	Lead/Acid	100%			2027	\$2,500	5	\$9,900	
Fuel Storage									
	Day Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Roof									
Explanation : One 275 Gallon Capacity									
	Main Tank	50%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One 20,000 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	10%			2033	\$417,300	10	\$24,600	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement									
	Fluorescent	70%			2038	* *	10	\$172,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	10%			2038	* *	10	\$24,600	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
	Fluorescent	10%			2038	* *	10	\$24,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways									
Egress Lighting									
	Emergency, Service	50%			2038	* *	1		
	Exit, Battery	50%			2038	* *	10	\$9,100	
Exterior Lighting									
	HID	10%			2033	\$128,000	10	\$100	
	LED	10%			2038	* *			
	No Component	80%							

Alarm

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

Alarm

Security System

Generic

50%

2038

* *

1

\$50,100

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

Generic

50%

2033

\$257,400

1

\$50,100

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

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$170,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Station, Smoke Detector, Horns, Alarm Bells And Fire Alarm Panel*

Mechanical		Current 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%

2053

* *

1

Conversion Equipment

Hot Water Boiler

75%

2046

* *

1

\$99,500

*Other Observation, Extent : N/A, Area Affected : 75%**Location : Penthouse**Explanation : 2 Units*

Hot Water Boiler

15%

2046

* *

1

\$19,900

*Other Observation, Extent : Light, Area Affected : 25%**Location : Penthouse**Explanation : 1 Unit*

Steam Boiler

10%

2046

* *

1

\$26,600

*Other Observation, Extent : Light, Area Affected : 20%**Location : Penthouse**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2049

* *

4

\$13,200

Terminal Devices

Air Handler

40%

2038

* *

1

\$66,400

Air Handler

40%

2033

\$2,064,700

1

\$66,400

Fan Coil Unit/Heat

20%

2038

* *

1

\$17,300

Air Conditioning

Energy Source

Electricity

40%

2049

* *

1

Natural Gas

60%

2053

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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HEALTH AND HOSPITALS CORP. - 819
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									
	Conversion Equipment								
	Absorption Chiller/Direct Fire	60%			2033	\$4,523,800	1	\$174,200	
		Other Observation, Extent : N/A, Area Affected : 60%							
		Location : Penthouse							
		Explanation : 2 Units							
	Reciprocating Compr/Chiller	40%			2038	**	1	\$49,800	
		R-134a Refrigerant, Extent : Light, Area Affected : 40%							
		Location : 2 Set Of Multistacks, Penthouse							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$13,200	
Terminal Devices									
	Air Handler/Cool/Ht	50%			2038	**	1	\$82,900	
	Air Handler/Cool/Ht	50%			2033	\$2,661,100	1	\$82,900	
Heat Rejection									
	Air Cooled Condenser Unit	40%			2038	**	2	\$74,700	
	Water Cooling Tower	60%			2034	\$831,300	2	\$162,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$149,600	
Exhaust Fans									
	Interior	80%			2038	**	2	\$6,600	
	Roof	20%			2038	**	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$69,800	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Upper Penthouse							
		Explanation : 4 Units, No Capacities							
	HW Heat Exchanger								
	HTHW/HW	100%			2053	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Upper Penthouse							
		Explanation : 4 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2038	**	4	\$8,500	

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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
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									
	Sewage Ejector(s)								
	Electric	50%			2033	\$71,800	4	\$5,300	
	Electric	50%			2033	\$71,800	4	\$5,300	
	Backflow Preventer								
	Generic	100%			2033	\$122,500	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. Four Units From Basement To 7th Floor							
		Explanation : 6 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2053	* *	1-5	\$140,300	
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$75,100	
	Fire Pump								
	Generic	100%			2036	* *	1	\$50,100	
	Chemical System								
	Generic	100%			2031	\$50,100	1-3	\$223,200	

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 09-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,Ph
Block : 1747 **Lot** : 70 **BIN** : 1088883

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$119,400	\$731,000
Interior Architecture	\$75,700	\$266,800
Electrical	\$99,000	
Mechanical		\$50,100
Total	\$294,200	\$1,047,900
Importance Code A	\$119,400	\$731,000
Importance Code B	\$174,800	\$192,100
Importance Code C		\$124,800
Total	\$294,200	\$1,047,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture			\$51,600	\$12,500
Interior Architecture	\$25,900	\$27,400	\$6,300	\$16,400
Electrical	\$25,200	\$27,000	\$27,900	\$26,300
Mechanical	\$79,200	\$56,900	\$121,500	\$66,100
Site Pavements	\$9,000			
Elevators/Escalators	\$38,400	\$38,400	\$38,400	\$38,400
Total	\$177,700	\$149,700	\$245,800	\$159,600
Importance Code A	\$7,300	\$7,300	\$59,300	\$19,800
Importance Code B	\$170,400	\$125,000	\$186,500	\$139,800
Importance Code C		\$17,300		
Total	\$177,700	\$149,700	\$245,800	\$159,600



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$5,700	
	Metal Panel	35%			2053	**	5-10	\$437,900	
	Pre-Cast Concrete	50%			LIFE	**	5	\$295,700	
	Window Wall	10%			2053	**	5	\$68,200	
Windows									
	Aluminum	90%			2049	**	5	\$24,900	
	Metal Louvers	10%			2042	**	10	\$17,300	
Parapets									
	Metal Panel	30%			2053	**	5	\$15,800	
	Metal Rail	10%			2053	**	5-10	\$24,500	
	Pre-Cast Concrete	60%			LIFE	**	5	\$51,200	
Roof									
	Single Ply Membrane	100%			2041	**	10	\$65,600	
Soffits									
	Stucco Cement	30%			2046	**	5		
	Wood	70%			2046	**	5		
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$66,300	
	Ceramic Tile	10%			2042	**	5	\$20,200	
	Traffic Topping	5%			2038	**	5	\$12,600	
	Vinyl Tile	55%			2038	**	3	\$55,500	
	Vinyl Tile	10%			2038	**	3	\$10,100	
	Wood	5%			2061	**	5	\$18,900	
Other Observation, Extent : N/A, 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%			2042	**	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%			2046	**	5	\$151,500	
	Exposed Struc: 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%			2053	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$9,000	2046	**			
Tripping Hazard, Extent : Moderate, Area Affected : 2%									
Location : 122nd Street Near Tree									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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%			2046	**		

Parking/Driveway

Cast in Place Concrete	100%			2046	**		

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%			2053	**	5	\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 4,000 Ampere And One 3,000 Ampere Main Disconnect Switches*

Transformers

Dry Type

Dry Type	100%			2046	**	5	\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 1,000, Two 500, Two 400 And One 225 Kilovolts Amperes 480 Highvoltage 208/120 Low Voltage*

Switchgear / Switchboard

Fused Disc Sw	100%			2053	**	5	\$600

Raceway

Conduit	100%			2053	**	1	

Panelboards

Fused Disc Sw	10%			2049	**	5	\$300

Molded Case Bkrs	90%			2049	**	5	\$3,200

Wiring

Thermoplastic	100%			2053	**	1	

Motor Controllers

Locally Mounted	30%			2046	**	5	\$300

Variable Frequency	70%			2046	**		

Drive

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,000

Stand-by Power

Transfer Switches

Automatic	100%			2046	**	1	\$41,500

Generators

Diesel	100%			2042	**	1	\$52,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Generator Room Roof**Explanation : One 1,250 Kilowatts*

Batteries

Lead/Acid	100%			2027		5	\$5,000

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
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%			2049	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Roof							
		Explanation : One 275 Gallon Capacity							
	Main Tank	50%			2061	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 20,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	55%			2038	**	10	\$68,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2038	**	10	\$6,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room Spaces							
	Fluorescent	20%			2038	**	10	\$24,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	20%			2041	**			
Egress Lighting									
	Emergency, Service	55%			2038	**	1		
	Exit, Battery	45%			2038	**	10	\$4,100	
Exterior Lighting									
	Fluorescent	10%			2038	**	10	\$1,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Roof And Building Perimeter							
	LED	10%			2041	**			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2061	**	5	\$700	
Alarm									
	Security System								
	Generic	50%			2038	**	1	\$25,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance System							
	Generic	50%			2038	**	1	\$25,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							

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

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

Electrical		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%

2038

* *

1-3

\$85,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Alarm Bells And Fire Alarm Panel*

Mechanical		Current 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%

2053

* *

1

Conversion Equipment

Hot Water Boiler

90%

2046

* *

1

\$60,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 3 Units. Two For Heating, One For Both Heating And Domestic Hot Water. Three Heat Exchangers*

Steam Boiler

10%

2046

* *

1

\$13,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

2049

* *

4

\$6,700

Terminal Devices

Air Handler

80%

2038

* *

1

\$66,800

Fan Coil Unit/Heat

20%

2038

* *

1

\$8,700

Air Conditioning

Energy Source

Electricity

100%

2049

* *

1

Conversion Equipment

Reciprocating

Compr/Chiller

100%

2038

* *

1

\$62,600

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

Distribution

CW & CHW Wtr

Pipe/Pump

100%

2053

* *

4

\$6,700

Terminal Devices

Air Handler/Cool/Ht

100%

2038

* *

1

\$83,500

Heat Rejection

Air Cooled Condenser

Unit

100%

2038

* *

2

\$94,000

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$75,300

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 - 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%			2038	**	2	\$3,500	
	Roof	15%			2038	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$17,500	2		
	HW Heat Exchanger								
	HTHW/HW	100%			2053	**			
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2038	**	4	\$8,100	
	Backflow Preventer								
	Generic	100%			2038	**	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%			2053	**	1-5	\$70,600	
	Sprinkler								
	Generic	100%			2053	**	1-2	\$37,800	
	Fire Pump								
	Generic	100%			2042	**	1	\$25,200	
	Chemical System								
	Generic	100%			2031	\$50,100	1-3	\$223,200	
		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							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 20-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 7061 **Lot** : 16 **BIN** : 3414199

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$14,200		\$4,800	
Interior Architecture	\$10,600	\$8,100	\$300	\$800
Electrical	\$1,500	\$1,200	\$3,100	\$1,700
Mechanical	\$1,200	\$1,200	\$2,200	\$1,200
Site Enclosure	\$12,900			
Site Pavements	\$1,300			
Total	\$41,700	\$10,500	\$10,400	\$3,700
Importance Code A	\$14,900	\$700	\$5,500	\$700
Importance Code B	\$11,200	\$9,100	\$4,900	\$3,000
Importance Code C	\$15,700	\$700		
Total	\$41,700	\$10,500	\$10,400	\$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
IDA G. ISRAEL COMM HEALTH CENTER
Asset # : 14935

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%	0-2	\$4,200	LIFE	**	5	\$1,900	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	70%			LIFE	**	5	\$14,400	
Metal Panel	2%			2053	**	5-10	\$2,800	
Stucco Cement	3%			2046	**	5	\$1,500	
Window Wall	10%			2053	**	5	\$7,700	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$800	
Metal Panel	5%			2053	**	5	\$300	
Not Accessible	45%							
Roof								
Modified Bitumen	100%	Now	\$9,200	2038	**			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Into Patient Comfort Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Inaccessible, Building Engineer Observe Leak								
Soffits								
Metal Panel	100%			2053	**	5-10		
Interior								
Floors								
Cast in Place Concrete	1%			LIFE	**	5	\$500	
Ceramic Tile	67%			2042	**	5	\$14,800	
Sheet Vinyl/Rubber	2%			2038	**	5	\$700	
Vinyl Tile	30%			2038	**	3	\$3,300	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$1,400	
Gypsum Board	77%			LIFE	**	5	\$13,200	
Gypsum Board	18%	Now	\$1,500	LIFE	**	5	\$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Patient Comfort Room								
Ceilings								
AcousTileSusp.Lay-In	13%	Now	\$1,000	2046	**	5	\$1,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Patient Comfort Room								
AcousTileSusp.Lay-In	67%			2046	**	5	\$14,700	
Gypsum Board	20%			LIFE	**	5	\$5,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$12,900	2053	**			
Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Along Driveway								
Retaining Walls								
Cast in Place Concrete	100%			2068	**			

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

Estimates are rounded to the nearest hundred dollars.

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

Architecture		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%			2046		**			

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$1,300	2046		**			

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

Location : Stairs

Parking/Driveway

Asphalt	95%			2042		**			

Cast in Place Concrete	5%			2046		**			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2053		**	5	\$100	

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2053		**	5	\$400	

Raceway

Conduit	100%			2053		**	1		

Panelboards

Molded Case Bkrs	100%			2049		**	5	\$400	

Wiring

Thermoplastic	100%			2053		**	1		

Motor Controllers

Locally Mounted	100%			2046		**	5	\$100	

Ground

Grounding Devices

Not Accessible	100%								

Lighting

Interior Lighting

LED	100%			2038		**			

Egress Lighting

Emergency, Battery	50%			2038		**	10	\$1,600	

Exit, LED	50%			2061		**	1		

Exterior Lighting

HID	30%			2038		**	10		

No Component	70%								

Alarm

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

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HEALTH AND HOSPITALS CORP. - 819
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

Alarm

Security System
Generic

100% 2038 * * 1 \$5,000
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2038 * * 1-3 \$8,500
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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% 2059 * * 1

Conversion Equipment
Furnace

100% 2038 * * 1 \$6,600
Other Observation, Extent : N/A, Area Affected : 100%
Location : Roof
Explanation : 5 Rooftop Package Units

Air Conditioning

Energy Source
Electricity

100% 2055 * * 1

Conversion Equipment
Ext Pkg Unit -
Heating/Cooling

100% 2038 * * 2 \$800
R-410a Refrigerant, Extent : Light, Area Affected : 100%
Location : 5 Units, Roof

Distribution
Not Accessible

100%

Ventilation

Distribution
Ductwork/Diffusers

100% LIFE * * 2-5 \$7,400

Exhaust Fans
Roof

100% 2038 * * 2 \$400

Plumbing

H/C Water Piping
Brass/Copper

100% 2053 * * 1

Water Heater With Tanks
Not Accessible

100%
Other Observation, Extent : N/A, Area Affected : 0%
Location : Ceiling
Explanation : Multiple Electric 10 Gallon Units. Not Accessible

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
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
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 06-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 4205 **Lot** : 1 **BIN** : 2097550

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$305,100	\$94,900
Interior Architecture		\$266,400
Electrical	\$120,900	
Mechanical	\$967,400	\$8,943,200
Total	\$1,393,300	\$9,304,500
Importance Code A	\$305,100	\$94,900
Importance Code B	\$1,088,200	\$9,077,600
Importance Code C		\$132,100
Total	\$1,393,300	\$9,304,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$14,600		\$83,300	
Interior Architecture	\$56,100	\$12,000		\$18,500
Electrical	\$25,600	\$26,400	\$23,700	\$25,600
Mechanical	\$39,700	\$68,300	\$62,700	\$72,200
Site Pavements	\$22,700			
Elevators/Escalators	\$22,300	\$22,300	\$22,300	\$22,300
Total	\$181,000	\$129,100	\$192,100	\$138,600
Importance Code A	\$16,600		\$83,600	
Importance Code B	\$141,700	\$122,000	\$108,500	\$138,600
Importance Code C	\$22,700	\$7,100		
Total	\$181,000	\$129,100	\$192,100	\$138,600



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.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	**	5	\$35,400	
Masonry: Granite	5%			LIFE	**	5	\$3,800	
Masonry: Limestone	5%			LIFE	**	5	\$3,800	
Metal/Glass Curt Wall	50%	2-4	\$305,100	LIFE	**	5	\$94,900	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Atrium Roof Glazing - leaking From 4 Panels								
Metal Panel	5%			2053	**	5-10	\$34,800	
Windows								
Metal Louvers	100%			2042	**	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%			2046	**	5-10	\$8,700	
Roof								
IRMA/Protected Membrane	35%			2038	**	10	\$20,900	
Single Ply Membrane	65%			2038	**	10	\$38,900	
Soffits								
Metal Panel	50%			2053	**	5-10	\$51,400	
Stucco Cement	50%			2046	**	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%			2042	**	5	\$9,900	
Terrazzo	10%			LIFE	**	5	\$15,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Atrium								
Vinyl Tile	75%			2038	**	3	\$74,000	
Worn/Eroded, Extent : Light, Area Affected : 2%								
Location : Basement Floor								
Interior Walls								
Cast in Place Concrete	7%			LIFE	**			
Ceramic Tile	5%			2042	**	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	**			

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

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

Interior

Ceilings

AcousTileSusp.Lay-In 35% 2046 * * 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

On-Site Walkways

Cast in Place Concrete 100% 2-4 \$22,700 2046 * *

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

Parking/Driveway

Asphalt 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% 2053 * * 5 \$600

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

Transformers

Dry Type 100% 2046 * * 5 \$500

Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room Basement
Explanation : Two 112.5 And Two 225 Kilovolt-ampere

Switchgear / Switchboard

Fused Disc Sw 100% 2053 * * 5 \$600

Raceway

Conduit 100% 2053 * * 1

Panelboards

Fused Disc Sw 10% 2049 * * 5 \$300

Molded Case Bkrs 90% 2049 * * 5 \$3,100

Wiring

Thermoplastic 100% 2053 * * 1

Motor Controllers

Locally Mounted 30% 2046 * * 5 \$300

Motor Control Center 70% 2046 * * 5 \$2,500

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$1,900

Stand-by Power

Transfer Switches

Automatic 100% 2046 * * 1 \$40,500

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
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									
Generators									
	Diesel	100%			2042	* *	1	\$51,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Generator Room Basement</i>									
<i>Explanation : One 500 Kilovolt-ampere</i>									
Batteries									
	Lead/Acid	100%			2027	\$2,500	5	\$4,900	
Fuel Storage									
	Day Tank	100%			2049	* *	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Generator Room Basement</i>									
<i>Explanation : One 550 Gallons</i>									
Lighting									
Interior Lighting									
	Fluorescent	70%			2038	* *	10	\$84,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
	Fluorescent	25%			2038	* *	10	\$30,200	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
	Fluorescent	5%			2038	* *	10	\$6,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Egress Lighting									
	Emergency, Service	55%			2038	* *	1		
	Emergency, Battery	5%			2038	* *	10	\$1,600	
	Exit, LED	35%			2061	* *	1		
	Exit, Service	5%			2038	* *	1		
Exterior Lighting									
	HID	30%			2038	* *	10	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Outside</i>									
<i>Explanation : Controlled Via Photocell</i>									
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2038	* *	1	\$49,200	
Fire/Smoke Detection									
	Generic, Digital	100%			2038	* *	1-3	\$83,700	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER 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									
	Energy Source								
	Plant Campus Steam / PRV	100%			2043	**	1		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout						
			Explanation : Campus Steam From Adjacent Building 1.						
Conversion Equipment									
	Heat Exchanger, Shell & Tube	50%			2036	**			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Sub-basement						
			Explanation : Provides Hot Water Radiators, Reheat Coils And Unit Heaters						
	Pres. Reducing Valve/LP Steam	50%			2036	**	5	\$3,900	
Distribution									
	Hot Wtr Piping/Pump	100%			2041	**	4	\$6,500	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Building 1 Basement						
			Explanation : Service Provided From Building 1						
Terminal Devices									
	Air Handler	50%			2033	\$1,267,700	1	\$40,700	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Fifth Floor Mechanical Room						
			Explanation : See Air Conditioning						
	Fan Coil Unit/Heat	50%			2033	\$1,670,200	1	\$21,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Reheat System						
Controls									
	Digital	25%			2028	\$967,400			
	Pneumatic	75%			2031	\$1,952,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2036	**	1	\$135,500	
			R-134a Refrigerant, Extent : Light, Area Affected : 100%						
			Location : 2 Units In Chiller Room In Basement						
	Split Unit	5%			2033	\$160,000			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2043	**	4	\$9,700	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2033	\$2,614,300	1	\$81,500	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	100%			2031	\$680,500	2	\$132,600	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Roof					
				Explanation : Located On Roof Of Adjacent Building 1					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$73,500	
	Exhaust Fans								
	Interior	100%			2033	\$597,600	2	\$4,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	**	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2043	**			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : 2 Units With 750 Gallon Storage. Pumps Located In Building 1.					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2033	\$27,000	4	\$2,800	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : Duplex Unit					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 1st Floor To 4th Floor					
				Explanation : 3 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2053	**	1-5	\$68,900	
	Sprinkler								
	Generic	100%			2053	**	1-2	\$36,900	
	Fire Pump								
	Generic	100%			2036	**	1	\$24,600	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 20-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4205 **Lot** : 1 **BIN** : 2102971

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,803,900	\$847,000
Interior Architecture	\$740,900	
Mechanical	\$540,800	\$402,700
Site Pavements	\$59,700	
Total	\$4,145,200	\$1,249,700
Importance Code A	\$2,803,900	\$847,000
Importance Code B	\$1,281,600	\$402,700
Importance Code C	\$59,700	
Total	\$4,145,200	\$1,249,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$53,400			
Interior Architecture	\$156,500	\$1,400		\$14,000
Electrical	\$18,000	\$1,600	\$31,600	\$1,600
Mechanical	\$6,200	\$1,900	\$2,800	\$27,200
Site Pavements	\$21,400			
Total	\$255,400	\$4,900	\$34,400	\$42,800
Importance Code A	\$53,400		\$200	\$24,300
Importance Code B	\$172,000	\$4,900	\$34,300	\$18,500
Importance Code C	\$30,000			
Total	\$255,400	\$4,900	\$34,400	\$42,800



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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	\$1,498,100	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	\$223,900	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	\$8,600	2053	**	5	\$5,200	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
	Location : Main Entrance								
Windows									
	Aluminum	100%			2041	**	5	\$1,700	
Parapets									
	Masonry: Brick	65%	Now	\$104,900	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%	0-2	\$2,100	2046	**	5	\$4,400	
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : Flat Roof Area.								
	Explanation : Rail Was Separated At Solid Corner Joint.								
	Pre-Cast Concrete	25%	Now	\$6,500	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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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	\$508,200	2033	\$847,000			
	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	\$370,700	2043	* *			
	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	\$98,100	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								
	Other Observation, Extent : Severe, Area Affected : 5%								
	Location : Adjacent To Main Entry								
	Explanation : Temporary Supports Added At Structurally Failing Soffits And Overhangs.								
	Support Have Moved From Settlement And The Condition Is At Risk Of Concrete Falling To Grade								
	Masonry: Limestone	25%	Now	\$35,300	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								

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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								
Floors								
Carpet	45%	Now	\$93,200	2032	\$466,200	3	\$38,700	
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : At Front Of Stage							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Auditorium - Ongoing Water Penetration From Roof Above							
Cast in Place Concrete	5%	0-2	\$12,500	LIFE	**	5	\$6,300	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%			2042	**	5	\$2,900	
Terrazzo	15%	2-4	\$41,100	LIFE	**	5	\$6,700	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations							
	Worn/Eroded, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations							
Vinyl Tile	15%			2038	**	3	\$4,300	
Wood	15%	Now	\$104,800	2061	**	5	\$8,100	
	Deflection Evident, Extent : Moderate, Area Affected : 20%							
	Location : At Locations Of Past Water Leaks From Roofs							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : At Various Locations Of Water Leakage From Roof Above							
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$2,300	
Glass: Single Pane	5%			LIFE	**	5	\$1,500	
Masonry: Brick	55%			LIFE	**			
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Auditorium							
Mosaic Tile	2%			LIFE	**			
Plaster	18%	Now	\$8,700	LIFE	**	5	\$2,100	
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Mens Dressing Room							
Wood	5%			LIFE	**	5	\$7,700	
Ceilings								
Exposed Struc: Concrete	20%	Now	\$351,100	LIFE	**	5	\$1,800	
	Paint Peeling, Extent : Moderate, Area Affected : 5%							
	Location : Breezeway/ Entry Overhang And Various Locations							
Plaster	80%	Now	\$285,000	LIFE	**	5	\$28,600	
	Loose/Delam Surface, Extent : Light, Area Affected : 20%							
	Location : Back To Middle Ceiling Area							
	Paint Peeling, Extent : Moderate, Area Affected : 20%							
	Location : At Various Locations Of Past Water Penetration							
	Patching Evident, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations							

Site Enclosure

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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
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2053		* *		
	Free Standing Walls								
	Concrete Masonry Unit	100%			2053		* *		
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$21,400	2046		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout - Exterior Patio								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Parking/Driveway								
	Asphalt	100%	Now	\$59,700	2042		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : At Rear								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Potholes, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Rear Near Landing Pad								
	Explanation : Loose Steel Plate Over Excavation.								

Electrical		Current Repair			Future 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%			2033	\$44,300	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Electrical Closet							
		Explanation : One 400 Ampere Main Disconnect Switch Fed From Building 4							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2033	\$44,300	5	\$300	
	Raceway								
	Conduit	100%			2033	\$37,600	1		
	Panelboards								
	Molded Case Bkrs	100%			2032	\$20,400	5	\$300	
	Wiring								
	Braided Cloth	40%	2-4	\$13,600	2058	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	60%			2033	\$20,400	1		

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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									
	Motor Controllers								
	Locally Mounted	80%			2031	\$39,100	5	\$100	
	Variable Frequency Drive	20%			2038	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2038	* *	1	\$3,500	
	Generators								
	Diesel	100%			2036	* *	1	\$4,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside Generator Room								
	Explanation : One 250 Kilowatts - Not In Use								
	Batteries								
	Lead/Acid	100%			2026	\$2,500	5	\$400	
	Fuel Storage								
	Day Tank	100%			2041	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room Outside								
	Explanation : One 200 Gallons								
Lighting									
	Interior Lighting								
	Fluorescent	10%			2038	* *	10	\$1,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : First Floor								
	Fluorescent	10%			2028	\$13,000	10	\$1,000	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	80%			2038	* *			
	Egress Lighting								
	Emergency, Service	45%			2033	\$3,200	1		
	Emergency, Service	10%			2038	* *	1		
	Emergency, Battery	5%			2033	\$1,000	10	\$100	
	Exit, Service	30%			2028	\$1,200	1		
	Exit, Service	10%			2038	* *	1		
	Exterior Lighting								
	HID	25%			2028	\$13,600	10		
	No Component	75%							
Alarm									
	Fire/Smoke Detection								
	Generic, Digital	100%			2038	* *	1-3	\$7,200	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2033	\$1,600	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Service Provided From Building 4							
Conversion Equipment									
	Heat Exchanger, Shell & Tube	40%			2029	\$19,900			
	Pres. Reducing Valve/LP Steam	60%			2029	\$4,200	5	\$400	
Distribution									
	Hot Wtr Piping/Pump	40%			2032	\$10,200	4	\$200	
	Central Plant Steam Piping/Pmp	60%			2033	\$196,700	4	\$300	
Terminal Devices									
	Air Handler	23%	0-2	\$50,500	2043	* *	1	\$1,500	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : 1st Floor							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Above First Floor Ceiling							
		Explanation : Serves Lobby.							
	Air Handler	37%			2038	* *	1	\$2,600	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Serves Auditorium.							
	Convector/Radiator	40%			2031	\$38,100	1	\$1,500	
Controls									
	Digital	25%			2028	\$83,700			
	Pneumatic	75%			2027	\$169,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2029	\$237,700	1	\$12,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outdoors							
		Explanation : Packaged Air Cooled Chiller							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2033	\$18,800	4	\$600	

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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									
	Terminal Devices								
	No Component	20%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Location Observed							
		Explanation : See Under Heating							
	No Component	80%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Location Observed							
		Explanation : See Under Heating							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,400	
	Exhaust Fans								
	Interior	80%			2033	\$41,400	2	\$300	
	Roof	20%	Now	\$4,500	2043	* *	2	\$100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	\$149,700	1		
	HW Heat Exchanger								
	Steam Fired	100%			2033	\$56,400	4	\$1,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 06-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4,6,7,12,13,Ph
Block : 4205 **Lot** : 1 **BIN** : 2097550

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$11,491,800	\$637,100
Interior Architecture	\$10,292,600	\$20,977,600
Electrical	\$2,580,400	\$14,094,900
Mechanical	\$31,187,200	\$31,885,800
Site Pavements	\$201,200	
Total	\$55,753,300	\$67,595,500
Importance Code A	\$11,715,500	\$833,700
Importance Code B	\$42,212,200	\$66,530,500
Importance Code C	\$1,825,500	\$231,300
Total	\$55,753,300	\$67,595,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$51,300			
Interior Architecture	\$36,800	\$29,600		\$102,000
Electrical	\$165,800	\$148,200	\$158,900	\$118,700
Mechanical	\$133,000	\$280,300	\$230,600	\$330,900
Site Enclosure	\$21,500			
Site Pavements	\$19,300			
Elevators/Escalators	\$96,000	\$96,000	\$96,000	\$96,000
Total	\$523,700	\$554,200	\$485,500	\$647,600
Importance Code A	\$51,300		\$1,600	\$10,800
Importance Code B	\$431,600	\$524,500	\$483,900	\$636,800
Importance Code C	\$40,800	\$29,600		
Total	\$523,700	\$554,200	\$485,500	\$647,600



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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%	Now	\$8,360,400	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 : Lintel Erosion Is From Window Air Conditioning Unit Condensation.							
Masonry: Granite	5%			LIFE	* *	5	\$20,000	
Metal Panel	2%	0-2	\$14,500	2053	* *	5	\$20,000	
	Deformed/Dented, Extent : Light, Area Affected : 2%							
	Location : Rear Entrance							
Windows								
Aluminum	100%			2041	* *	5	\$281,300	
Parapets								
Masonry: Brick	85%	Now	\$1,146,400	LIFE	* *	5	\$44,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	10%	Now	\$66,000	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%			2046	* *	5-10	\$20,200	

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

Estimates are rounded to the nearest hundred dollars.

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** 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

Architecture		Current 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%	0-2	\$106,400	2038	* *			
	<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>								
	Modified Bitumen	85%	Now	\$1,671,900	2041	* *			1
	<i>Blisters, Extent : Moderate, Area Affected : 5%</i> <i>Location : Above 14th Floor</i> <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> <i>Location : 12th Floor Roof</i> <i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i> <i>Location : 12th Floor Roof</i> <i>Ponding, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Severe, Area Affected : 25%</i> <i>Location : 1st Floor- North East Corner; 4th Floor; 5th Floor; 6th Floor- North East Corner 8th Floor; 9th Floor</i> <i>Other Observation, Extent : Moderate, Area Affected : 25%</i> <i>Location : Sagging And Compression Deflection</i> <i>Explanation : Compressive Failure</i>								
Soffits									
	Cast in Place Concrete	75%	0-2	\$16,900	LIFE	* *	5	\$27,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout</i>								
	Stucco Cement	25%	Now	\$8,200	2038	* *	5	\$2,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i> <i>Location : Emergency Entrance</i>								

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$945,800	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%	2-4	\$62,700	2042	* *	5	\$27,200	
Worn/Eroded, Extent : Light, Area Affected : 10%									
Location : Throughout Toilets									
	Quarry Tile	5%	0-2	\$81,800	2046	* *	5	\$40,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Kitchen									
	Terrazzo	5%	2-4	\$104,000	LIFE	* *	5	\$42,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Various Locations									
	Vinyl Tile	65%	Now	\$3,993,500	2033	\$19,967,400	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%	0-2	\$1,778,600	2038	* *	3	\$40,800	
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%	0-2	\$92,200	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 2%									
Location : Sub- Basement Foundation									
Efflorescence, Extent : Moderate, Area Affected : 2%									
Location : Sub-basement									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Sub- Basement									
	Ceramic Tile	5%			2042	* *	5	\$59,300	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$23,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Rooms									
	Gypsum Board	10%	2-4	\$169,700	LIFE	* *	5	\$71,200	
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Marble Panels	5%			LIFE	* *			
	Plaster	45%			LIFE	* *	5	\$160,100	
	SGFT/Glazed Masonry	25%	2-4	\$1,362,400	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : At Window Sills And Jambs - 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									
Ceilings									
AcousTileSusp.Lay-In	8%	Now	\$147,900	2038	**	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%			2053	**	5	\$402,400		
Exposed Struc: 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	\$36,800	LIFE	**	5	\$68,000		
	Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
	Location : Emergency Generator Room.								
Plaster	40%	Now	\$1,352,800	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	\$21,500	2053	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Masonry: Fieldstone	50%			2053	**				
Retaining Walls									
Cast in Place Concrete	50%			2068	**				
Masonry: Brick	50%			2053	**				
Site Pavements									
On-Site Walkways									
Asphalt	15%			2036	**				
Cast in Place Concrete	85%	Now	\$19,300	2046	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	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

Site Pavements

Parking/Driveway

Asphalt

100% 0-2 \$201,200 2036 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**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% 2033 \$196,600 5 \$3,200

*Other Observation, Extent : N/A, 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% 2031 \$27,300 5 \$2,700

*Other Observation, Extent : N/A, 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*

Switchgear / Switchboard

Fused Disc Sw

50% 2033 \$432,100 5 \$1,600

Molded Case Bkrs

50% 2033 \$432,100 5 \$9,700

Raceway

Conduit

90% 2033 \$840,500 1

Conduit

10% 2053 * * 1

Panelboards

Fused Disc Sw

5% 2049 * * 5 \$800

Fused Disc Sw

10% 2032 \$98,000 5 \$1,700

Molded Case Bkrs

5% 2049 * * 5 \$1,000

Molded Case Bkrs

80% 2032 \$783,600 5 \$15,500

Wiring

Braided Cloth

60% 2-4 \$834,100 2058 * * 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Basement, 1st Floor To Penthouse*

Thermoplastic

35% 2033 \$486,600 1

Thermoplastic

5% 2053 * * 1

Motor Controllers

Locally Mounted

20% 2031 5 \$1,000

Motor Control Center

80% 2031 \$1,428,600 5 \$16,100

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$10,800	
Stand-by Power									
	Transfer Switches								
	Automatic	40%			2046	* *	1	\$90,700	
	Automatic	50%			2031	\$53,400	1	\$113,400	
	Manual	10%			2033		5	\$300	
Generators									
	Diesel	50%	Now	\$42,800	2029	\$855,500	1	\$128,400	
			Corroded, Extent : Moderate, Area Affected : 50%						
			Location : Basement, Exhaust Manifold						
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Generator Room Basement						
			Explanation : Two 1250 Kilowatts						
	Diesel	50%			2042	* *	1	\$142,700	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Generator Room Basement						
			Explanation : Two 1000 Kilowatts						
Batteries									
	Lead/Acid	50%			2027	\$1,300	5	\$13,700	
	Lead/Acid	50%			2026	\$1,300	5	\$13,700	
Fuel Storage									
	Day Tank	15%			2049	* *	5		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Generator Room Basement						
			Explanation : Two 275 Gallons						
	Day Tank	15%			2032	\$3,900	5		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Generator Room Basement						
			Explanation : Two 227 Gallons						
	Main Tank	70%			2036	* *	5		
			Other Observation, Extent : N/A, 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	25%			2033	\$2,825,900	10	\$166,600		
		Motion Sensors in Use, Extent : Light, Area Affected : 50%								
		Location : Throughout								
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : From Basement To The 14th Floor									
	Fluorescent	25%			2033	\$2,825,900	10	\$166,600		
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
		Location : Throughout								
	Fluorescent	5%			2038	* *	10	\$33,300		
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
		Location : Front Desk And Elevator Lobby From 1st To 14th Floor								
	LED	45%			2038	* *				
		Other Observation, Extent : N/A, Area Affected : 50%								
		Location : Throughout								
	Explanation : Occupancy Sensors Observed									
	Egress Lighting									
	Emergency, Service	20%			2028	\$91,500	1			
	Emergency, Service	40%			2038	* *	1			
	Exit, LED	5%			2061	* *	1			
	Exit, Service	30%			2028	\$96,100	1			
	Exit, Service	5%			2038	* *	1			
Exterior Lighting										
HID	HID	20%			2028	\$703,200	10	\$500		
	Other Observation, Extent : N/A, Area Affected : 100%									
	Location : Roof									
	Explanation : Controlled Via Photocell									
	LED	LED	10%			2038	* *			
No Component		70%								
Lightning Protection										
Arresters/Cabling	Arresters/Cabling									
	Generic	100%			2036	* *	5	\$3,100		
Alarm										
Security System	Security System									
	Generic	100%			2033	\$1,414,600	1	\$275,300		
	Fire/Smoke Detection									
Generic, Digital	Generic, Digital	100%			2033	\$1,943,800	1-3	\$454,200		

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

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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								
Energy Source								
Plant Campus Steam / PRV	100%			2043	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Sub-basement						
		Explanation : Steam Provided From Adjacent Building 6						
Conversion Equipment								
Heat Exchanger, Shell & Tube	25%			2036	* *			
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Sub-basement						
		Explanation : Provides Hot Water For Building 6						
Heat Exchanger, Shell & Tube	25%			2036	* *			
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Sub-basement						
		Explanation : Provides For Building 1 Heating And Domestic Water						
Pres. Reducing Valve/LP Steam	50%			2029	\$223,600	5	\$21,600	
Distribution								
Hot Wtr Piping/Pump	31%	0-2	\$503,600	2032	\$503,600	4	\$11,100	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Various Locations						
		Explanation : Leaks Reported From Radiator Piping In Walls.						
Central Plant Steam Piping/Pmp	69%	0-2	\$1,441,500	2033	\$14,414,900	4	\$24,700	
		Corroded, Extent : Severe, Area Affected : 100%						
		Location : Piping In Sub-basement						
Terminal Devices								
Air Handler	25%			2033	\$3,495,200	1	\$112,300	
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Mechanical Rooms						
		Explanation : See Air Conditioning						
Convactor/Radiator	30%			2031	\$1,822,500	1	\$70,400	
Fan Coil Unit/Heat	20%			2028	\$3,684,000	1	\$46,900	
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Throughout						
		Explanation : Reheat Coils With A Small Number Of Unit Heaters In Mechanical Spaces						
No Component	25%							
		Other Observation, Extent : N/A, Area Affected : 0%						
		Location :						
		Explanation : See Air Conditioning						
Controls								
Electrical	25%			2026	\$1,047,300			
Pneumatic	75%			2027	\$10,922,800			

Air Conditioning

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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									
Energy Source									
	Electricity	80%			2049	* *	1		
	Steam/HW System	20%			2043	* *	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	20%			2029	\$4,821,200	1	\$157,300	
		R-134a Refrigerant, Extent : Moderate, Area Affected : 100% Location : Penthouse Mechanical Room Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse Mechanical Room Explanation : 2 Absorption Chillers							
	Centrifugal, Elec Chiller	20%	2-4	\$908,900	2048	* *	1	\$141,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Mechanical Room On The Thirteenth Floor Other Observation, Extent : Moderate, Area Affected : 100% Location : Penthouse Mechanical Room Explanation : 1 Unit Working At Reduced Capacity							
	Centrifugal, Elec Chiller	40%			2042	* *	1	\$314,500	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Penthouse Mechanical Room Explanation : 2 Units							
	Split Unit	5%			2033	\$882,100			
	Window/Wall Unit	15%			2028	\$422,200	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	60%			2043	* *	4	\$32,200	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	16%			2028	\$2,306,500	1	\$71,900	
	Air Handler/Cool/Ht	22%			2028	\$3,171,400	1	\$98,900	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Fifth Floor Fan Room							
	Air Handler/Cool/Ht	22%			2033	\$3,171,400	1	\$98,900	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Fan Room So B E							
	No Component	40%							
Heat Rejection									
	Water Cooling Tower	80%			2031	\$3,002,100	2	\$585,000	
	No Component	20%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$405,200	

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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
Ventilation									
	Exhaust Fans								
	Interior	95%	4+	\$939,100	2043	* *	2	\$16,900	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Thirteenth Floor Penthouse							
	Roof	5%			2028	\$72,100	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$477,100	2043	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Valves At Booster Pump Tanks In Sub-basement							
	HW Heat Exchanger								
	Steam Fired	100%			2033	\$3,592,500	4	\$71,800	
		Other Observation, Extent : N/A, 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%			2028	\$150,900	4	\$15,600	
	Sewage Ejector(s)								
	Electric	100%			2033	\$394,600	4	\$29,300	
	Backflow Preventer								
	Generic	100%			2033	\$331,800	1	\$44,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, 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%			2043	* *	1-5	\$366,400	
	Sprinkler								
	No Component	70%							
	Generic	30%			2043	* *	1-2	\$61,100	
	Fire Pump								
	Generic	100%			2042	* *	1	\$135,700	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 13-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,8,13,Ph
Block : 4205 **Lot** : 1 **BIN** : 2102972

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$7,485,500	\$539,100
Interior Architecture	\$1,878,600	\$6,428,800
Electrical	\$3,831,700	\$2,331,600
Mechanical	\$9,824,400	\$5,654,100
Site Pavements	\$170,900	
Total	\$23,191,000	\$14,953,700
Importance Code A	\$8,047,400	\$637,400
Importance Code B	\$14,388,400	\$14,165,700
Importance Code C	\$755,300	\$150,600
Total	\$23,191,000	\$14,953,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$202,300		\$21,400	
Interior Architecture	\$72,100	\$50,600		\$17,500
Electrical	\$51,000	\$39,300	\$114,500	\$41,400
Mechanical	\$46,400	\$45,400	\$156,700	\$86,400
Site Enclosure	\$12,300			
Site Pavements	\$35,100			
Elevators/Escalators	\$37,400	\$37,400	\$37,400	\$37,400
Total	\$456,600	\$172,700	\$330,000	\$182,800
Importance Code A	\$202,300		\$21,800	\$3,400
Importance Code B	\$219,300	\$172,700	\$308,100	\$179,400
Importance Code C	\$35,100			
Total	\$456,600	\$172,700	\$330,000	\$182,800



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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%	0-2	\$87,100	LIFE	* *	5	\$71,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : Loading Dock							
Masonry: Brick	86%	Now	\$6,185,400	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 : Light, 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	\$38,600	2043	* *	5	\$10,700	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Penthouse							
Granite Panels	3%			LIFE	* *	5	\$6,400	
Window Wall	4%			2053	* *	5	\$42,700	
Windows								
Aluminum	93%	Now	\$893,000	2049	* *	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	\$33,500	2036	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : 3rd Floor Machine Room							
Steel	2%	Now	\$36,300	2049	* *	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 : N/A, Area Affected : 20% Location : Main Roof							
	Metal Panel	5%	Now	\$19,700	2053	* *	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%			2046	* *	5-10	\$42,700	
Roof									
	Modified Bitumen	60%	Now	\$254,700	2041	* *			
		Blisters, Extent : Severe, Area Affected : 20% Location : Throughout Deteriorated Finish, Extent : Severe, Area Affected : 50% Location : Throughout Miss/Damaged Flashings, Extent : Severe, Area Affected : 10% Location : Stair Bulkhead, 13th Floor Patching Evident, Extent : Moderate, Area Affected : 10% Location : Throughout 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%			2033	\$223,000	10	\$42,200	
Soffits									
	Cast in Place Concrete	35%	Now	\$48,200	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	\$65,300	2038	* *	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%			2032	\$563,100	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	\$44,900	2042	**	5	\$7,800	
Worn/Eroded, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Granite Panels	5%			LIFE	**	5	\$11,700	
Quarry Tile	5%			2046	**	5	\$23,400	
Raised Access Floor	5%			2042	**	5	\$58,400	
Terrazzo	5%			LIFE	**	5	\$12,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Lobby								
Vinyl Tile	55%			2033	\$4,837,700	3	\$64,200	
Vinyl Tile 9" X 9"	5%	0-2	\$763,900	2033	\$1,273,200	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	\$105,900	2036	**	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	\$80,400	LIFE	**	5	\$16,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : North Stair Tower								
Marble Panels	9%			LIFE	**			
Plaster	35%	2-4	\$72,900	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	\$325,200	LIFE	**	5	\$150,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : 2nd Floor Training And Auditorium								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : 2nd Floor Training And Auditorium								
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%			2038	* *	5	\$109,000	
	AcousTileSusp.Lay-In	35%	Now	\$185,300	2046	* *	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	\$290,500	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%			2053	* *			
	Free Standing Walls								
	Concrete Masonry Unit	100%			2053	* *			
	Retaining Walls								
	Cast in Place Concrete	25%			2068	* *			
	Masonry: Brick	75%	Now	\$12,300	2043	* *			
		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	\$35,100	2046	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Pavers/Stone	55%	Now	\$170,900	2036	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Southwest Plaza							
	Parking/Driveway								
	Asphalt	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

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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%			2033	\$49,100	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 5,000 Ampere Main Disconnect Switch									
	Fused Disc Sw	50%			2033	\$49,100	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1,200 Amperes And One 2,000 Amperes									
Transformers									
	Dry Type	100%			2031	\$27,300	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%			2033	\$372,300	5	\$4,800	
	Molded Case Bkrs	20%			2053	* *	5	\$1,200	
Raceway									
	Conduit	95%			2033	\$443,600	1		
	Conduit	5%			2053	* *	1		
Panelboards									
	Fused Disc Sw	10%			2032	\$49,000	5	\$500	
	Molded Case Bkrs	75%			2032	\$367,300	5	\$4,500	
	Molded Case Bkrs	15%			2049	* *	5	\$900	
Wiring									
	Braided Cloth	50%	2-4	\$347,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	20%			2053	* *	1		
	Thermoplastic	30%			2033	\$208,500	1		
Motor Controllers									
	Locally Mounted	20%			2031	\$127,200	5	\$300	
	Motor Control Center	80%			2031	\$714,300	5	\$4,900	
Ground									
Grounding Devices									
	Generic	75%			LIFE	* *	5	\$2,500	
	Generic	25%			LIFE	* *	5	\$800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Serves Data Center									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2038	* *	1	\$69,500	

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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									
	Generators								
	Diesel	100%			2036	* *	1	\$87,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : Two 1,250 Kilovolt-ampere And One 375 Kilovolt-ampere							
Batteries									
	Lead/Acid	100%			2026	\$2,500	5	\$8,400	
Fuel Storage									
	Day Tank	30%			2049	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : Three 250 Gallon Tanks							
	Main Tank	70%			2048	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : Two 4,000 Gallon Main Tanks							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2028	\$2,985,800	10	\$176,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	5%			2038	* *	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	5%			2038	* *	10	\$10,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	5%			2038	* *			
Egress Lighting									
	Emergency, Service	50%			2038	* *	1		
	Emergency, Battery	10%			2028	\$38,800	10	\$5,500	
	Exit, Service	30%			2028	\$29,900	1		
	Exit, Service	10%			2038	* *	1		
Exterior Lighting									
	HID	28%			2028	\$301,600	10	\$200	
	LED	2%			2038	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2036	* *	5	\$700	
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$84,300	
Fire/Smoke Detection									
	Generic, Digital	100%			2038	* *	1-3	\$143,400	

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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%			2043	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided From Adjacent Building 6							
Conversion Equipment									
	Heat Exchanger, Shell & Tube	50%			2029	\$492,400			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : For Hot Water Heating System							
	Pres. Reducing Valve/LP Steam	50%			2029	\$69,500	5	\$6,700	
		Other Observation, Extent : N/A, 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%			2041	* *	4	\$8,900	
	Central Plant Steam Piping/Pmp	20%	0-2	\$389,500	2033	\$1,298,400	4	\$2,200	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations							
Terminal Devices									
	Air Handler	20%	Now	\$868,900	2043	* *	1	\$25,100	
		Abandoned in Place, Extent : Severe, Area Affected : 50%							
		Location : Third Floor Fan Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Fan Room							
		Explanation : Equipment On Extended Life With Evidence Of Severe Steam Coil Leaks							
	Air Handler	20%			2028	\$868,900	1	\$27,900	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement Fan Room							
	Convector/Radiator	60%			2038	* *	1	\$43,800	
Controls									
	Electrical	25%			2026	\$320,900			
	Pneumatic	75%			2027	\$3,346,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	35%			2042	* *	1	\$85,500	
	Split Unit	5%			2033	\$274,100			
	Window/Wall Unit	60%	4+	\$157,400	2028	\$524,800	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/Dir Expansion	5%			2028	\$221,300	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Data Center Explanation : Serves Data Center							
	Air Handler/Cool/Ht No Component	35% 60%			2028	\$1,567,900	1	\$48,900	
Heat Rejection									
	Dry Cooler	5%			2028	\$53,000	2	\$7,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Second Floor Roof Explanation : Serves Data Center							
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$50,400	
	No Component	60%							
Exhaust Fans									
	Interior	40%	Now	\$245,700	2041	* *	2	\$2,200	
		Unit Inoperable, Extent : Severe, Area Affected : 100% Location : Third Floor Fan Room							
	Interior	40%			2028	\$409,600	2	\$2,800	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Basement Fan Room							
	Roof	20%			2028	\$89,600	2	\$1,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	2-4	\$148,300	2033	\$2,965,200	1		
		Corroded, Extent : Severe, Area Affected : 100% Location : Piping And Valves At Pumps In Basement 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%			2033	\$1,116,400	4	\$22,300	
		Other Observation, Extent : N/A, 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)								
	Non-Submersible	100%			2028	\$46,200	4	\$4,800	

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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
Plumbing									
	Backflow Preventer								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Entire Site							
		Explanation : Backflow Preventers Are A Part Of The Campus Water Main System And Are In Various Locations							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : From Basement To 13th Floor							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2043		* *	1-5	\$113,900
Sprinkler									
	No Component	90%							
	Generic	10%			2043		* *	1-2	\$6,300
Fire Pump									
	No Component	90%							
	Generic	10%	2-4	\$2,200	2029	\$22,000	1	\$3,800	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Pump Room							
Chemical System									
	Generic	100%			2028	\$50,100	1-3	\$223,200	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 13-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 4205 **Lot** : 1 **BIN** : 2826699

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,712,500	\$130,000
Interior Architecture	\$1,168,200	\$1,384,400
Electrical	\$352,200	
Mechanical	\$1,165,400	\$24,722,900
Total	\$5,398,300	\$26,237,200
Importance Code A	\$2,712,500	\$130,000
Importance Code B	\$2,685,800	\$25,643,700
Importance Code C		\$463,600
Total	\$5,398,300	\$26,237,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$74,800	\$48,700	\$26,200	\$18,800
Interior Architecture				\$54,500
Electrical	\$74,400	\$72,200	\$64,700	\$70,200
Mechanical	\$144,900	\$246,800	\$181,800	\$235,500
Site Pavements	\$15,500			
Elevators/Escalators	\$100,800	\$100,800	\$100,800	\$100,800
Total	\$410,400	\$468,500	\$373,400	\$479,800
Importance Code A	\$109,000	\$83,000	\$61,400	\$53,000
Importance Code B	\$301,400	\$385,600	\$312,000	\$426,700
Total	\$410,400	\$468,500	\$373,400	\$479,800



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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	\$712,300	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%			2042	**	5	\$97,500	
	Masonry: Brick	50%			LIFE	**	5	\$130,000	
	Efflorescence, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Metal Panel	5%	Now	\$44,100	2053	**	5	\$24,400	
	Water Penetration, Extent : Severe, Area Affected : 100%								
	Location : Underside Of Metal Canopy								
	Metal Coiling Doors	2%			2046	**	5	\$16,200	
	Stucco Cement	3%	Now	\$22,600	2046	**	5	\$9,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Stucco Overhang At Main Entry								
	Window Wall	5%			2053	**	5	\$48,700	
Windows									
	Aluminum	85%			2049	**	5	\$37,600	
	Metal Louvers	15%			2042	**	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%			2053	**	5	\$3,600	
Roof									
	Plaza Roof: Stone Panels	5%			2053	**			
	Single Ply Membrane	95%	Now	\$2,000,200	2041	**			
	Blisters, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Water Penetration Throughout Various Locations								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Explanation : Underlying Roofing Substrate And Sagging And Compressing Under Load								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	4+	\$223,200	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+	\$246,500	2038	* *	3	\$163,600	
Worn/Eroded, Extent : Light, Area Affected : 5%								
Location : Corridor By Loading Dock Area In Basement								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$78,900	
Gypsum Board	65%			LIFE	* *	5	\$384,700	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Throughout								
Masonry: Brick	10%			LIFE	* *			
Masonry: Fieldstone	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	40%			2046	* *	5	\$205,300	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	40%			LIFE	* *	5	\$256,700	
Wood	10%	Now	\$595,800	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								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$15,500	2046	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								

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%			2053	* *	5	\$2,000		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : Two 4,000, Four 2,000 And Two 1,000 Main Disconnect Switches. One 600 Ampere Main Disconnect Switch For Fire Pump									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	90%			2046	**	5	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 112.5, One 75, One 45 And One 30 Kilovolt-ampere									
	Dry Type	10%			2046	**	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : One 15 Kilovolt-ampere Transformer For Fire Alarm									
Switchgear / Switchboard									
	Air Circuit Breaker	50%			2053	**	5	\$1,000	
	Fused Disc Sw	50%			2053	**	5	\$800	
Raceway									
	Conduit	100%			2053	**	1		
Panelboards									
	Fused Disc Sw	10%			2049	**	5	\$900	
	Molded Case Bkrs	90%			2055	**	5	\$9,100	
Wiring									
	Thermoplastic	100%			2053	**	1		
Motor Controllers									
	Locally Mounted	25%			2046	**	5	\$600	
	Motor Control Center	70%			2046	**	5	\$7,300	
	Variable Frequency Drive	5%			2046	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$5,600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2046	**	1	\$118,100	
Generators									
	Diesel	100%			2042	**	1	\$148,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room Basement									
Explanation : Three 1125 Kilovolt-ampere Generators									
Batteries									
	Lead/Acid	100%			2027	\$2,500	5	\$14,200	
Fuel Storage									
	Day Tank	100%			2049	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room Basement									
Explanation : Three 150 Gallon Tanks									
Lighting									

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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
Lighting									
	Interior Lighting								
	Fluorescent	95%			2038	* *	10	\$334,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2038	* *	10	\$17,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	60%			2038	* *	1		
	Exit, LED	35%			2061	* *	1		
	Exit, Service	5%			2038	* *	1		
Exterior Lighting									
	HID	20%			2038	* *	10	\$200	
	LED	10%			2041	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Controlled Via Photocell							
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$143,400	
	Fire/Smoke Detection								
	Generic, Digital	100%			2038	* *	1-3	\$243,800	
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								
	Interruptible Gas/Dual Fuel	100%			2043	* *	1		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Parking Lot							
		Explanation : Three 20,000 Tanks For No.2 To Serve Boilers And Generators							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	10%			2036	* *			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : Serves Re-heat System, Fan Coils And Several Unit Heaters For Mechanical Spaces						
	Steam Boiler	90%			2038	* *	1	\$342,300	
			Other Observation, Extent : N/A, 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%			2041	* *	4	\$7,600	
	Central Plant Steam Piping/Pmp	60%			2043	* *	4	\$17,000	
Terminal Devices									
	Air Handler	80%			2033	\$5,910,900	1	\$190,000	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Ground Floor And Roof Mechanical Rooms						
			Explanation : See Air Conditioning						
	Fan Coil Unit/Heat	20%			2033	\$1,946,900	1	\$24,800	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout						
			Explanation : Re-heat System						
Controls									
	Electrical	25%			2028	\$545,700			
	Pneumatic	75%			2031	\$5,691,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2036	* *	1	\$415,600	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Chiller Room						
			Explanation : Two Chillers / R-123						
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	\$28,400	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2033	\$7,618,400	1	\$237,500	
Heat Rejection									
	Water Cooling Tower	100%			2031	\$1,983,200	2	\$386,500	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Cell Cooling Towers						

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$214,100	
	Exhaust Fans								
	Interior	50%			2033	\$870,700	2	\$5,900	
	Roof	50%			2033	\$380,900	2	\$5,900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Booster Pumps							
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$569,600	2063	**	4	\$38,000	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Building 6							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2033	\$175,300	1	\$23,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Seven Units From Basement To 8th Floor And One Unit From Basement To 9th Floor							
		Explanation : 8 Units							
	Hydraulic	20%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : From Basement To 2nd Floor							
		Explanation : 2 Units							
	Escalators								
	Under 20' Rise	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby To The First Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2043	**	1-5	\$193,600	
	Sprinkler								
	Generic	100%			2043	**	1-2	\$107,600	
	Fire Pump								
	Generic	100%			2036	**	1	\$71,700	

*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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 20-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4205 **Lot** : 1 **BIN** : 2097546

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$323,400	\$66,000
Interior Architecture	\$186,300	
Electrical	\$55,800	
Mechanical	\$381,500	\$665,000
Site Pavements	\$127,800	
Total	\$1,074,800	\$731,000
Importance Code A	\$323,400	\$66,000
Importance Code B	\$545,900	\$665,000
Importance Code C	\$205,400	
Total	\$1,074,800	\$731,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$33,800		\$1,800	
Interior Architecture	\$86,600	\$400		\$400
Electrical	\$8,000	\$1,300	\$33,700	\$1,400
Mechanical	\$17,000	\$300	\$57,500	\$700
Site Pavements	\$8,400			
Total	\$153,700	\$2,100	\$93,000	\$2,500
Importance Code A	\$33,800		\$1,900	
Importance Code B	\$111,600	\$2,100	\$91,100	\$2,500
Importance Code C	\$8,400			
Total	\$153,700	\$2,100	\$93,000	\$2,500



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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
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	\$193,000	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%			2043	**	5-10	\$6,600	
	Metal Sect. OHD	5%			2046	**	5	\$1,500	
Windows									
	Aluminum	100%	Now	\$79,200	2055	**	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 Lifted Up.									
Roof									
	Roll Roofing	100%	Now	\$33,000	2032	\$66,000	5	\$8,300	
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 50%									
Location : Locations Throughout									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Soffit Areas.									
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : Various Locations									
Explanation : Soffits Are Broken Throughout With Water Running From Them.									
Soffits									
	Stucco Cement	100%	Now	\$51,200	2038	**	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	\$108,700	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%			2042	* *	5	\$800	
	Patching Evident, Extent : Light, Area Affected : 10%								
	Location : Toilet								
	Vinyl Tile	20%	Now	\$18,800	2038	* *	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	\$77,600	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%			2046	* *	5	\$1,700	
	Exposed Struc: Concrete	10%	Now	\$25,500	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%	0-2	\$41,400	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%			2053	* *			

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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%

2068

* *

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

Now

\$8,400

2046

* *

*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

\$127,800

2042

* *

*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%

2033

\$1,900

5

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

Molded Case Bkrs

50%

2033

\$16,600

5

\$200

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

Switchgear / Switchboard

Molded Case Bkrs

100%

2033

\$33,200

5

\$300

Raceway

Conduit

90%

2033

\$4,100

1

Conduit

10%

2043

* *

1

Panelboards

Fused Disc Sw

10%

2032

\$1,000

5

Molded Case Bkrs

70%

2032

\$7,100

5

\$200

Molded Case Bkrs

20%

2041

* *

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
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	\$6,500	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2043	* *	1		
Motor Controllers									
	Locally Mounted	80%			2031	\$18,800	5	\$100	
	Locally Mounted	20%			2038	* *	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	60%			2028	\$55,800	10	\$7,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement And 1st Floor									
	Fluorescent	30%			2038	* *	10	\$3,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : First Floor									
	LED	10%			2038	* *			
Egress Lighting									
	Emergency, Service	40%			2028	\$3,200	1		
	Emergency, Service	15%			2038	* *	1		
	Emergency, Service	5%			2038	* *	1		
	Exit, Service	40%			2033	\$1,800	1		
Exterior Lighting									
	HID	30%			2028	\$18,400	10		
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2033	\$24,700	1	\$4,800	
Fire/Smoke Detection									
	Generic, Digital	100%			2038	* *	1-3	\$8,200	

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%	Now	\$10,000	2063	* *	1		
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Main Control Valve Broken. Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Supplied From Adjacent Building 7.							

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

Mechanical		Current 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%			2033	\$369,400	4	\$600	
Terminal Devices									
	Convactor/Radiator	60%			2031	\$64,500	1	\$2,500	
	Unit Heater - Steam	40%			2028	\$29,900	4	\$500	
Controls									
	Digital	25%			2028	\$94,300			
	Pneumatic	75%			2027	\$190,400			
Air Conditioning									
Energy Source									
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	Split Unit	20%			2033	\$62,400			
	Window/Wall Unit	30%			2028	\$14,900	1		
	No Component	50%							
Terminal Devices									
	Air Handler/Dir Expansion	30%			2038	* *	1		
	No Component	70%							
Heat Rejection									
	Air Cooled Condenser Unit	30%			2038	* *	2	\$2,700	
	No Component	70%							
Ventilation									
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First Floor							
		Explanation : Serves Shop Areas							
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$3,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First Floor							
		Explanation : EMS Offices And Garage							
	No Component	40%							
Exhaust Fans									
	Interior	10%			2028	\$5,800	2		
	Roof	10%	Now	\$2,500	2043	* *	2		
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : Roof Toilet Exhaust Fan							
	Wall Unit	40%			2028	\$2,300	2	\$200	
	No Component	40%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2033	\$168,700	1		

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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 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									
	Water Heater With Tanks								
	Electric	100%			2028	\$96,700	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 200 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$2,600	4	\$300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%	0-2	\$3,600	2043	* *	1-2	\$1,200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : First Floor							

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 13-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4
Block : 4205 **Lot** : 1 **BIN** : 2097551

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$5,593,200	\$75,000
Interior Architecture	\$2,031,400	
Electrical	\$359,100	\$463,400
Mechanical	\$296,100	\$888,800
Site Pavements	\$103,700	
Total	\$8,383,600	\$1,427,200
Importance Code A	\$5,593,200	\$75,000
Importance Code B	\$1,456,800	\$1,352,200
Importance Code C	\$1,333,500	
Total	\$8,383,600	\$1,427,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$7,400			\$900
Interior Architecture	\$105,400	\$6,700		\$7,900
Electrical	\$9,800	\$6,600	\$48,500	\$5,900
Mechanical	\$18,900	\$4,000	\$19,300	\$10,300
Site Enclosure	\$23,900			
Site Pavements	\$115,400			
Elevators/Escalators	\$7,700	\$7,700	\$7,700	\$7,700
Total	\$288,400	\$25,000	\$75,500	\$32,600
Importance Code A	\$9,300	\$2,100	\$2,000	\$8,100
Importance Code B	\$155,700	\$16,200	\$73,500	\$24,400
Importance Code C	\$123,500	\$6,700		
Total	\$288,400	\$25,000	\$75,500	\$32,600



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

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

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

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	90%	Now	\$4,579,700	LIFE	* *	5	\$75,000	
	Cracking/Crumbling, Extent : Light, 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 : Light, 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	10%	Now	\$226,500	2053	* *	5	\$15,600	
	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	\$229,600	2058	* *	5	\$7,900	
	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%			2049	* *	5	\$1,700	

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
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	\$248,700	LIFE	* *	5	\$6,400	
		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	\$135,300	LIFE	* *	5	\$2,700	
		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	\$173,600	2038	* *			
		Blisters, Extent : Severe, Area Affected : 5%							
		Location : Main Roof							
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Parapets							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Main Roof							
	Skylight, Metal/Glass	5%			2053	* *	10	\$5,800	
	Traffic Topping	20%	Now	\$3,000	2038	* *			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof							
Soffits									
	Cement - Fiber Panel	100%	Now	\$4,300	2033	\$43,300			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Main Entrance							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%	Now	\$103,200	2035	\$103,200	3	\$8,600	
		Worn/Eroded, Extent : Severe, 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	\$82,300	2042	**	5	\$1,400	
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : All Toilet Rooms							
	Quarry Tile	5%			2046	**	5	\$4,300	
	Slate	5%			LIFE	**	5	\$3,000	
	Vinyl Tile	60%	Now	\$193,500	2038	**	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	\$280,100	2038	**	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%			2042	**	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	\$1,086,500	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	\$247,000	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%			2050	**	5	\$8,600	
	Exposed Struc: Concrete	5%			LIFE	**	5	\$400	
		Paint Peeling, Extent : Severe, Area Affected : 50%							
		Location : Basement							
	Plaster	80%	Now	\$142,000	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%			2053	**			
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$8,100	2043	**			
		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	\$15,800	2043	**			
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Areaway							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$103,700	2046	**			
		Sinking/Subsiding, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	On-Site Walkways								
	Asphalt	25%	0-2	\$6,700	2042	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	50%	0-2	\$21,300	2046	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Pavers/Stone	25%	0-2	\$42,400	2042	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Parking/Driveway								
	Asphalt	100%	Now	\$45,000	2036	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

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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%			2033	\$23,100	5	\$200	
		Other Observation, Extent : N/A, 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%			2033	\$133,000	5	\$1,500	
	Raceway								
	Conduit	100%			2033	\$61,500	1		
	Panelboards								
	Fused Disc Sw	5%			2032	\$4,600	5	\$100	
	Molded Case Bkrs	95%			2032	\$87,200	5	\$1,400	
	Wiring								
	Braided Cloth	70%	2-4	\$62,700	2058	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2033	\$26,900	1		
	Motor Controllers								
	Locally Mounted	100%			2031	\$181,800	5	\$400	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2031	\$14,000	1	\$17,000	
	Generators								
	Diesel	100%			2029	\$111,100	1	\$21,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 250 Kilowatts							
	Batteries								
	Lead/Acid	100%			2026	\$2,500	5	\$2,000	
	Fuel Storage								
	Day Tank	100%			2032	\$26,200	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 285 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2038	* *	10	\$35,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	60%			2038	* *	1		
	Exit, Service	40%			2028	\$6,700	1		

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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

Lighting

Exterior Lighting

HID	30%			2028	\$79,200	10	\$100	
No Component	70%							

Lightning Protection

Arresters/Cabling

Generic	100%			2036	* *	5	\$400	

Alarm

Security System

Generic	100%			2028	\$106,100	1	\$20,700	

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%			2043	* *	1		

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout

Explanation : One 4,000 Gallon Tank For No. 2 Fuel

Conversion Equipment

HTHW/HW Exchanger	50%			2029	\$5,100	2	\$1,200	

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : Steam To Hot Water

Steam Boiler	50%			2038	* *	1	\$18,900	

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : Two Boilers

Distribution

Hot Wtr Piping/Pump	80%			2041	* *	4	\$1,500	

Central Plant Steam	20%			2043	* *	4	\$600	

Piping/Pmp

Terminal Devices

Convactor/Radiator	100%			2038	* *	1	\$12,300	

Controls

Electrical	25%			2028	\$78,600			

Pneumatic	75%			2031	\$819,600			

Air Conditioning

Energy Source

Electricity	100%			2041	* *	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%			2027	\$61,700	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Computer Area							
		Explanation : Split Units Serve This Area							
	Window/Wall Unit	70%			2028	\$103,400	1		
	No Component	20%							
Heat Rejection									
	Dry Cooler	10%			2028	\$14,300	2	\$2,700	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$8,500	
	No Component	60%							
Exhaust Fans									
	Interior	40%			2033	\$69,200	2	\$500	
	Roof	20%	Now	\$15,100	2043	* *	2	\$200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2028	\$52,400	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 200 Gallon Indirect Fired Unit. Quantity 3							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2033	\$11,300	4	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Duplex Unit							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement To Sixth Floor							
		Explanation : One Unit In Poor Condition							

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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
Fire Suppression									
Sprinkler									
	No Component	80%							
	Generic	20%			2043	* *	1-2	\$2,100	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 02-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,6,8,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,364,000	\$1,466,400
Interior Architecture	\$411,900	\$291,600
Electrical	\$191,600	\$1,458,500
Mechanical	\$1,464,100	\$10,429,500
Total	\$3,431,500	\$13,645,900
Importance Code A	\$1,364,000	\$1,564,700
Importance Code B	\$2,014,300	\$11,981,500
Importance Code C	\$53,300	\$99,700
Total	\$3,431,500	\$13,645,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$84,100	\$9,100		\$52,000
Interior Architecture	\$91,700	\$13,900	\$3,300	\$27,400
Electrical	\$46,600	\$56,000	\$52,300	\$50,600
Mechanical	\$84,300	\$45,200	\$95,200	\$116,100
Site Pavements	\$19,800			
Elevators/Escalators	\$33,600	\$33,600	\$33,600	\$33,600
Total	\$360,100	\$157,700	\$184,500	\$279,700
Importance Code A	\$84,100	\$15,700		\$52,600
Importance Code B	\$217,700	\$128,200	\$184,500	\$227,100
Importance Code C	\$58,400	\$13,900		
Total	\$360,100	\$157,700	\$184,500	\$279,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	5%			LIFE	**	5	\$12,700	
	Masonry: Brick	80%	0-2	\$1,364,000	LIFE	**	5	\$324,000	
Efflorescence, Extent : Moderate, Area Affected : 20%									
Location : Upper Floors									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Throughout Exterior									
Sidewalk Shed in Use, Extent : Light, Area Affected : 10%									
Location : Rear Of Building									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Throughout Exterior									
	Masonry: Limestone	5%			LIFE	**	5	\$15,200	
	Metal/Glass Curt Wall	5%			LIFE	**	5	\$38,000	
	Metal Panel	2%			2044	**	5-10	\$55,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : These Are Actually Lead Panels.									
	Metal Panel	3%			2044	**	5-10	\$83,500	
Windows									
	Aluminum	95%			2050	**	5	\$63,200	
	Metal Louvers	5%			2043	**	10	\$20,800	
Parapets									
	Cast Stone/Terra Cotta	15%			LIFE	**	5	\$9,200	
Other Observation, Extent : N/A, Area Affected : 15%									
Location : Parepets									
Explanation : Wrap And Netting Installed									
	Copper/Terne	10%			2069	**	5	\$3,800	
	Masonry: Brick	60%	Now	\$30,800	LIFE	**	5	\$4,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout All Facades									
	Metal Rail	15%	4+	\$1,600	2039	**	5	\$8,400	
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Explanation : Paint Peeling									
Roof									
	Built-Up (BUR)	45%			2034	\$649,000	10	\$54,400	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Fluid Applied Roofing	15%	Now	\$43,300	2049	**			
Split/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Balconies									
	Modified Bitumen	25%			2034	\$337,700	10	\$30,200	
Alligatoring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Paver: Asphalt	5%			2037	**	10	\$9,100	
	Single Ply Membrane	10%			2039	**	10	\$12,100	

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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	\$8,400	LIFE	**	5	\$6,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Overhangs And Balconies								
Metal Panel	2%			2054	**	5-10	\$200	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$50,800	
Ceramic Tile	2%			2043	**	5	\$6,600	
Terrazzo	25%	Now	\$158,700	LIFE	**	5	\$64,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement Corridor								
Vinyl Tile	66%	Now	\$123,800	2039	**	3	\$82,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$27,700	
Concrete Masonry Unit	5%	Now	\$53,300	LIFE	**	5	\$11,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Refridgeration Shop								
Glass: Single Pane	2%			LIFE	**	5	\$8,300	
Gypsum Board	30%	Now	\$47,600	LIFE	**	5	\$99,700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Basement And Penthouse								
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Throughout								
Masonry: Brick	8%			LIFE	**			
Metal Panel	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$33,200	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	15%	2-4	\$12,500	2039	**	5	\$23,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	60%			2047	**	5	\$152,400	
Gypsum Board	5%			LIFE	**	5	\$15,900	
Plaster	20%	0-2	\$31,600	LIFE	**	5	\$31,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairwells								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2054	**			
Iron Picket	90%			2069	**			
Retaining Walls								
Cast in Place Concrete	50%			2069	**			
Masonry: Brick	50%			2044	**			

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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	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$9,000	2039	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Adjacent To Driveway Entrance On Clarkson Avenue</i>									

On-Site Walkways

Cast in Place Concrete	100%	Now	\$10,800	2047	**				
<i>Sinking/Subsiding, Extent : Light, Area Affected : 2%</i>									
<i>Location : Front Entrance</i>									

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

Fused Disc Sw	100%			2034	\$98,300	5		\$1,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 5,000 Amperes.</i>									

Transformers

Dry Type	100%			2047	**	5		\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 150 Kilovolt Amperes, 480 Volts Primary, 208 / 120 Volts Secondary</i>									

Switchgear / Switchboard

Fused Disc Sw	30%			2034	\$139,600	5		\$400	
Fused Disc Sw	20%			2054	**	5		\$200	
Molded Case Bkrs	45%			2054	**	5		\$3,400	
Molded Case Bkrs	5%			2034	\$23,300	5		\$400	

Raceway

Conduit	20%			2034	\$93,400	1			
Conduit	80%			2054	**	1			

Panelboards

Fused Disc Sw	5%			2033	\$24,500	5		\$300	
Molded Case Bkrs	90%			2050	**	5		\$6,800	
Molded Case Bkrs	5%			2033	\$24,500	5		\$400	

Wiring

Braided Cloth	10%	2-4	\$69,500	2059	**	1			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Insulation Aged</i>									
Thermoplastic	90%			2054	**	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
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	40%			2032	\$254,500	5	\$800	
	Locally Mounted	40%			2039	**	5	\$800	
	Motor Control Center	20%			2039	**	5	\$1,600	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	**	1	\$88,100	
	Generators								
	Diesel	100%			2037	**	1	\$110,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated At 750 Kilowatts								
Batteries									
	Lead/Acid	100%			2027	\$2,500	5	\$10,600	
Fuel Storage									
	Day Tank	10%			2042	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 275 Gallons Rated Capacity								
	Underground Storage	90%			LIFE	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Underground								
	Explanation : 3,000 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	60%			2039	**	10	\$122,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	LED	40%			2042	**			
Egress Lighting									
	Emergency, Service	50%			2034	\$69,800	1		
	Exit, LED	50%			2049	**	1		
Exterior Lighting									
	LED	30%			2039	**			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2062	**	5	\$1,300	
Alarm									

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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

Alarm

Security System
Generic

100% 2039 * * 1 \$106,900
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways, Outside Perimeter
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2034 \$755,100 1-3 \$176,400
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns

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

Heating

Energy Source
Plant Campus Steam /
PRV

100% 2044 * * 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% 2037 * * 5 \$13,200

Distribution
Hot Wtr Piping/Pump

100% 2042 * * 4 \$16,400

Terminal Devices
Air Handler

50% 2039 * * 1 \$68,600
Other Observation, Extent : Light, Area Affected : 100%
Location : Penthouse And Room E2102
Explanation : See Air Conditioning Terminal Devices.

Convactor/Radiator

50% 2039 * * 1 \$35,800

Controls

Digital

100% 2032 \$8,407,400
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Whole Building
Explanation : Building Management System

Air Conditioning

Energy Source
Electricity

100% 2042 * * 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
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	15%	0-2	\$301,100	2044	* *	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%			2029	\$1,077,000			
	Window/Wall Unit	10%			2027	\$85,900	1		
	No Component	55%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Explanation : Chilled Water From Building S							
Distribution									
	CW & CHW Wtr Pipe/Pump	55%			2044	* *	4	\$6,000	
	No Component	45%							
Terminal Devices									
	Air Handler/Cool/Ht	55%			2039	* *	1	\$75,400	
	Air Handler/Cool/Ht	15%			2042	* *	1	\$20,600	
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2029	\$44,300	2	\$23,200	
	Water Cooling Tower	55%			2032	\$283,500	2	\$122,800	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$123,700	
	Exhaust Fans								
	Interior	80%			2034	\$804,600	2	\$5,400	
	Roof	20%			2034	\$88,000	2	\$1,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2044	* *	1		
	Galvanized Steel	20%			2032	\$579,000	1		
	HW Heat Exchanger								
	Steam Fired	100%			2044	* *	4	\$21,900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$58,600	4	\$9,100	

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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									
	Sewage Ejector(s)								
	Electric	4%	2-4	\$3,700	2034	\$6,100	4	\$500	
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : Faulty Control Panel In Basement							
	Electric	96%			2034	\$147,100	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%			2044	* *	1-5	\$116,000	
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$62,100	
	Fire Pump								
	Generic	100%			2037	* *	1	\$41,400	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 03-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$50,700	\$50,700
Interior Architecture	\$1,281,900	\$1,015,400
Electrical	\$1,528,900	\$1,293,600
Mechanical	\$1,652,600	\$6,916,400
Total	\$4,514,100	\$9,276,100
Importance Code A	\$50,700	\$257,600
Importance Code B	\$4,280,900	\$9,018,600
Importance Code C	\$182,500	
Total	\$4,514,100	\$9,276,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$106,000	\$9,000		\$16,200
Interior Architecture	\$95,600			\$42,200
Electrical	\$19,400	\$16,100	\$18,100	\$20,500
Mechanical	\$40,700	\$13,300	\$25,500	\$97,000
Site Enclosure	\$40,200			
Site Pavements	\$45,600			
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$362,300	\$53,300	\$58,400	\$190,900
Importance Code A	\$106,000	\$9,000		\$16,500
Importance Code B	\$223,200	\$44,300	\$58,400	\$174,400
Importance Code C	\$33,100			
Total	\$362,300	\$53,300	\$58,400	\$190,900



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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%			LIFE	* *	5	\$101,400	
			<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Bulkheads And Penthouse</i>					
			<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Bulkheads And Penthouse</i>					
			<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout Exterior</i>					
			<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : North Facade</i>					
			<i>Spalling, Extent : Severe, Area Affected : 45%</i>					
			<i>Location : East Facade, Bulkheads, Corners And Areaways</i>					
			<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Bulkheads And Penthouse</i>					
Granite Panels	35%			LIFE	* *	5	\$29,600	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : North Facade, South Facade</i>					
			<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout Exterior</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Panel: Limestone	10%			LIFE	* *	5	\$16,900	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : West Facade</i>					
			<i>Spalling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : West Facade</i>					
			<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : West Facade</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : West Facade</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout Exterior</i>					
			<i>Explanation : Repairs In Progress</i>					
Slate Panels	5%			LIFE	* *	5	\$4,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout Exterior</i>					
Window Wall	5%			2044	* *	5	\$21,100	
Windows								
Metal Louvers	5%			2037	* *	10	\$9,000	
Under Construction	95%							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	70%			LIFE	**	5-10	\$54,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Interior Face							
		Repairs in Progress, Extent : N/A, Area Affected : 100%							
		Location : Parpates Throughout							
		Spalling, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
	Granite Panels	20%			LIFE	**	5	\$2,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : North Facade And South Facade							
		Repairs in Progress, Extent : N/A, Area Affected : 100%							
		Location : Parapets Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
		Location : North Facade And South Facade							
	Panel: Limestone	10%			LIFE	**	5-10	\$9,900	
		Loose/Miss Fasteners, Extent : Severe, Area Affected : 25%							
		Location : Coping At Bulkheads							
		Repairs in Progress, Extent : N/A, Area Affected : 100%							
		Location : Bulkheads							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Coping At Bulkheads							
		Explanation : Broken Missing Elements							
Roof									
	Metal Panel	5%			2039	**	10	\$5,700	
	Panel/Paver: Cer/Brk	3%	Now	\$25,500	2064	**			
		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							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 5th Floor Courtyard							
		Explanation : Repairs In Progress							
	Single Ply Membrane Under Construction	2%			2042	**	10	\$1,200	
		90%							
Soffits									
	Cast in Place Concrete	100%	4+	\$16,400	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 - PATHLOLOGY
Asset # : 108

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$31,300	LIFE	* *	5	\$15,700		
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement Mechanical Room								
Quarry Tile	30%			2039	* *	5	\$64,700		
	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	\$20,300	2034	\$1,015,400	3	\$13,500		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
	Location : 1st Floor								
Vinyl Tile 9" X 9"	30%	Now	\$352,700	2044	* *	3	\$16,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
Interior Walls									
Cast in Place Concrete	5%	Now	\$61,300	LIFE	* *				
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Basement Mechanical Room								
Concrete Masonry Unit	20%	Now	\$121,200	LIFE	* *	5	\$25,200		
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Roof Penthouse								
Masonry: Brick	10%			LIFE	* *				
SGFT/Glazed Masonry	65%			LIFE	* *				

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	20%	Now	\$85,300	2039	**	5	\$16,200	
				Staining/Discoloring, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
	AcousTileSusp.Lay-In	20%	Now	\$44,100	2039	**	5	\$13,000	
				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 Struc: Concrete	30%	Now	\$595,600	LIFE	**	5	\$6,100	
				Staining/Discoloring, Extent : Severe, Area Affected : 10%					
				Location : First, Third, Fifth And Basement Levels					
				Water Penetration, Extent : Moderate, Area Affected : 15%					
				Location : First, Third, Fifth, Penthouse, And Basement Levels					
	Metal Panel	30%	Now	\$65,800	LIFE	**	5	\$48,600	
				Broken/Missing Elements, Extent : Moderate, Area Affected : 20%					
				Location : Basement					
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2054	**			
	Retaining Walls								
	Masonry: Fieldstone	100%	Now	\$40,200	2054	**			
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$12,500	2039	**			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout					
				Explanation : Scaffolding And Sidewalk Bridge Installed					
	On-Site Walkways								
	Pavers/Stone	100%	2-4	\$19,900	2037	**			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 2%					
				Location : Rear Entry					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout					
				Explanation : Scaffolding And Sidewalk Bridge Installed					
	Parking/Driveway								
	Asphalt	100%	0-2	\$13,200	2043	**			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	75%			2034	\$149,600	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes Each.							
	Fused Disc Sw	25%			2034	\$11,600	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 1,200 Amperes							
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2034	\$166,200	5	\$500	
Raceway									
	Conduit	100%			2034	\$118,500	1		
Panelboards									
	Fused Disc Sw	5%			2033	\$6,100	5	\$100	
	Molded Case Bkrs	95%			2033	\$116,300	5	\$2,300	
Wiring									
	Braided Cloth	90%	2-4	\$160,000	2059	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	10%			2034	\$17,800	1		
Motor Controllers									
	Locally Mounted	30%			2032	\$90,900	5	\$200	
	Motor Control Center	70%			2032	\$117,200	5	\$1,800	
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2032	\$14,000	1	\$28,600	
Generators									
	Diesel	100%			2030	\$111,100	1	\$36,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 150 Kilowatts							
Batteries									
	Lead/Acid	100%			2026	\$2,500	5	\$3,400	
Fuel Storage									
	Main Tank	100%			2037	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Rated Capacity							
Lighting									

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

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

Lighting

Interior Lighting
Fluorescent

85%
 2029 \$1,229,800 10 \$72,500
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : T-8 Lamps

LED

15% 2042 * *

Egress Lighting

Emergency, Service

50% 2034 \$29,300 1

Exit, Service

5% 2029 \$2,100 1

Exit, Battery

45% 2039 * * 10 \$2,800

Exterior Lighting

HID

15% 2029 \$66,600 10

LED

15% 2042 * *

No Component

70%

Alarm**Security System**

Generic

100%
 2034 \$178,500 1 \$34,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways, Outside Perimeter
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Analog

100%
 2034 \$245,300 1-3 \$57,300
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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%
 2044 * * 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% 2030 \$57,200 5 \$5,500

Distribution

Central Plant Steam
Piping/Pmp

100% 2034 \$2,673,900 4 \$6,900

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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
Heating									
	Terminal Devices								
	Air Handler	40%	0-2	\$429,500	2044	* *	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%			2032	\$311,000	1	\$12,000	
	Fan Coil Unit/Heat	20%			2029	\$471,500	1	\$6,000	
Controls									
	Digital	98%			2032	\$2,676,400			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Whole Building							
		Explanation : Bms							
	Electrical	2%			2032	\$10,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	40%			2037	* *	1	\$40,300	
		R-134a Refrigerant, Extent : Light, Area Affected : 40%							
		Location : Basement							
	Split Unit	2%			2034	\$45,200			
	Window/Wall Unit	58%			2029	\$208,900	1		
	Distribution								
	CW & CHW Wtr	40%			2044	* *	4	\$1,800	
	Pipe/Pump								
	No Component	60%							
	Terminal Devices								
	Air Handler/Cool/Ht	40%			2034	\$738,000	1	\$23,000	
	No Component	60%							
	Heat Rejection								
	Water Cooling Tower	40%	0-2	\$3,800	2028	\$192,100	2	\$30,000	
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%			LIFE	* *	2-5	\$31,100	
	No Component	40%							
	Exhaust Fans								
	Interior	70%			2029	\$295,200	2	\$2,000	
	Roof	30%			2029	\$55,400	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2034	\$459,800	4	\$13,800	

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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									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$16,800	LIFE	* *	1		
			Blockage /Clogged, Extent : Moderate, Area Affected : 100%						
			Location : Basement						
	Sump Pump(s)								
	Non-Submersible	100%			2029	\$19,000	4	\$2,000	
	Sewage Ejector(s)								
	Electric	100%	Now	\$1,000	2029	\$49,800	4	\$3,700	
			Damaged, Extent : Moderate, Area Affected : 100%						
			Location : Basement						
	Backflow Preventer								
	Generic	100%			2034	\$42,500	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 : N/A, Area Affected : 100%						
			Location : Basement To 5th Floor						
			Explanation : 2 Units. No Ventilation Or Cooling In Elevator Machine Room.						
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$48,600	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 03-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,7
Block : 4829 **Lot** : 1 **BIN** : 3327718

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$133,300	\$953,700
Interior Architecture	\$246,600	\$600,800
Electrical	\$247,700	\$1,367,500
Mechanical		\$14,518,300
Total	\$627,600	\$17,440,300
Importance Code A	\$133,300	\$953,700
Importance Code B	\$494,300	\$16,208,700
Importance Code C		\$278,000
Total	\$627,600	\$17,440,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$36,700	\$46,600		\$5,300
Interior Architecture	\$12,700	\$39,300	\$44,300	\$22,500
Electrical	\$48,900	\$49,900	\$54,500	\$96,300
Mechanical	\$142,500	\$156,300	\$116,100	\$180,200
Site Enclosure	\$5,400			
Site Pavements	\$28,800			
Elevators/Escalators	\$63,400	\$63,400	\$63,400	\$63,400
Total	\$338,300	\$355,500	\$278,300	\$367,500
Importance Code A	\$36,700	\$52,000		\$5,900
Importance Code B	\$270,000	\$303,500	\$245,200	\$361,600
Importance Code C	\$31,600		\$33,100	
Total	\$338,300	\$355,500	\$278,300	\$367,500



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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		
Metal Sect. OHD	1%	Now	\$6,400	2039	**	5	\$5,400		
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Basement Mechanical Room									
Pre-Cast Concrete	59%			LIFE	**	5	\$663,800		
Other Observation, Extent : N/A, 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 : N/A, Area Affected : 100%									
Location : Building Elevations Below Roof Level									
Explanation : Linear Ribbed Finish System									
Stucco Cement	15%			2047	**	5	\$129,800		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Penthouse. Bulkhead Wall At Roof Levels									
Explanation : Referring To An Exterior Insulation And Finish System Product									
Windows									
Aluminum	98%	Now	\$26,700	2050	**	5	\$13,700		
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%									
Location : Patients Floor									
Metal Louvers	2%			2043	**	10	\$3,500		
Parapets									
Concrete Masonry Unit	60%			LIFE	**	5	\$7,800		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Exterior Finish Is An Exterior Insulation And Finish System Product									
Metal Rail	35%			2047	**	5-10	\$72,500		
Metal: Cage/Fence	5%			2047	**	5-10	\$4,400		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 7th Floor									
Explanation : 7th Floor Walk Out Roof Area Parapets									

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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									
Roof									
	IRMA/Protected Membrane	7%	2-4	\$3,600	2039	**			
		Vegetation Growth, Extent : Light, Area Affected : 2% Location : Roof Drains							
	IRMA/Protected Membrane	65%			2039	**	10	\$68,400	
	Plaza Roof: Stone Panels	20%			2054	**			
	Single Ply Membrane	5%			2039	**	10	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : 7th Floor Walk Out Roof Explanation : 7th Floor Walk Out Roof Areas Contained An Astroturf Surface							
	Sloped Glazing	3%			LIFE	**	5	\$42,100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Front And Rear Entrances Explanation : Exterior Entry Canopies							
Soffits									
	Cast in Place Concrete	90%			LIFE	**	5	\$7,500	
	Exposed Struc: Steel	10%			LIFE	**	5	\$500	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Front And Rear Entrances Explanation : Exterior Entry Canopy							
Interior									
Floors									
	Cast in Place Concrete	10%	4+	\$78,100	LIFE	**	5	\$98,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 2% Location : Basement							
	Ceramic Tile	5%			2043	**	5	\$22,500	
	Terrazzo	3%			LIFE	**	5	\$10,500	
	Traffic Topping	7%			2039	**	5	\$39,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Bathrooms Explanation : Epoxy Flooring With Abrasive Topping							
	Vinyl Tile	5%	0-2	\$12,700	2039	**	3	\$8,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 1% Location : Basement							
	Vinyl Tile	70%			2039	**	3	\$117,900	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	10%			2043	**	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%			2047	**	5	\$336,900	
Exposed Struc: 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%			2054	**			
Iron Picket	75%	2-4	\$5,400	2069	**			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2047	**			
Pavers/Stone	10%	0-2	\$2,600	2043	**			
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : North Sidewalk								
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			
Parking/Driveway								
Asphalt	100%	4+	\$26,200	2043	**			
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								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	**	5	\$1,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 2 Main Service Switches Rated At 4,000 Amperes Each								
	Transformers								
	Dry Type	100%			2047	**	5	\$1,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 500 Kilovolt Amperes, 480 Volts Primary. 208 / 120 Volts Secondary								
	Switchgear / Switchboard								
	Fused Disc Sw	60%			2054	**	5	\$800	
	Molded Case Bkrs	40%			2054	**	5	\$3,200	
	Raceway								
	Conduit	100%			2054	**	1		
	Panelboards								
	Fused Disc Sw	30%			2050	**	5	\$2,100	
	Molded Case Bkrs	70%			2050	**	5	\$5,500	
	Wiring								
	Thermoplastic	100%			2054	**	1		
	Motor Controllers								
	Locally Mounted	50%			2047	**	5	\$1,000	
	Variable Frequency Drive	50%			2047	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	**	1	\$92,300	
	Generators								
	Diesel	100%			2043	**	1	\$116,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outdoor Enclosure								
	Explanation : Emergency Generator Rated At 1,750 Kilowatts								
	Batteries								
	Nickel Cadmium	100%			2029	\$2,500	5	\$66,900	
	Fuel Storage								
	Main Tank	100%			2062	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : No Available Nameplate Rating Capacity								
Lighting									

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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
Lighting									
	Interior Lighting								
	Fluorescent	80%			2039	* *	10	\$220,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2039	* *	10	\$27,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby, Hallways							
		Explanation : Compact Fluorescent Lights							
	LED	10%			2042	* *			
Egress Lighting									
	Emergency, Service	45%			2039	* *	1		
	Emergency, Battery	5%			2039	* *	10	\$3,600	
	Exit, Service	25%			2039	* *	1		
	Exit, Battery	25%			2039	* *	10	\$5,100	
Exterior Lighting									
	HID	15%			2039	* *	10	\$100	
	LED	15%			2042	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2034	\$576,000	1	\$112,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2034	\$791,500	1-3	\$184,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : High Press Steam From Hospital Power Plant.							

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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									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	40%			2037	* *			
			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%			2037	* *	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%			2050	* *	4	\$8,900	
	Central Plant Steam Piping/Pmp	60%			2054	* *	4	\$13,300	
Terminal Devices									
	Air Handler	60%			2034	\$3,464,700	1	\$111,400	
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement And Penthouse Explanation : Reheat Coils Serving All Constant Volume System For 15 Units.						
	Convactor/Radiator	20%			2047	* *	1	\$19,400	
	Unit Heater - Steam	20%			2039	* *	4	\$8,200	
Controls									
	Digital	100%			2032	\$8,812,900			
			Other Observation, Extent : N/A, Area Affected : 100% Location : Whole Building Explanation : Building Management System						
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2037	* *	1	\$308,500	
			Other Observation, Extent : Light, Area Affected : 95% Location : Basement Mechanical Room Explanation : Three Chillers 500 Tons Each R134a						
	Interior Pkg Unit - Cooling	5%			2035	\$242,700	2	\$900	
			R-134a Refrigerant, Extent : Light, Area Affected : 5% Location : Various Locations 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						

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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									
Distribution									
	CW & CHW Wtr	95%			2054	**	4	\$21,100	
	Pipe/Pump								
	No Component	5%							
Terminal Devices									
	Air Handler/Cool/Ht	95%			2039	**	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%			2039	**	2	\$10,500	
	Water Cooling Tower	95%			2035	\$1,472,400	2	\$286,900	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$167,300	
Exhaust Fans									
	Interior	60%			2039	**	2	\$5,500	
	Roof	40%			2034	\$238,200	2	\$3,700	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 1 Roof Exhaust Fan Is Not Working.							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2054	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Duplex Booster Pumps With Clayton Valves							
Water Heater With Tanks									
	Gas Fired	100%			2032	\$52,400	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units With Storage Tank							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	50%			2039	**	4	\$4,800	
	Submersible	50%			2028	\$4,700	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%			2034	\$160,700	4	\$17,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Dual Unit Lead, Lag							

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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									
	Backflow Preventer								
	Generic	100%	4+	\$13,700	2042	* *	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%			2054	* *	1-5	\$151,300	
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$84,100	
	Fire Pump								
	Generic	100%	0-2	\$29,300	2037	* *	1	\$50,400	
		Malfunctioning, Extent : Light, Area Affected : 100%							
		Location : Fire Pump Room							

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 01-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5,9,10,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$261,700
Interior Architecture	\$18,045,600	\$272,300
Electrical	\$417,000	\$5,770,300
Mechanical	\$3,055,100	\$15,409,100
Site Enclosure	\$212,800	
Site Pavements	\$55,900	
Total	\$21,786,400	\$21,713,300
Importance Code A		\$320,700
Importance Code B	\$20,601,300	\$21,219,400
Importance Code C	\$1,185,100	\$173,300
Total	\$21,786,400	\$21,713,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$11,200		\$25,300
Interior Architecture	\$83,000	\$4,200		\$27,900
Electrical	\$35,700	\$43,500	\$42,300	\$36,600
Mechanical	\$23,400	\$21,300	\$32,800	\$80,500
Site Enclosure	\$9,700			
Site Pavements	\$19,200			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$206,500	\$115,700	\$110,600	\$205,800
Importance Code A		\$16,700		\$25,800
Importance Code B	\$151,400	\$99,000	\$110,600	\$180,100
Importance Code C	\$55,100			
Total	\$206,500	\$115,700	\$110,600	\$205,800



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	93%			LIFE	**	5	\$206,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Exterior Walls									
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%									
Location : Exterior Throughout									
	Masonry: Granite	2%			LIFE	**	5	\$3,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : East Facade At Retaining Wall									
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Exterior Walls									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : East Facade At Retaining Wall									
	Metal Panel	5%			2044	**	5-10	\$76,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Repairs In Progress, Material Actually Lead Panels									
Windows									
	Bronze/Brass	3%			2042	**	5	\$22,400	
	Under Construction	97%							
Parapets									
	Under Construction	100%							
Roof									
	Clay Tile	48%			2064	**	10	\$43,300	
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%									
Location : Penthouse									
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Upper Roof									
	Copper/Terne	2%			2049	**	10	\$4,500	
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Steeple									
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Steeple									
	Under Construction	50%							

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	\$24,300	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%			2037	**	5	\$8,400	
	Quarry Tile	2%	Now	\$8,400	2039	**	5	\$4,200	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Basement Kitchen							
	Terrazzo	10%			LIFE	**	5	\$21,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Throughout							
	Vinyl Tile	15%	Now	\$23,700	2039	**	3	\$15,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 1%							
		Location : 1st Floor							
	Vinyl Tile 9" X 9"	65%	Now	\$1,483,500	2029	\$14,835,400	3	\$68,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%	Now	\$92,300	LIFE	**			
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Sub-basement							
	Ceramic Tile	5%	Now	\$26,700	2037	**	5	\$11,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Basement Kitchen							
	Gypsum Board	5%			LIFE	**	5	\$14,200	
	Metal Panel	5%			LIFE	**			
	Plaster	55%	Now	\$649,600	LIFE	**	5	\$78,300	
		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							
		Repairs in Progress, Extent : N/A, Area Affected : 50%							
		Location : 10th And 11th Floor							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : 9th Floor And 8th Floor							
	SGFT/Glazed Masonry	20%	Now	\$174,500	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	15%	Now	\$57,700	2039	**	5	\$17,000	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 5th Floor Physician Affiliate Group Of NY							
	Exposed Struc: Concrete	15%	Now	\$260,000	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	\$492,500	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, 9th And 10th Floor							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : 8th Floor							
Site Enclosure									
Fence/Gates	Iron Picket	100%	Now	\$161,100	2054	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : New York Avenue							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : New York Avenue							
Free Standing Walls									
Masonry: Brick		75%	Now	\$51,700	2044	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : New York Avenue							
		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	\$9,700	2044	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
Site Pavements									
Public Sidewalk	Cast in Place Concrete	100%	0-2	\$500	2047	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		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)	Estimated Cost	

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% Now \$18,700 2039 * *

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

Location : Throughout

Misaligned/Bulging, Extent : Light, Area Affected : 1%

Location : South Walkways

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout

Explanation : Sidewalk Shed In Use

Parking/Driveway

Asphalt 100% Now \$55,900 2037 * *

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

Location : Throughout

Ponding, Extent : Moderate, Area Affected : 10%

Location : Throughout

Potholes, Extent : Moderate, 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 60% 2034 \$59,000 5 \$600

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.

Fused Disc Sw 40% 2054 * * 5 \$400

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.

Transformers

Dry Type 100% 2047 * * 5 \$800

Switchgear / Switchboard

Fused Disc Sw 80% 2034 \$372,300 5 \$800

Fused Disc Sw 20% 2054 * * 5 \$200

Raceway

Conduit 90% 2034 \$420,200 1

Conduit 10% 2054 * * 1

Panelboards

Molded Case Bkrs 90% 2033 \$440,800 5 \$5,200

Molded Case Bkrs 10% 2042 * * 5 \$600

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	60%	2-4	\$417,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	40%			2044	* *	1		
Motor Controllers									
	Locally Mounted	80%			2032	\$509,000	5	\$1,200	
	Variable Frequency Drive	20%			2051	* *			
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	60%			2047	* *	1	\$40,400	
	Automatic	40%			2032	\$42,700	1	\$26,900	
Generators									
	Diesel	100%			2037	* *	1	\$84,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 150 Kilowatts									
Batteries									
	Lead/Acid	100%			2027	\$2,500	5	\$8,100	
Fuel Storage									
	Main Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : 150 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	85%			2034	\$2,465,900	10	\$145,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	LED	15%			2042	* *			
Egress Lighting									
	Emergency, Service	45%			2034	\$52,900	1		
	Emergency, Battery	5%			2034	\$16,000	10	\$2,300	
	Exit, Service	10%			2034	\$8,200	1		
	Exit, Battery	40%			2034	\$108,100	10	\$5,000	
Exterior Lighting									
	HID	15%			2034	\$156,700	10	\$100	
	LED	15%			2042	* *			
	No Component	70%							
Alarm									

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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

Alarm

Security System
Generic

100% 2034 \$420,200 1 \$81,800

Other Observation, Extent : N/A, Area Affected : 100%

Location : Hallways, Outside Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2034 \$577,300 1-3 \$134,900

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Smoke Detectors, Alarm Bell, Strobe Lights, 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
Plant Campus Steam /
PRV

100% 2044 * * 1

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

Location : Basement

Explanation : Steam From Power Plant

Conversion Equipment
Pres. Reducing Valve/LP
Steam

100% 2037 * * 5 \$11,100

Distribution

Central Plant Steam
Piping/Pmp

100% Now \$268,100 2034 \$5,361,600 4 \$9,200

Leak Evident, Extent : Moderate, Area Affected : 100%

Location : Basement Condensation Pump Is Leaking

Terminal Devices

Air Handler
Convactor/Radiator

20% 2029 \$717,600 1 \$23,100

80% 2032 \$1,247,300 1 \$48,200

Controls

Digital

100% 2032 \$6,428,200

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

Location : Whole Building

Explanation : Building Management System

Air Conditioning

Energy Source
Electricity

100% 2042 * * 1

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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
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2029	\$209,100	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Third Floor Roof							
		Explanation : Refrigerant R-407							
	Ext Pkg Unit - Heating/Cooling	10%			2029	\$320,300	2	\$1,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Roof							
	Window/Wall Unit	60%			2029	\$433,400	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$104,000	
	Exhaust Fans								
	Interior	90%	0-2	\$228,300	2029	\$761,100	2	\$4,100	
		On Extended Life, Extent : Severe, Area Affected : 20%							
		Location : Ef-1a In Penthouse South							
	Roof	10%			2029	\$37,000	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2044	* *	1		
	Galvanized Steel	20%			2032	\$486,800	1		
	HW Heat Exchanger								
	Steam Fired	100%			2034	\$922,000	4	\$27,700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2039	* *	4	\$6,900	
	Sewage Ejector(s)								
	Electric	100%			2029	\$117,200	4	\$8,700	
	Backflow Preventer								
	Generic	100%			2034	\$85,200	1	\$11,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Two Units From Basement To 11th Floor, Two Units From Basement To 10th Floor							
		Explanation : 4 Units							
Fire Suppression									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe								
	Generic	100%			2034	\$877,900	1-5	\$94,000	
	Sprinkler								
	No Component	75%							
	Generic	25%			2044	* *	1-2	\$13,100	
Chemical System	No Component	98%							
	Generic	2%			2029	\$900	1-3	\$4,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor And Basement									
Explanation : 1st Floor; System Covers 40 Square Feet (10x4).Basement, System Covers 16 Square Feet (4x4).Ansel System.									

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

Maintenance \$ are aggregated over a 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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 03-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,159,200	\$161,900
Interior Architecture	\$1,038,100	\$218,400
Electrical	\$202,400	\$2,216,300
Mechanical	\$58,500	\$1,307,100
Total	\$2,458,100	\$3,903,600
Importance Code A	\$1,159,200	\$161,900
Importance Code B	\$1,298,900	\$3,741,800
Total	\$2,458,100	\$3,903,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$80,000	\$39,700		\$9,700
Interior Architecture	\$51,700			\$700
Electrical	\$11,800	\$17,100	\$13,900	\$54,900
Mechanical	\$21,000	\$18,200	\$23,900	\$17,400
Site Pavements	\$38,800			
Total	\$203,300	\$75,100	\$37,800	\$82,700
Importance Code A	\$87,100	\$46,900	\$7,200	\$17,000
Importance Code B	\$86,700	\$28,200	\$30,600	\$65,700
Importance Code C	\$29,400			
Total	\$203,300	\$75,100	\$37,800	\$82,700



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$13,000	LIFE	**	5	\$10,600	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Loading Dock							
Concrete Masonry Unit	15%	Now	\$17,500	LIFE	**	5	\$4,000	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Generator Room							
Masonry: Brick	65%	Now	\$464,800	LIFE	**	5	\$27,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Base Of 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 And Cimney							
Masonry: Granite	5%	Now	\$8,600	LIFE	**	5	\$1,600	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : South East Corner							
Metal Panel	5%			2054	**	5-10	\$14,600	
Metal Coiling Doors	5%			2039	**	5	\$6,600	
Windows								
Aluminum	5%			2050	**	5	\$1,600	
Metal Louvers	15%			2037	**	10	\$30,400	
Steel	80%	Now	\$597,100	2059	**	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							

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Concrete Masonry Unit	15%			LIFE	**	5	\$700	
	Masonry: Brick	75%	Now	\$39,400	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	\$1,500	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%			2054	**	5	\$300	
	Metal Rail	5%			2039	**	5-10	\$3,700	
Roof									
	Metal Panel	5%			2047	**	10	\$9,400	
	Single Ply Membrane	95%			2039	**	10	\$97,200	
Interior									
	Floors								
	Cast in Place Concrete	90%	Now	\$868,100	LIFE	**	5	\$218,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Water Softner Room							
	Steel Grating	5%			2054	**	1		
	Vinyl Tile	5%	Now	\$47,000	2044	**	3	\$2,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Office Area							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		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	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	0-2	\$4,700	2039	* *	5	\$2,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Office							
Exposed Struc: Concrete	20%	Now	\$169,900	LIFE	* *	5	\$3,500	
	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: Concrete	65%			LIFE	* *	5	\$11,300	
Exposed Struc: Steel	10%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	50%			2069	* *			
Masonry: Fieldstone	50%			2044	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Along Winthrop Street							
	Explanation : Wood Retaining Wall							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$9,400	2047	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Along Winthrop Street							
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$2,300	2047	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Parking/Driveway								
Asphalt	100%	Now	\$27,100	2037	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Parking Lot							
	Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
	Location : Parking Lot							

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%			2034	\$7,700	5	\$300		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.									

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
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%			2034	\$636,100	5	\$1,900	
	Raceway								
	Conduit	100%			2034	\$803,100	1		
	Panelboards								
	Fused Disc Sw	10%			2033	\$9,800	5	\$200	
	Molded Case Bkrs	70%			2033	\$68,400	5	\$1,300	
	Molded Case Bkrs	20%			2042	* *	5	\$400	
	Wiring								
	Thermoplastic	80%			2034	\$145,500	1		
	Thermoplastic	20%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	15%			2032	\$18,300	5	\$100	
	Locally Mounted	5%			2039	* *	5		
	Motor Control Center	75%			2032	\$226,500	5	\$1,500	
	Variable Frequency Drive	5%			2039	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2032	\$11,100	1	\$22,200	
	Generators								
	Diesel	100%			2030	\$82,400	1	\$28,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Two Emergency Generator Rated At 500 Kilowatts Each.								
	Batteries								
	Lead/Acid	100%			2027	\$2,500	5	\$2,700	
	Fuel Storage								
	Day Tank	1%			2033	\$300	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Two 45 Gallons Rated Capacity								
	Main Tank	99%			2037	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : 10,000 Gallons Rated Capacity								
Lighting									

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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	5%			2029	\$63,600	10	\$3,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Corridors							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2034	\$63,600	10	\$3,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	LED	90%			2042	* *			
Egress Lighting									
	Emergency, Service	50%			2029	\$22,800	1		
	Exit, Service	50%			2029	\$15,900	1		
Exterior Lighting									
	LED	30%			2039	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2037	* *	5	\$1,100	
Alarm									
	Security System								
	Generic	100%			2029	\$138,800	1	\$27,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2034	\$190,700	1-3	\$44,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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%			2044	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2051	* *	1	\$71,600	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : New Burners At 5 Boilers							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground Floor							
		Explanation : 5 High Pressure Steam Boilers							

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

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

Mechanical		Current 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%			2054	**	4	\$5,300	
	Terminal Devices								
	Air Handler	50%			2034	\$695,600	1	\$22,400	
	Unit Heater - Steam	50%			2042	**	4	\$5,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : 8 Hot Water Coil Units Are Newly Installed								
	Controls								
	Electrical	100%			2033	\$411,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	90%			2043	**	1	\$70,400	
	Interior Pkg Unit - Cooling	5%			2028	\$58,500	2	\$200	
	R-22 Refrigerant, Extent : Light, Area Affected : 5%								
	Location : 2nd Floor								
	Split Unit	5%			2034	\$87,800			
	Terminal Devices								
	Fan Coil - 2 Pipe	5%			2034	\$112,800	1	\$1,200	
	No Component	95%							
	Heat Rejection								
	Evaporative Condenser	5%			2034	\$19,400	2	\$2,500	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$20,200	
	No Component	50%							
	Exhaust Fans								
	Roof	100%			2039	**	2	\$2,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : 6 Units								
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2044	**	1		
	Galvanized Steel	50%			2039	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2044	**	4	\$7,200	
	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
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
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2039	* *	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2034	\$33,000	1	\$4,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Serves Building D						
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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 02-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327713

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$124,200	\$935,100
Interior Architecture	\$140,100	\$1,808,100
Electrical		\$5,018,100
Mechanical	\$8,409,700	\$11,208,400
Total	\$8,673,900	\$18,969,800
Importance Code A	\$124,200	\$935,100
Importance Code B	\$8,549,800	\$17,842,800
Importance Code C		\$191,800
Total	\$8,673,900	\$18,969,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$49,200		\$28,700
Interior Architecture	\$58,800	\$32,500	\$16,000	\$23,500
Electrical	\$43,500	\$54,500	\$48,500	\$50,400
Mechanical	\$117,600	\$83,600	\$178,900	\$109,600
Site Pavements	\$31,000			
Elevators/Escalators	\$52,100	\$52,100	\$52,100	\$52,100
Total	\$303,000	\$271,900	\$295,500	\$264,300
Importance Code A	\$6,600	\$59,800	\$6,600	\$35,900
Importance Code B	\$265,500	\$212,100	\$278,900	\$228,400
Importance Code C	\$31,000		\$10,000	
Total	\$303,000	\$271,900	\$295,500	\$264,300



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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER 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%			2047	**	5	\$13,700	
Pre-Cast Concrete	70%			LIFE	**	5	\$497,600	
Stucco Cement	5%			2047	**	5	\$27,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Penthouse. Bulkhead Walls At Roof Level								
Explanation : Material Is Exterior Insulation And Finish System								
Window Wall	5%			2054	**	5	\$41,000	
Windows								
Aluminum	97%			2050	**	5		
Metal Louvers	3%			2043	**	10		
Parapets								
Cast in Place Concrete	32%			LIFE	**	5	\$93,900	
Metal Panel	3%			2054	**	5	\$3,300	
Metal Rail	5%			2047	**	5-10	\$25,700	
Pre-Cast Concrete	60%			LIFE	**	5	\$107,300	
Roof								
IRMA/Protected Membrane	80%			2039	**	10	\$124,200	
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Panel/Paver: Cer/Brk	15%			2054	**	10	\$31,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Perimeter Pavers								
Explanation : Precast Concrete								
Single Ply Membrane	5%			2034	\$162,600	10	\$7,800	
Soffits								
Metal Panel	25%			2054	**	5-10	\$24,000	
Stucco Cement	75%			2047	**	5	\$26,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$87,500	
Ceramic Tile	3%			2043	**	5	\$12,000	
Sheet Vinyl/Rubber	5%			2034	\$1,338,700	5	\$30,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Patient Bathrooms								
Explanation : Slip Resistant Flooring								
Vinyl Tile	17%	Now	\$38,400	2039	**	3	\$25,500	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Penthouse								
Vinyl Tile	65%			2039	**	3	\$97,600	

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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								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2043	* *	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	
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$20,400	2047	* *	5	\$30,000	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%						
		Location : Throughout Basement						
AcousTileSusp.Lay-In	70%			2047	* *	5	\$280,200	
Exposed Struc: Concrete	5%			LIFE	* *	5	\$3,100	
Gypsum Board	10%			LIFE	* *	5	\$50,000	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2054	* *			
Iron Picket	95%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%	0-2	\$31,000	2037	* *			
		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%			2044	* *	5	\$1,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Switches Rated At 4,000 Amperes Each									
Transformers									
Dry Type		100%			2039	* *	5	\$1,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 300 Kilovolt Amperes, 480 Volts Primary, 208/ 120 Volts Secondary									
Switchgear / Switchboard									
Fused Disc Sw		50%			2044	* *	5	\$600	
Molded Case Bkrs		50%			2044	* *	5	\$3,500	

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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									
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2042	* *	5	\$300	
	Molded Case Bkrs	95%			2042	* *	5	\$6,700	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Motor Control Center	80%			2039	* *	5	\$5,800	
	Variable Frequency Drive	20%			2039	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$82,300	
	Generators								
	Diesel	100%			2037	* *	1	\$103,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Two Generators Rated At 2,000 Kilowatts Each								
	Batteries								
	Lead/Acid	100%			2027	\$2,500	5	\$9,900	
	Fuel Storage								
	Day Tank	2%			2042	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 60 Gallons Rated Capacity								
	Main Tank	98%			2049	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : 3,000 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	70%			2034	\$2,911,900	10	\$171,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	10%			2034	\$416,000	10	\$24,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways								
	Explanation : Compact Flourescent Lights								
	LED	20%			2042	* *			
	Egress Lighting								
	Emergency, Service	50%			2034	\$84,200	1		
	Exit, LED	50%			2049	* *	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
Lighting									
	Exterior Lighting								
	HID	15%			2034	\$191,400	10	\$100	
	LED	15%			2042	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2049	* *	5	\$1,600	
Alarm									
	Security System								
	Generic	100%			2034	\$513,200	1	\$99,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2034	\$705,200	1-3	\$164,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam From Power Plant							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	50%			2037	* *	1	\$66,100	
	Pres. Reducing Valve/LP Steam	50%			2037	* *	5	\$7,900	
Distribution									
	Hot Wtr Piping/Pump	50%			2042	* *	4	\$9,900	
	Central Plant Steam Piping/Pmp	50%			2044	* *	4	\$6,600	
Terminal Devices									
	Air Handler	50%			2034	\$2,572,500	1	\$82,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : See Air Conditioning Devices.							
	Convactor/Radiator	40%			2039	* *	1	\$34,500	
	Fan Coil Unit/Heat	10%			2034	\$677,900	1	\$8,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Controls								
	Digital	100%			2029	\$7,852,200			
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Whole Building					
				Explanation : Building Management System					
Air Conditioning									
	Energy Source								
	Electricity	100%			2042		* *	1	
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%	0-2	\$557,400	2037		* *	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 : N/A, Area Affected : 10%					
				Location : Chiller No. 1 In Basement					
	Distribution								
	CW & CHW Wtr	100%			2044		* *	4	\$13,200
	Pipe/Pump								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	\$5,305,000		1	\$165,400
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : See Heating Terminal Devices.					
	Heat Rejection								
	Water Cooling Tower	100%			2032	\$1,381,000		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%			2034	\$848,800		2	\$5,700
	Roof	30%			2034	\$159,200		2	\$2,500
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044		* *	1	
	HW Heat Exchanger								
	Steam Fired	100%			2044		* *	4	\$26,400
	Sanitary Piping								
	Cast Iron	100%			LIFE		* *	1	
	Storm Drain Piping								
	Cast Iron	100%			LIFE		* *	1	
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$54,700		4	\$8,500

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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
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2034	\$143,200	4	\$16,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 5th Floor							
		Explanation : 7 Units. Cooling Unit Malfunction In Machine Room S6s01.							
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$134,800	
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$74,900	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 10-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$53,100	
Interior Architecture	\$65,800	
Electrical		\$739,600
Mechanical	\$369,900	\$836,100
Total	\$488,800	\$1,575,700
Importance Code A	\$53,100	\$55,700
Importance Code B	\$435,700	\$1,519,900
Total	\$488,800	\$1,575,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$6,900		\$1,100
Interior Architecture	\$28,400	\$20,000		\$9,400
Electrical	\$7,100	\$7,700	\$11,300	\$8,200
Mechanical	\$107,600	\$43,900	\$56,900	\$90,000
Site Enclosure	\$27,000			
Site Pavements	\$39,500			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$224,000	\$92,900	\$82,600	\$123,200
Importance Code A	\$900	\$8,500	\$900	\$2,100
Importance Code B	\$167,300	\$78,500	\$81,700	\$121,100
Importance Code C	\$55,900	\$5,900		
Total	\$224,000	\$92,900	\$82,600	\$123,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	90%			LIFE	* *	5	\$39,700		
Metal Coiling Doors	10%			2047	* *	5	\$13,800		
Windows									
Aluminum	35%			2050	* *	5	\$100		
Metal Louvers	65%			2043	* *	10	\$1,600		
Parapets									
Metal Panel	10%			2054	* *	5	\$2,200		
No Component	90%								
Roof									
Single Ply Membrane	100%			2039	* *	10	\$53,100		
Soffits									
Stucco Cement	100%			2047	* *	5			
Interior									
Floors									
Carpet	10%			2030	\$118,600	3	\$9,800		
Cast in Place Concrete	30%			LIFE	* *	5	\$43,000		
Ceramic Tile	3%	0-2	\$2,300	2037	* *	5	\$1,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Toilets And Janitors Closet								
Quarry Tile	22%			2047	* *	5	\$21,600		
Sheet Vinyl/Rubber	15%	Now	\$65,800	2039	* *	5	\$7,400		
	Seams Open/Split, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Kitchen								
Sheet Vinyl/Rubber	15%			2039	* *	5	\$14,800		
Traffic Topping	5%			2039	* *	5	\$4,100		
Interior Walls									
Ceramic Tile	10%			2037	* *	5	\$11,800		
Concrete Masonry Unit	20%			LIFE	* *	5	\$9,400		
Gypsum Board	70%			LIFE	* *	5	\$49,500		
Ceilings									
AcousTileSusp.Lay-In	35%	4+	\$7,700	2047	* *	5	\$11,300		
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : Throughout								
Exposed Struc: Steel	20%			LIFE	* *				
Gypsum Board	3%			LIFE	* *	5	\$2,400		
Metal Panel	42%	Now	\$18,400	LIFE	* *	5	\$34,000		
	Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen								
Site Enclosure									

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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
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$27,000	2054		* *		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Along East Side Of Property							
Free Standing Walls									
	Cast in Place Concrete	75%			2069		* *		
	Masonry: Brick	25%			2054		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$10,600	2047		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : West Side Of Property							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : West Side Of Property							
		Tripping Hazard, Extent : Moderate, Area Affected : 5%							
		Location : West Side Of Property							
On-Site Walkways									
	Cast in Place Concrete	100%			2047		* *		
Parking/Driveway									
	Asphalt	90%	Now	\$28,800	2043		* *		
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : Parking Lot							
	Cast in Place Concrete	10%			2047		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 4,000 Amperes									
	Transformers								
	Dry Type	100%			2039	* *	5	\$200	
Other Observation, Extent : N/A, 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%			2044	* *	5	\$200	
	Raceway								
	Conduit	100%			2044	* *	1		

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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
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	100%			2042	* *	5	\$1,200	
Wiring									
	Thermoplastic	100%			2044	* *	1		
Motor Controllers									
	Locally Mounted	10%			2039	* *	5		
	Motor Control Center	85%			2039	* *	5	\$1,000	
	Variable Frequency Drive	5%			2047	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2039	* *	1	\$13,500	
Generators									
	Diesel	20%			2037	* *	1	\$3,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated At 200 Kilowatts								
	Diesel	80%			2047	* *	1	\$13,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : Emergency Generator Rated At 1,000 Kilowatts								
Batteries									
	Lead/Acid	100%			2028	\$2,500	5	\$1,600	
Fuel Storage									
	Day Tank	2%			2042	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 75 Gallons Capacity								
	Main Tank	98%			2049	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : 3,000 Gallons Capacity								
Lighting									
Interior Lighting									
	Fluorescent	70%			2034	\$477,200	10	\$28,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	LED	30%			2042	* *			
Egress Lighting									
	Emergency, Service	50%			2034	\$13,800	1		
	Exit, Service	50%			2034	\$9,700	1		

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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
Lighting									
	Exterior Lighting								
	HID	30%			2034	\$62,700	10		
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2049	* *	5	\$600	
Alarm									
	Security System								
	Generic	100%			2034	\$84,100	1	\$16,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Kitchen Storage, Hallways And Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Analog	100%			2034	\$115,600	1-3	\$27,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights, 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	60%			2044	* *	1		
	Other Observation, Extent : Light, Area Affected : 60%								
	Location : Basement Steam Room								
	Explanation : Steam Supplied From Power House								
	Natural Gas	40%			2054	* *	1		
	Conversion Equipment								
	Furnace	40%			2034	\$55,700	1	\$8,700	
	Other Observation, Extent : Severe, Area Affected : 40%								
	Location : Roof								
	Explanation : 2 Gasoline Fired Rooftop Units								
	Pres. Reducing Valve/LP Steam	60%			2037	* *	5	\$1,600	
Distribution									
	Central Plant Steam Piping/Pmp	60%	Now	\$15,100	2044	* *	4	\$1,300	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 50%								
	Location : Basement Steam Room								
	No Component	40%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	30%			2034	\$252,900	1	\$8,100	
	Convactor/Radiator	10%			2039	* *	1	\$1,400	
	Fan Coil Unit/Heat	20%			2034	\$222,200	1	\$2,800	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Loading Area								
	Explanation : 4 Air Curtains								
	No Component	40%							
Controls									
	Electrical	100%			2029	\$249,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	50%			2034	\$245,600	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%			2034	\$59,600	2	\$400	
	Roof	50%			2039	* *	2	\$700	
	Wall Unit	20%			2034	\$3,900	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2044	* *	4	\$4,300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$9,000	4	\$1,400	
	Sewage Ejector(s)								
	Electric	100%			2034	\$23,500	4	\$2,600	
	Backflow Preventer								
	Generic	100%			2034	\$20,000	1	\$2,700	
Fixtures									
	Generic	100%							

Vertical Transport

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER 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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 1st Floor									
Explanation : 2 Units									
Fire Suppression									
Sprinkler									
	Generic	100%			2044		* *	1-2	\$12,300
Chemical System									
	No Component	60%							
	Generic	40%			2029	\$120,800		1-3	\$585,700
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2 Sets In Kitchen On 1st Floor And 1 Set In Kitchen In Basement									
Explanation : 3 Sets; 1st Set Covers 20 Square Feet (5x4), 2nd Set Covers 180 Square Feet (45x4), 3rd Set Covers 162 Square Feet (6x27).									

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 02-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,6,7,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327715

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$53,000	\$2,118,000
Interior Architecture	\$128,500	\$9,697,100
Electrical		\$5,024,800
Mechanical	\$118,000	\$20,585,100
Total	\$299,500	\$37,425,100
Importance Code A	\$53,000	\$2,118,000
Importance Code B	\$246,400	\$35,133,100
Importance Code C		\$173,900
Total	\$299,500	\$37,425,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$4,000	\$48,600		\$63,200
Interior Architecture	\$39,500		\$48,500	\$13,800
Electrical	\$39,900	\$50,200	\$44,500	\$45,100
Mechanical	\$117,000	\$59,000	\$137,600	\$92,000
Elevators/Escalators	\$63,400	\$63,400	\$63,400	\$63,400
Total	\$263,700	\$221,100	\$294,000	\$277,500
Importance Code A	\$10,000	\$58,300	\$6,100	\$69,800
Importance Code B	\$232,900	\$162,900	\$278,800	\$207,700
Importance Code C	\$20,700		\$9,100	
Total	\$263,700	\$221,100	\$294,000	\$277,500



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	17%			LIFE	**	5	\$90,200	
Metal Panel	5%			2054	**	5-10	\$97,200	
Pre-Cast Concrete	60%			LIFE	**	5	\$551,600	
Stucco Cement	10%			2047	**	5	\$70,700	
Stucco Cement	5%			2047	**	5	\$35,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Penthouse. Bulkhead Wall At Roof Levels								
Explanation : Material Is Exterior Insulation And Finish System								
Window Wall	3%			2054	**	5	\$31,800	
Windows								
Aluminum	97%			2050	**	5	\$40,400	
Metal Louvers	3%			2043	**	10	\$7,800	
Parapets								
Metal Panel	5%			2054	**	5	\$4,600	
Metal Rail	15%			2047	**	5-10	\$64,600	
Pre-Cast Concrete	60%			LIFE	**	5	\$89,900	
Stucco Cement	20%			2047	**	5	\$12,300	
Roof								
IRMA/Protected Membrane	20%			2039	**	10	\$16,400	
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
IRMA/Protected Membrane	10%	2-4	\$4,000	2039	**			
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%			2034	\$1,205,100	10	\$57,500	
Soffits								
Metal Panel	30%			2054	**	5-10	\$7,600	
Stucco Cement	70%			2047	**	5	\$6,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$80,300	
Ceramic Tile	2%			2043	**	5	\$7,300	
Sheet Vinyl/Rubber	5%			2034	\$1,227,700	5	\$27,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Patient Bathrooms								
Explanation : Slip Resistant Flooring								
Terrazzo	5%			LIFE	**	5	\$14,300	
Vinyl Tile	78%			2034	\$8,086,700	3	\$107,400	

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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 INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2043	* *	5	\$18,100	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$14,500	
	Gypsum Board	20%	Now	\$20,700	LIFE	* *	5	\$43,500	
	Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : Kitchen And Basement								
	Gypsum Board	60%			LIFE	* *	5	\$130,400	
	Granite Panels	5%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	15%	4+	\$18,700	2047	* *	5	\$27,500	
	Broken/Missing Elements, Extent : Light, Area Affected : 1% Location : Basement And Service Area								
	AcousTileSusp.Lay-In	70%			2047	* *	5	\$256,900	
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$45,900	
Site Enclosure									
Fence/Gates									
	Chain Link	10%			2054	* *			
	Iron Picket	90%			2069	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2069	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2039	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2039	* *			
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								
	Fused Disc Sw	100%			2044	* *	5	\$1,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switches Rated At 3,000 Amperes And 1,600 Amperes									
Transformers									
	Dry Type	100%			2039	* *	5	\$900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Three 500 And Two 75 Kilovolt Amperes									
Switchgear / Switchboard									
	Fused Disc Sw	80%			2044	* *	5	\$800	
	Molded Case Bkrs	20%			2044	* *	5	\$1,300	

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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 INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	100%			2044	**	1		
Panelboards									
	Fused Disc Sw	5%			2042	**	5	\$300	
	Molded Case Bkrs	95%			2042	**	5	\$6,100	
Wiring									
	Thermoplastic	100%			2044	**	1		
Motor Controllers									
	Motor Control Center	80%			2039	**	5	\$5,300	
	Variable Frequency Drive	20%			2039	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$3,600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2039	**	1	\$75,500	
Generators									
	Diesel	50%			2043	**	1	\$47,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 1,250 Kilowatts							
	Diesel	50%			2037	**	1	\$47,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : Emergency Generator Rated At 2,000 Kilowatts							
Batteries									
	Lead/Acid	100%			2027	\$2,500	5	\$9,100	
Fuel Storage									
	Day Tank	1%			2042	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 300 Gallons Capacity							
	Day Tank	1%			2050	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 300 Gallons Capacity							
	Underground Storage	98%			LIFE	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : 10,000 Gallons							
Lighting									

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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									
	Interior Lighting								
	Fluorescent	90%			2034	\$3,433,500	10	\$202,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2034	\$190,700	10	\$11,200	
	LED	5%			2039	* *			
Egress Lighting									
	Emergency, Service	45%			2034	\$69,500	1		
	Emergency, Battery	5%			2034	\$21,000	10	\$3,000	
	Exit, LED	50%			2049	* *	1		
Exterior Lighting									
	LED	30%			2039	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2049	* *	5	\$900	
Alarm									
	Security System								
	Generic	100%			2034	\$470,700	1	\$91,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2034	\$646,800	1-3	\$151,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam From Power Plant							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	50%			2037	* *	1	\$60,600	
	Pres. Reducing Valve/LP Steam	50%			2037	* *	5	\$7,300	

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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									
Distribution									
	Hot Wtr Piping/Pump	50%			2042	**	4	\$9,100	
	Central Plant Steam Piping/Pmp	50%			2044	**	4	\$6,000	
Terminal Devices									
	Air Handler	50%	Now	\$118,000	2034	\$2,359,300	1	\$68,200	
	Leak Evident, Extent : Moderate, Area Affected : 100%								
	Location : Penthouse								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : See Air Conditioning Terminal Devices.								
	Convector/Radiator	40%			2039	**	1	\$31,700	
	Fan Coil Unit/Heat	10%			2034	\$621,700	1	\$7,900	
Controls									
	Digital	100%			2032	\$7,201,300			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Whole Building								
	Explanation : Building Management System								
Air Conditioning									
Energy Source									
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	85%			2034	\$3,144,300	1	\$96,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Building Z								
	Explanation : Located In Power Plant								
	Split Unit	15%			2034	\$893,100			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2054	**	4	\$18,100	
Terminal Devices									
	Air Handler/Cool/Ht	85%			2034	\$4,135,400	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%			2032	\$1,076,500	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%			LIFE	**	2-5	\$136,700	

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
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
Ventilation									
	Exhaust Fans								
	Interior	50%			2034	\$556,000	2	\$3,800	
	Roof	50%			2034	\$243,300	2	\$3,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2060	* *	1		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement New Pumps							
	HW Heat Exchanger								
	Steam Fired	100%			2044	* *	4	\$24,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$50,200	4	\$7,800	
	Sewage Ejector(s)								
	Electric	100%			2034	\$131,300	4	\$14,600	
	Backflow Preventer								
	Generic	100%			2034	\$112,000	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%			2044	* *	1-5	\$128,200	
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$68,700	
	Fire Pump								
	Generic	100%			2037	* *	1	\$45,800	

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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.*

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 08-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$6,807,900	\$692,300
Interior Architecture	\$3,772,800	\$3,166,000
Electrical	\$2,059,400	\$602,800
Mechanical	\$2,055,800	
Total	\$14,695,900	\$4,461,200
Importance Code A	\$6,807,900	\$692,300
Importance Code B	\$6,918,200	\$3,768,800
Importance Code C	\$969,800	
Total	\$14,695,900	\$4,461,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$117,900	\$31,200		
Interior Architecture	\$16,300			\$1,400
Electrical	\$35,000	\$5,700	\$4,500	\$5,800
Mechanical		\$2,800	\$14,400	\$5,600
Site Enclosure	\$16,800			
Site Pavements	\$48,600			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$249,100	\$54,100	\$33,300	\$27,200
Importance Code A	\$117,900	\$31,200		
Importance Code B	\$74,300	\$22,900	\$33,300	\$27,200
Importance Code C	\$56,800			
Total	\$249,100	\$54,100	\$33,300	\$27,200



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

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

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

HEALTH AND HOSPITALS CORP. - 819
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	\$39,100	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%	Now	\$797,700	LIFE	* *	5	\$89,600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : East Elevation								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Northeast Stair Bulkhead								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Building Is Currently Vacant.								
Masonry: Granite	5%	Now	\$154,500	LIFE	* *	5	\$4,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Base Of Building And Entrance On Kingston Avenue								
Metal Coiling Doors	5%	Now	\$34,900	2037	* *	5	\$10,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Slate Panels	2%	Now	\$121,900	LIFE	* *	5	\$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Window Sills								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Window Sills								
Window Wall	13%			2032	\$516,400	5	\$62,400	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Not Insulated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 50%								
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
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								
Windows								
Aluminum	97%	0-2	\$2,400,500	2057	* *	5	\$24,600	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%							
	Location : Stair Bulkhead							
	Unit Inoperable, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Louvers	3%	Now	\$25,900	2035	\$86,400			
	Bent/Warped Elements, Extent : Moderate, Area Affected : 50%							
	Location : South Facade							
	Deformed/Dented, Extent : Moderate, Area Affected : 50%							
	Location : South Facade							
Parapets								
Metal Rail	100%			2037	* *	5-10	\$88,200	
Roof								
Single Ply Membrane	100%	Now	\$3,279,700	2042	* *			
	Gravel/Stone Ballast, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
	Location : Lower Roofs							
	Ponding, Extent : Moderate, Area Affected : 20%							
	Location : Lower Single Story Roof							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Lower Single Story Roof							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout All Roofs							
Soffits								
Cast in Place Concrete	100%	Now	\$17,900	LIFE	* *	5	\$7,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Canopy Above Loading Dock							

Interior

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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	
Interior									
Floors									
Cast in Place Concrete	25%			LIFE	* *	5	\$122,900		
Ceramic Tile	2%			2035	\$259,200	5	\$4,500		
Panel/Paver: Cer/Brk	35%	Now	\$1,531,200	2040	* *	5	\$88,500		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 50%									
Location : Throughout									
Explanation : Debris Present									
Terrazzo	5%			LIFE	* *	5	\$8,800		
Other Observation, Extent : Light, Area Affected : 50%									
Location : Throughout									
Explanation : Debris Present									
Traffic Topping	23%	Now	\$126,100	2032	\$2,522,400	5	\$32,300		
Deteriorated Finish, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 50%									
Location : Throughout									
Explanation : Debris Present									
Vinyl Tile	5%	Now	\$95,200	2042	* *	3	\$4,200		
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Wood	5%	Now	\$411,200	2072	* *	5	\$10,500		
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Dry Rot/Decay, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Interior Walls									
Concrete Masonry Unit	25%	Now	\$126,100	LIFE	* *	5	\$26,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Plaster	5%	Now	\$16,300	LIFE	* *	5	\$3,900		
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
SGFT/Glazed Masonry	70%	Now	\$843,800	LIFE	* *				
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Various Walls And Columns On All Floors									

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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
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%			2030	\$173,000	5	\$10,200	
	Exposed Struc: Concrete	5%	Now	\$78,000	LIFE	* *	5	\$1,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor At Concrete Beams							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor And Loading Dock Entrance							
	Exposed Struc: Concrete	90%	Now	\$561,200	LIFE	* *	5	\$28,600	
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas At All Floors							
Site Enclosure									
	Fence/Gates								
	Cast in Place Concrete	10%	Now	\$600	2052	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Base Of Iron Picket Fence							
	Chain Link	30%	Now	\$5,200	2042	* *			
		Other Observation, Extent : Moderate, Area Affected : 15%							
		Location : North Side Of Building							
		Explanation : Vegetation Growth							
	Iron Picket	50%	Now	\$9,400	2052	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Kingston Avenue Side							
	Masonry: Fieldstone	10%	Now	\$1,600	2042	* *			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Base Of Iron Picket Fence							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Kingston Avenue Side							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Base Of Iron Picket Fence							
		Explanation : This Is Actually Granite Copings							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$24,900	2037	* *			
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Winthrop Street Side							
	On-Site Walkways								
	Cast in Place Concrete	80%			2037	* *			
	Masonry: Granite	20%			LIFE	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%	Now	\$23,700	2037	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Entrance To Parking Area							

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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								
	Not Accessible	100%							
	Switchgear / Switchboard								
	Molded Case Bkrs	70%			2032	\$139,600	5	\$2,600	
	Not Accessible	30%							
	Raceway								
	Conduit	100%	Now	\$109,100	2062	* *	1		
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Throughout The Building							
	Panelboards								
	Fused Disc Sw	5%	Now	\$8,200	2057	* *	5	\$100	
		Suspect Water Damage, Extent : Severe, Area Affected : 100%							
		Location : First Floor							
	Molded Case Bkrs	95%	0-2	\$77,500	2057	* *	5	\$1,800	
		Covers Missing, Extent : Severe, Area Affected : 75%							
		Location : Throughout The Building							
		Enclosure Corroded, Extent : Severe, Area Affected : 80%							
		Location : Throughout The Building							
		Suspect Water Damage, Extent : Severe, Area Affected : 50%							
		Location : Throughout The Building							
	Wiring								
	Braided Cloth	80%	Now	\$221,700	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Suspect Water Damage, Extent : Severe, Area Affected : 50%							
		Location : Throughout The Building							
	Thermoplastic	20%			2032	\$55,400	1		
	Motor Controllers								
	Motor Control Center	80%			2030	\$223,200	5	\$3,100	
	Not Accessible	20%							
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	96%	Now	\$1,121,400	2042	* *			
		Damaged Fixtures, Extent : Severe, Area Affected : 90%							
		Location : Throughout The Building							
		Other Observation, Extent : Moderate, Area Affected : 80%							
		Location : Throughout The Building							
		Explanation : Temporary Lighting Installed For Interior Lighting							
	Incandescent	4%	Now	\$103,400	2042	* *	2	\$100	
		Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							

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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

Lighting

Egress Lighting

No Component

50%

No Component

50%

Exterior Lighting

HID

100% Now \$333,900 2037 * *

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Building Exterior At Doors And Loading Dock*

Alarm

Security System

No Component

90%

Generic

10% Now \$26,900 2042 * * 1 \$4,700

*Control Panel Damaged, Extent : Severe, Area Affected : 100%**Location : First Floor*

Fire/Smoke Detection

No Component

50%

Generic, Analog

50% Now \$92,300 2032 \$184,600 1-3 \$39,200

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : First Floor**Explanation : Trouble Signal Visible On Fire Alarm Control Panel*

Mechanical	Current 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% 2042 * * 1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Whole**Explanation : This Is Vacant Building. Steam Supplied From Power House*

Conversion Equipment

Not Accessible

100%

Terminal Devices

Not Accessible

100%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Throughout**Explanation : All Mechanical Equipment In Building Has Been Abandoned In Place*

Air Conditioning

Energy Source

Not Accessible

100%

Conversion Equipment

Not Accessible

100%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : All Floors**Explanation : All Mechanical Equipment In Building Has Been Abandoned In Place*

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$1,348,800	LIFE	* *	2-5	\$83,700	
				Abandoned in Place, Extent : Severe, Area Affected : 100%					
				Location : All Floors					
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Not Accessible	100%							
	Water Heater With Tanks								
	Not Accessible	100%							
	HW Heat Exchanger								
	Not Accessible	100%							
	Sanitary Piping								
	Not Accessible	100%							
	Storm Drain Piping								
	Not Accessible	100%							
	Sump Pump(s)								
	Not Accessible	100%							
	Sewage Ejector(s)								
	Not Accessible	100%							
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Not Accessible	100%							
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$707,000	2062	* *	1-5	\$53,300	
				Not in Service, Extent : Severe, Area Affected : 100%					
				Location : Stairwell					

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 01-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,8,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$610,500	\$7,321,000
Interior Architecture	\$19,189,200	\$1,168,300
Electrical	\$5,317,600	\$4,516,700
Mechanical	\$8,270,400	\$30,092,000
Total	\$33,387,800	\$43,098,000
Importance Code A	\$610,500	\$7,786,300
Importance Code B	\$32,215,900	\$35,080,600
Importance Code C	\$561,300	\$231,000
Total	\$33,387,800	\$43,098,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$77,500			\$96,400
Interior Architecture	\$12,000	\$27,700		\$95,000
Electrical	\$141,800	\$113,900	\$109,400	\$100,200
Mechanical	\$272,400	\$62,000	\$108,500	\$62,500
Site Enclosure	\$25,600			
Elevators/Escalators	\$77,800	\$77,800	\$77,800	\$77,800
Total	\$607,000	\$281,500	\$295,600	\$431,800
Importance Code A	\$121,700	\$17,800		\$97,500
Importance Code B	\$459,700	\$241,000	\$295,600	\$334,400
Importance Code C	\$25,600	\$22,700		
Total	\$607,000	\$281,500	\$295,600	\$431,800



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	2%			LIFE	**	5	\$55,900		
Concrete Masonry Unit	3%			LIFE	**	5	\$10,500		
Masonry: Brick	75%			LIFE	**	5	\$419,500		
Efflorescence, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Masonry: Limestone	5%			LIFE	**	5	\$21,000		
Metal Panel	10%			2034	\$6,257,500	5-10	\$384,600		
Staining/Discoloring, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : These Are Actually Lead Panels.									
Stucco Cement	3%			2039	**	5	\$42,000		
Window Wall	2%			2054	**	5	\$42,000		
Windows									
Aluminum	98%			2042	**	5	\$229,300		
Steel	2%	Now	\$107,900	2042	**	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%			2054	**	5	\$4,400		
Masonry: Brick	55%			LIFE	**	5	\$24,700		
Masonry: Limestone	13%			LIFE	**	5	\$7,400		
Metal Rail	15%			2039	**	5-10	\$121,800		
Metal: Cage/Fence	15%			2039	**	5-10	\$52,200		
Roof									
Clay Tile	20%	Now	\$28,000	2054	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : On Buildings A, B And C									
Copper/Terne	3%			2049	**	10	\$21,800		
Modified Bitumen	72%			2039	**	10	\$209,200		
Sloped Glazing	5%	Now	\$49,400	LIFE	**	5	\$193,700		
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%									
Location : Medical Records									
Soffits									
Stucco Cement	100%			2047	**	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	1%			2033	\$183,200	3	\$15,200	
	Cast in Place Concrete	10%			LIFE	**	5	\$221,700	
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Basement Throughout							
	Ceramic Tile	3%	4+	\$87,600	2037	**	5	\$15,200	
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Toilets Throughout							
	Quarry Tile	5%	4+	\$190,600	2039	**	5	\$38,000	
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Penthouse At Buildings A, B, C And Throughout							
	Raised Access Floor	1%	0-2	\$12,000	2037	**	5	\$19,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Ground Floor Information Technology Office							
		Loose/Delam Surface, Extent : Light, Area Affected : 5%							
		Location : Ground Floor Information Technology Office							
	Sheet Vinyl/Rubber	3%			2039	**	5	\$45,600	
	Terrazzo	20%	4+	\$387,500	LIFE	**	5	\$158,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Corridors At Buildings A, B, And C							
	Vinyl Tile	37%	0-2	\$211,800	2039	**	3	\$140,600	
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : At Buildings A, B, C And Throughout							
	Vinyl Tile 9" X 9"	20%	Now	\$331,400	2029	\$16,572,000	3	\$76,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Penthouse At Buildings A, B, C And Corridors							
		Loose Units, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse At Buildings A, B, C And Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Penthouse At Buildings A, B, C And Corridors							
Interior Walls									
	Cast in Place Concrete	5%	Now	\$70,400	LIFE	**			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Electrical Room And Basement Throughout							
	Ceramic Tile	5%			2037	**	5	\$45,300	
	Concrete Masonry Unit	10%			LIFE	**	5	\$36,200	
	Gypsum Board	25%			LIFE	**	5	\$135,900	
	Plaster	35%	Now	\$157,800	LIFE	**	5	\$95,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse Buildings A, B, C And Throughout							
	SGFT/Glazed Masonry	20%	Now	\$333,100	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Basement							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$83,400	2039	**	5	\$158,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout Buildings A, B, C							
	AcousTileSusp.Lay-In	25%	Now	\$86,100	2047	**	5	\$126,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout Buildings A, B, C							
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Throughout Buildings A, B, C							
	Exposed Struc: Concrete	7%			LIFE	**	5	\$11,100	
	Plaster	43%	0-2	\$677,500	LIFE	**	5	\$272,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Throughout Buildings A, B, C							
		Paint Peeling, Extent : Light, Area Affected : 5%							
		Location : At Buildings A, B, C And Throughout							
Site Enclosure									
Fence/Gates									
	Chain Link	10%			2054	**			
	Iron Picket	85%	Now	\$13,000	2054	**			
		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%			2044	**			
Free Standing Walls									
	Masonry: Brick	50%	Now	\$8,100	2054	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Planters In Front Of Buildings							
	Masonry: Fieldstone	50%	Now	\$4,500	2054	**			
		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%			2069	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			
Parking/Driveway									
	Asphalt	100%			2043	**			

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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								
Service Equipment								
Air Circuit Breaker	70%			2034	\$465,400	5	\$2,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each							
Fused Disc Sw	30%	2-4	\$44,200	2064	* *	5	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Service Disconnect Switch Rated At 1,200 Amperes. On Extended Life							
Transformers								
Dry Type	70%			2032	\$19,100	5	\$1,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 150 Kilovolt Amperes, 480 Volts Primary, 277/120 Volts Secondary							
Dry Type	30%			2039	* *	5	\$700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 112.5 Kilovolt Amperes, 480 Volts Primary, 277/ 120 Volts Secondary							
Switchgear / Switchboard								
Fused Disc Sw	30%			2034	\$199,500	5	\$800	
Molded Case Bkrs	70%	2-4	\$465,400	2064	* *	5	\$5,500	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
Raceway								
Conduit	80%			2034	\$560,300	1		
Conduit	20%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	\$73,500	5	\$1,400	
Fused Disc Sw	10%			2050	* *	5	\$1,400	
Molded Case Bkrs	70%	2-4	\$514,200	2059	* *	5	\$5,500	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Molded Case Bkrs	10%			2050	* *	5	\$1,600	
Wiring								
Braided Cloth	70%	0-2	\$729,800	2059	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	30%			2054	* *	1		
Motor Controllers								
Locally Mounted	20%			2032		5	\$800	
Locally Mounted	30%			2039	* *	5	\$1,200	
Motor Control Center	20%			2032	\$267,900	5	\$3,300	
Variable Frequency Drive	30%			2047	* *			

Ground

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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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$8,800	
Stand-by Power									
	Transfer Switches								
	Automatic	30%			2039	**	1	\$55,300	
	Automatic	70%			2047	**	1	\$129,000	
	Generators								
	Diesel	100%			2037	**	1	\$231,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated At 750 Kilowatts								
	Batteries								
	Lead/Acid	100%			2027	\$2,500	5	\$22,200	
	Fuel Storage								
	Day Tank	1%			2042	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 275 Gallons Rated Capacity								
	Main Tank	99%			2037	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 30,000 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	30%			2029	\$2,795,100	10	\$164,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Fluorescent	40%			2039	**	10	\$219,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	LED	30%			2042	**			
	Egress Lighting								
	Emergency, Service	45%			2034	\$169,700	1		
	Emergency, Battery	5%			2034	\$51,400	10	\$7,200	
	Exit, LED	40%			2049	**	1		
	Exit, Service	10%			2034	\$26,400	1		
	Exterior Lighting								
	HID	15%			2029	\$428,600	10	\$300	
	LED	15%			2042	**			
	No Component	70%							
Alarm									

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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

Alarm

Security System
Generic

100% 2034 \$1,149,500 1 \$223,700

Other Observation, Extent : N/A, Area Affected : 100%

Location : Hallways, Outside Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2034 \$1,579,500 1-3 \$369,100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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% 2034 \$85,000 1

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

Location : Basement

Explanation : Steam Provided By Power House

Conversion Equipment
Pres. Reducing Valve/LP
Steam

100% 2037 * * 5 \$35,600

Distribution

Central Plant Steam
Piping/Pmp

100% 2054 * * 4 \$44,300

Terminal Devices

Air Handler

20% 0-2 \$46,100 2029 \$2,304,700 1 \$66,700

On Extended Life, Extent : Moderate, Area Affected : 20%

Location : Various

Convactor/Radiator

80% 2032 \$4,005,900 1 \$154,700

Controls

Digital

100% 2032 \$17,587,200

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

Location : Whole Building

Explanation : Building Management System

Air Conditioning

Energy Source
Electricity

100% 2042 * * 1

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	10%	Now	\$99,800	2028	\$997,700	2	\$2,900	
		R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Various							
	Reciprocating Compr/Chiller	10%	Now	\$45,200	2029	\$903,400	1	\$25,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 10% Location : B Building Basement							
	Ext Pkg Unit - Heating/Cooling	20%			2039	* *	2	\$7,300	
	Split Unit	10%			2039	* *			
	Window/Wall Unit	50%			2029	\$1,159,900	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	10%			2044	* *	4	\$3,000	
	No Component	90%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2029	\$1,188,200	1	\$37,000	
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$334,000	
Exhaust Fans									
	Interior	40%	0-2	\$108,600	2029	\$1,086,400	2	\$5,900	
		Unit Inoperable, Extent : Severe, Area Affected : 10% Location : Various Locations							
	Roof	60%			2034	\$712,900	2	\$11,000	
Plumbing									
	H/C Water Piping Brass/Copper	100%			2044	* *	1		
	HW Heat Exchanger Steam Fired	100%			2034	\$2,961,100	4	\$88,800	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2029	\$122,600	4	\$12,700	
	Sewage Ejector(s) Electric	100%			2029	\$320,600	4	\$23,800	
		Damaged, Extent : Moderate, Area Affected : 25% Location : Basement One Motor Needs To Be Replaced							
	Fixtures Generic	100%							
Vertical Transport									

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : A And C Buildings. Six Passengers Units From Basement To Roof, Three Freight Units From Basement To 10th Floor									
Explanation : 9 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2034	\$2,819,600	1-5	\$302,000	
Sprinkler									
	No Component	80%							
	Generic	20%			2034	\$1,693,600	1-2	\$33,600	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 13-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$148,800	
Interior Architecture		\$2,196,400
Electrical		\$964,500
Mechanical	\$1,420,100	\$1,764,800
Site Pavements	\$101,700	
Total	\$1,670,600	\$4,925,700
Importance Code A	\$148,800	
Importance Code B	\$1,420,100	\$4,849,100
Importance Code C	\$101,700	\$76,600
Total	\$1,670,600	\$4,925,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				\$1,700
Interior Architecture	\$53,600		\$3,400	\$12,700
Electrical	\$7,900	\$11,900	\$8,800	\$8,700
Mechanical	\$9,700	\$6,200	\$8,900	\$10,200
Site Pavements	\$10,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$88,700	\$25,300	\$28,300	\$40,400
Importance Code A		\$1,400		\$1,800
Importance Code B	\$78,400	\$23,900	\$26,000	\$38,600
Importance Code C	\$10,400		\$2,300	
Total	\$88,700	\$25,300	\$28,300	\$40,400



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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	98%	Now	\$79,100	LIFE	* *	5	\$44,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : East Facade At Window Sills							
		Expansion Joint Failure, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	2%			2054	* *	5-10	\$6,200	
Windows									
	Aluminum	100%			2050	* *	5	\$4,500	
Roof									
	Single Ply Membrane	100%			2039	* *	10	\$69,800	
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		
Interior									
Floors									
	Cast in Place Concrete	7%			LIFE	* *	5	\$11,100	
	Ceramic Tile	3%			2043	* *	5	\$2,200	
	Sheet Vinyl/Rubber	10%			2034	\$484,200	5	\$10,900	
	Vinyl Tile	80%	Now	\$32,700	2034	\$1,635,600	3	\$21,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : 1st Floor Corridors And 2nd Floor Open Offices							
Interior Walls									
	Ceramic Tile	3%			2043	* *	5	\$4,700	
	Concrete Masonry Unit	15%			LIFE	* *	5	\$9,300	
	Gypsum Board	82%			LIFE	* *	5	\$76,600	
Ceilings									
	AcousTileSusp.Lay-In	85%	4+	\$20,900	2039	* *	5	\$30,800	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : 1st Floor Corridors Throughout							
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$9,000	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	40%			2054	* *			
	Aluminum Rail	20%			2039	* *	5-10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Roof Perimeter Guard Rail							
	Chain Link	40%			2054	* *			
Free Standing Walls									
	Masonry: Brick	100%			2054	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2069	* *			
Site Pavements									

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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	\$10,400	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Parking/Driveway

Asphalt	100%	0-2	\$101,700	2037	**			
<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%			2044	**	5	\$200	
<i>Other Observation, Extent : N/A, 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%			2039	**	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kilovolt Ampere, 480/277 Volts</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2044	**	5	\$200	

Raceway

Conduit	100%			2044	**	1		

Panelboards

Molded Case Bkrs	100%			2042	**	5	\$1,300	

Wiring

Thermoplastic	100%			2044	**	1		

Motor Controllers

Locally Mounted	100%			2039	**	5	\$300	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$700	

Stand-by Power

Transfer Switches

Automatic	100%			2039	**	1	\$14,900	

Generators

Diesel	100%			2037	**	1	\$18,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Emergency Generator Rated At 53 Kilowatts</i>								

Batteries

Lead/Acid	100%			2027		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		1%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside									
Explanation : 100 Gallons Capacity									
Underground Storage		99%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Underground									
Explanation : 30,000 Gallons Capacity									
Lighting									
Interior Lighting									
Fluorescent		80%			2034	\$674,900	10	\$35,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
LED		20%			2042	* *			
Egress Lighting									
Emergency, Service		50%			2034	\$15,200	1		
Exit, Service		50%			2034	\$10,700	1		
Exterior Lighting									
HID		30%			2034	\$69,200	10		
No Component		70%							
Lightning Protection									
Arresters/Cabling									
Generic		100%			2049	* *	5	\$700	
Alarm									
Security System									
Generic		100%			2034	\$92,800	1	\$18,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways, Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
Generic, Analog		100%			2034	\$127,500	1-3	\$29,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, 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

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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%			2044	* *	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%			2037	* *	5	\$2,900	
Distribution									
	Hot Wtr Piping/Pump	4%			2042	* *	4	\$100	
	Hot Wtr Piping/Pump	21%			2042	* *	4	\$800	
	Central Plant Steam Piping/Pmp	50%			2044	* *	4	\$1,200	
	Steam Piping/Pump	2%	0-2	\$4,800	2044	* *			
	Controller Not Working, Extent : Severe, Area Affected : 100%								
	Location : Control Valve In Manual Mode At Both Rooftop Units.								
	Steam Piping/Pump	23%			2044	* *			
Terminal Devices									
	Air Handler	75%			2034	\$697,900	1	\$22,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : 2 Units								
	Fan Coil Unit/Heat	25%			2034	\$306,500	1	\$3,900	
Controls									
	Digital	100%			2029	\$1,420,100			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Whole Building								
	Explanation : Building Management System								
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	80%			2034	\$664,600	2	\$2,400	
	Split Unit	2%			2034	\$23,500			
	No Component	18%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,000	
Exhaust Fans									
	Roof	100%			2034	\$95,900	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER 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									
	Water Heater With Tanks								
	Electric	100%			2032	\$48,400	4		
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : 80 Gallon Water Heater						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2034	\$22,100	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%			2054	* *	1-5	\$24,400	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 10-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327678

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$780,200
Interior Architecture	\$141,700	\$5,041,100
Electrical		\$2,551,300
Mechanical	\$1,989,500	\$3,701,300
Total	\$2,131,200	\$12,073,900
Importance Code A		\$780,200
Importance Code B	\$2,077,500	\$7,189,800
Importance Code C	\$53,800	\$4,103,900
Total	\$2,131,200	\$12,073,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$9,900		\$19,800
Interior Architecture	\$72,800	\$26,300		\$8,200
Electrical	\$28,600	\$42,100	\$28,600	\$29,800
Mechanical	\$93,200	\$57,200	\$108,200	\$48,700
Site Enclosure	\$19,500			
Site Pavements	\$33,700			
Elevators/Escalators	\$29,800	\$29,800	\$29,800	\$29,800
Total	\$277,700	\$165,200	\$166,600	\$136,300
Importance Code A		\$15,100		\$20,200
Importance Code B	\$236,700	\$150,100	\$166,600	\$116,100
Importance Code C	\$41,100			
Total	\$277,700	\$165,200	\$166,600	\$136,300



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 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%			LIFE	**	5	\$113,600	
	Metal Panel	5%			2054	**	5-10	\$44,400	
	Metal Coiling Doors	2%			2047	**	5	\$8,100	
	Pre-Cast Concrete	2%			LIFE	**	5	\$8,400	
	Window Wall	3%			2054	**	5	\$14,500	
Windows									
	Aluminum	95%			2050	**	5	\$51,400	
	Metal Louvers	5%			2043	**	10	\$16,900	
Parapets									
	Masonry: Brick Cavity	95%			LIFE	**	5	\$8,800	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,900	
Roof									
	Roll Roofing	100%			2035	\$532,700	5	\$133,800	
Soffits									
	Metal Panel	5%			2054	**	5-10	\$1,700	
	Stucco Cement	95%			2047	**	5	\$11,700	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$57,500	
	Ceramic Tile	5%			2037	**	5	\$13,200	
	Quarry Tile	10%	Now	\$39,600	2047	**	5	\$19,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Basement Kitchen							
	Sheet Vinyl/Rubber	5%	Now	\$88,000	2034	\$879,700	5	\$9,900	
		Seams Open/Split, Extent : Moderate, Area Affected : 15%							
		Location : Occupational Therapy Room							
	Terrazzo	5%			LIFE	**	5	\$10,300	
	Traffic Topping	5%			2039	**	5	\$16,400	
	Vinyl Tile	60%			2039	**	3	\$59,200	
Interior Walls									
	Cast in Place Concrete	3%			LIFE	**			
	Ceramic Tile	5%	Now	\$53,800	2043	**	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 In Basement Kitchen And Showers							
	Concrete Masonry Unit	15%			LIFE	**	5	\$22,900	
	Fabric on Framing	10%			2035	\$3,954,800	5	\$19,100	
	Folding Partition	2%			2050	**	5	\$19,100	
	Gypsum Board	65%			LIFE	**	5	\$149,100	

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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 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
Interior									
Ceilings									
	AcousTileSusp.Lay-In	65%	4+	\$33,300	2047	* *	5	\$48,900	
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : Throughout							
	Exposed Struc: Concrete	10%			LIFE	* *	5	\$2,400	
	Gypsum Board	25%			LIFE	* *	5	\$47,100	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	40%	Now	\$8,500	2054	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Chain Link	10%	Now	\$1,900	2044	* *			
		Impact Damage, Extent : Light, Area Affected : 10%							
		Location : Parking Lot Gate							
	Iron Picket	45%	0-2	\$9,200	2054	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Deteriorated Finish, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	5%			2054	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2069	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	2-4	\$12,200	2047	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$21,500	2047	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Front Entry							
Parking/Driveway									
	Asphalt	100%			2037	* *			
Activity Yard									
	Cast in Place Concrete	100%			2047	* *			

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	**	5	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Switches Rated 4,000 Amperes Each							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2044	**	5	\$800	
	Raceway								
	Conduit	100%			2044	**	1		
	Panelboards								
	Fused Disc Sw	10%			2042	**	5	\$400	
	Molded Case Bkrs	90%			2042	**	5	\$4,200	
	Wiring								
	Thermoplastic	100%			2044	**	1		
	Motor Controllers								
	Locally Mounted	5%			2039	**	5	\$100	
	Motor Control Center	90%			2032	\$351,600	5	\$4,300	
	Variable Frequency Drive	5%			2051	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	**	1	\$54,100	
	Generators								
	Diesel	100%			2037	**	1	\$68,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 750 Kilowatts							
	Batteries								
	Lead/Acid	100%			2027	\$2,500	5	\$6,500	
	Fuel Storage								
	Day Tank	5%			2042	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 100 Gallons Rated Capacity							
	Underground Storage	95%			LIFE	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : 2,500 Gallons Rated Capacity							
Lighting									

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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									
	Interior Lighting								
	Fluorescent	60%			2034	\$1,640,100	10	\$96,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	LED	40%			2042	**			
Egress Lighting									
	Emergency, Service	40%			2034	\$44,300	1		
	Emergency, Battery	10%			2034	\$30,200	10	\$4,200	
	Exit, LED	10%			2049	**	1		
	Exit, Service	40%			2034	\$31,000	1		
Exterior Lighting									
	HID	15%			2034	\$125,700	10	\$100	
	LED	15%			2042	**			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2049	**	5	\$800	
Alarm									
	Security System								
	Generic	100%			2034	\$337,300	1	\$65,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2042	**	1-3	\$108,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations , Alarm Bells, Smoke Detectors, 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%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Steam Room							
		Explanation : Steam Supplied From Power House							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2037	* *	5	\$10,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Steam Room							
		Explanation : 3 Heat Exchangers For Radiators, Heating Coils And Kitchen.							

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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									
	Distribution								
	Hot Wtr Piping/Pump	50%			2050	* *	4	\$6,500	
	Central Plant Steam Piping/Pmp	50%			2044	* *	4	\$4,300	
	Terminal Devices								
	Air Handler	50%			2034	\$1,690,400	1	\$54,300	
	Convactor/Radiator	40%			2039	* *	1	\$22,700	
	Fan Coil Unit/Heat	10%			2034	\$445,400	1	\$5,700	
	Controls								
	Electrical	100%			2029	\$998,800			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	50%			2037	* *	1	\$95,100	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room In Basement							
	Centrifugal, Elec Chiller	48%			2037	* *	1	\$91,300	
	Split Unit	2%			2034	\$85,300			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Unit Undersized							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$8,700	
	Terminal Devices								
	Air Handler/Cool/Ht	25%	2-4	\$522,900	2039	* *	1	\$24,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Acu - 2 In Basement.							
		Explanation : Inadequate Cooling Due To High Cooling Water Temperatures From Chillers							
	Air Handler/Cool/Ht	75%			2039	* *	1	\$81,500	
	Heat Rejection								
	Water Cooling Tower	100%			2032	\$907,500	2	\$176,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	98%	2-4	\$154,700	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%			2034	\$398,400	2	\$2,700	
	Roof	50%			2034	\$174,300	2	\$2,700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		

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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
Plumbing									
	HW Heat Exchanger Steam Fired	100%	4+	\$86,900	2054	**	4	\$17,400	
Leak Evident, Extent : Moderate, Area Affected : 100%									
Location : Control Valve Leaking At Kitchen Unit.									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 2 Units For Domestic Use And 1 Unit For Kitchen.									
	Sanitary Piping Cast Iron	100%	4+	\$226,300	LIFE	**	1		
Corroded, Extent : Light, Area Affected : 100%									
Location : Basement									
	Storm Drain Piping Cast Iron	100%			LIFE	**	1		
	Sump Pump(s) Non-Submersible	100%			2034	\$36,000	4	\$5,600	
	Sewage Ejector(s) Electric	100%			2042	**	4	\$10,500	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Basement									
	Backflow Preventer Generic	100%			2039	**	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									
	Standpipe Generic	100%			2060	**	1-5	\$88,600	
	Sprinkler Generic	100%			2054	**	1-2	\$49,200	
	Fire Pump Generic	100%			2043	**	1	\$32,800	

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$629,400
Interior Architecture	\$689,700	\$929,400
Electrical	\$52,600	\$5,935,500
Mechanical	\$39,700	
Total	\$781,900	\$7,494,200
Importance Code A		\$629,400
Importance Code B	\$781,900	\$6,864,800
Total	\$781,900	\$7,494,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$24,800			
Electrical	\$65,000	\$28,300	\$34,000	\$32,300
Mechanical	\$11,300	\$5,700	\$5,700	\$11,300
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$115,900	\$48,900	\$54,500	\$58,500
Importance Code A	\$24,800			
Importance Code B	\$91,200	\$48,900	\$54,500	\$58,500
Total	\$115,900	\$48,900	\$54,500	\$58,500



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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	\$220,100	
	Masonry: Brick Cavity	15%			LIFE	**	5	\$7,800	
	Parapets								
	Cast in Place Concrete	90%			LIFE	**	5	\$409,300	
	Masonry: Brick	10%			LIFE	**	5	\$4,400	
	Roof								
	Cast in Place Concrete	95%	Now	\$24,800	LIFE	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Modified Bitumen	3%			2031	\$38,300	10	\$3,400	
	Single Ply Membrane	2%			2031	\$47,800	10	\$2,300	
Interior									
	Floors								
	Cast in Place Concrete	100%	Now	\$689,700	LIFE	**	5	\$867,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Potholes And Cracks Throughout							
	Interior Walls								
	Cast in Place Concrete	95%			LIFE	**			
	Masonry: Brick	5%			LIFE	**			
	Ceilings								
	Exposed Struc: Concrete	100%			LIFE	**	5	\$62,000	
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2031	\$54,300	1		
	Panelboards								
	Molded Case Bkrs	100%			2039	**	5	\$8,000	
	Wiring								
	Thermoplastic	100%			2031	\$111,700	1		
Lighting									
	Interior Lighting								
	HID	80%			2031	\$2,939,200	10	\$7,900	
	LED	20%			2039	**			
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$36,600	
	Exit, Service	50%			2026	\$52,600	1		
	Exterior Lighting								
	HID	100%			2031	\$1,447,600	10	\$900	
Alarm									

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL GARAGE
Asset # : 280

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

Alarm

Security System
Generic

100%
 2031 \$582,400 1 \$113,300
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillane System

Fire/Smoke Detection
Generic, Digital

100%
 2031 \$800,300 1-3 \$187,000

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

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 : N/A, Area Affected : 100%
Location : 1st To 5th Floor
Explanation : 2 Units

Fire Suppression

Standpipe
Generic

100%
 2041 * * 1-5 \$158,700

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a 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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$22,558,700	\$1,384,500
Interior Architecture	\$12,884,000	\$43,377,600
Electrical	\$2,700,700	\$9,732,900
Mechanical	\$18,253,900	\$18,722,700
Site Pavements	\$226,800	\$1,677,300
Total	\$56,624,200	\$74,895,100
Importance Code A	\$22,558,700	\$5,318,700
Importance Code B	\$23,369,200	\$55,416,100
Importance Code C	\$10,696,300	\$14,160,300
Total	\$56,624,200	\$74,895,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$34,700			\$44,100
Interior Architecture		\$2,882,900		\$174,500
Electrical	\$242,700	\$171,500	\$187,800	\$213,000
Mechanical	\$240,100	\$223,600	\$277,900	\$237,300
Site Enclosure	\$8,600			
Site Pavements	\$10,200			
Elevators/Escalators	\$161,300	\$161,300	\$161,300	\$161,300
Total	\$697,700	\$3,439,300	\$627,000	\$830,100
Importance Code A	\$88,600	\$51,100	\$51,100	\$95,200
Importance Code B	\$590,300	\$3,388,200	\$575,800	\$709,400
Importance Code C	\$18,800			\$25,500
Total	\$697,700	\$3,439,300	\$627,000	\$830,100



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
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	\$6,843,200	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	\$7,533,000	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	\$52,800	
Metal Rail	10%			2044	* *	5-10	\$112,200	
Pre-Cast Concrete	5%			LIFE	* *	5	\$19,500	
Roof								
IRMA/Protected Membrane	60%	Now	\$2,558,600	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 : N/A, Area Affected : 100%								
Location : Annex And C Wing Roof Above 10th Floor								
Plaza Roof: Stone Panels	3%	Now	\$34,700	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Auditorium Entrance								
Roll Roofing	5%	Now	\$87,700	2033	\$146,200	5	\$18,400	
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Bulkheads								
Skylight, Metal/Glass	7%	Now	\$5,317,500	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	\$163,200	

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
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	\$2,799,700	3	\$232,200	
	Cast in Place Concrete	10%			LIFE	**	5	\$338,700	
	Ceramic Tile	5%			2034	\$4,462,600	5	\$77,400	
	Panel/Paver: Cer/Brk	10%			2039	**	5	\$348,300	
	Sheet Vinyl/Rubber	5%			2036	**	5	\$116,100	
	Vinyl Tile	57%	Now	\$498,500	2031	\$24,926,100	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	\$11,456,500	5	\$203,700	
	Concrete Masonry Unit	10%			LIFE	**	5	\$81,500	
	Fabric on Framing	5%			2029	\$10,530,900	5	\$50,900	
	Gypsum Board	69%			LIFE	**	5	\$843,200	
	Masonry: Brick	5%			LIFE	**			
	Marble Panels	1%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : At Utility Elevator Banks									
Explanation : Corian Panels									
Ceilings									
	AcousTileConcealSpLn	25%	0-2	\$634,500	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	**			
	Gypsum Board	10%	Now	\$55,200	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	\$522,400	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	\$8,600	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	\$163,300	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	\$63,500	2034	\$1,270,100			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$10,200	2036	* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	5%			2034	\$407,300			

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2031	\$1,263,200	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	\$27,300	5	\$3,800	

Switchgear / Switchboard

Fused Disc Sw	50%			2031	\$631,600	5	\$2,200	
Molded Case Bkrs	50%			2031	\$631,600	5	\$13,600	

Raceway

Conduit	90%			2031	\$1,260,700	1		
Conduit	10%			2051	* *	1		

Panelboards

Fused Disc Sw	7%			2030	\$104,300	5	\$1,700	
Fused Disc Sw	3%			2047	* *	5	\$700	
Molded Case Bkrs	70%			2030	\$1,042,800	5	\$19,100	
Molded Case Bkrs	20%			2047	* *	5	\$5,400	

Wiring

Thermoplastic	90%			2031	\$1,876,700	1		
Thermoplastic	10%			2051	* *	1		

Motor Controllers

Locally Mounted	10%			2029		5	\$700	
Motor Control Center	90%			2029	\$2,410,800	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	\$15,200	
Stand-by Power									
	Transfer Switches								
	Automatic	90%			2029	\$289,900	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%			2026	\$1,800	5	\$26,800	
	Nickel Cadmium	30%			2026	\$800	5	\$69,200	
Fuel Storage									
	Day Tank	50%			2030	\$13,100	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallon Capacity							
	Underground Storage	50%			LIFE	* *	5		
		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	\$194,000	5	\$4,600	
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

\$2,728,000

1-3

\$637,400

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%

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

\$2,671,000

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

\$185,000

2030

\$1,850,200

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

\$9,951,200

1

\$319,800

Convactor/Radiator

20%

2029

\$1,729,700

1

\$66,800

Induction Unit

30%

2034

\$1,176,500

1

\$100,200

Air Conditioning

Conversion Equipment

Exterior Pkg Unit -
Cooling

30%

2031

\$3,478,900

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

\$2,511,400

No Component

60%

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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	\$136,800	2041	**	4	\$51,000	
Other Observation, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Explanation : Chilled And Secondary Water Risers Reported To Be Inactive Due To Corrosion.									
Terminal Devices									
	Air Handler/Cool/Ht	70%			2031	\$5,746,000	1	\$447,700	
Other Observation, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Explanation : Roughly 30% Of Air Handlers Are Out Of Service Due To Corroded Chilled And Secondary Water Risers.									
	Induction Unit	30%			2031	\$685,600	1	\$100,200	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$929,000	LIFE	**	2-5	\$576,800	
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%									
Location : 3rd Floor Mechanical Equipment Room									
Exhaust Fans									
	Interior	95%			2026	\$4,456,100	2	\$30,100	
	Roof	5%	Now	\$2,100	2026	\$102,600	2	\$1,300	
Not in Service, Extent : Severe, Area Affected : 75%									
Location : E F-94 And 95 On Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2041	**	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$74,600	LIFE	**	1		
Corroded, Extent : Severe, Area Affected : 2%									
Location : Staircase A - 10th Floor									
Sump Pump(s)									
	Non-Submersible	100%			2031	\$211,700	4	\$32,800	
Sewage Ejector(s)									
	Electric	100%			2026	\$553,800	4	\$61,700	
Backflow Preventer									
	Not Accessible	100%							
Fixtures									
	Generic	100%							
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Roof									
Explanation : Two 12,000 Gallon House Tanks Malfunctioning. Lining In Poor Condition.									
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
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		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : 16 Units									
Escalators									
	Over 20' Rise	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st To 2nd Floor									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2041		* *	1-5	\$540,800
Sprinkler									
	No Component	10%							
	Generic	90%			2041		* *	1-2	\$260,800
Chemical System									
	No Component	99%							
	Generic	1%			2026	\$500	1-3	\$2,400	

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$408,100	\$79,000
Interior Architecture	\$355,000	\$156,000
Electrical	\$210,400	\$1,788,900
Mechanical	\$4,790,800	\$3,066,800
Total	\$5,764,400	\$5,090,800
Importance Code A	\$512,600	\$212,000
Importance Code B	\$5,126,900	\$4,878,800
Importance Code C	\$124,900	
Total	\$5,764,400	\$5,090,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$90,300			\$300
Interior Architecture	\$13,800			\$500
Electrical	\$43,000	\$13,200	\$14,500	\$64,100
Mechanical	\$50,600	\$36,800	\$23,800	\$40,600
Total	\$197,700	\$49,900	\$38,300	\$105,600
Importance Code A	\$104,500			\$300
Importance Code B	\$79,900	\$49,900	\$38,300	\$105,200
Importance Code C	\$13,300			
Total	\$197,700	\$49,900	\$38,300	\$105,600



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

HEALTH AND HOSPITALS CORP. - 819
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	\$140,800	LIFE	* *	5	\$79,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Bulkhead And Other Areas Throughout							
Metal Coiling Doors	3%	0-2	\$5,300	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	\$38,100	10	\$4,200	
Parapets								
Masonry: Brick Cavity	85%	Now	\$267,300	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	\$9,600	
Roof								
IRMA/Protected Membrane	95%	Now	\$28,400	2041	* *			
	Recent Installation, Extent : N/A, Area Affected : 100% Location : Replaced 2018 Water Penetration, Extent : Light, Area Affected : 5% Location : Minor Leak At Main Roof							
Roll Roofing	5%			2026	\$20,500	5	\$5,100	
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$124,100	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	\$106,100	3	\$1,900	
Interior Walls								
Cast in Place Concrete	5%	Now	\$13,300	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	\$124,900	LIFE	* *	5	\$26,000	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : Stairwell K And 2nd Floor Mechanical Room							
Ceilings								
Exposed Struc: Concrete	75%			LIFE	* *	5	\$8,800	
Exposed Struc: Steel	25%			LIFE	* *			

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

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	\$133,000	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	\$5,200	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	\$27,300	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	\$116,300	5	\$200	
	Molded Case Bkrs	30%			2031	\$49,900	5	\$600	
Raceway									
	Conduit	90%			2031	\$106,700	1		
	Conduit	10%			2051	* *	1		
Panelboards									
	Fused Disc Sw	3%			2047	* *	5	\$100	
	Fused Disc Sw	7%			2030	\$6,400	5	\$100	
	Molded Case Bkrs	80%			2030	\$73,500	5	\$1,700	
	Molded Case Bkrs	10%			2047	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2031	\$160,000	1		
	Thermoplastic	10%			2051	* *	1		
Motor Controllers									
	Locally Mounted	5%			2029	\$12,100	5		
	Locally Mounted	5%			2044	* *	5		
	Motor Control Center	89%			2029	\$99,300	5	\$1,900	
	Variable Frequency Drive	1%			2044	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,200	
Stand-by Power									
Transfer Switches									
	Automatic	75%			2029	\$10,500	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	\$23,300	2027	\$77,800	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	\$33,300	1	\$9,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : One 1,400 Kilowatts									
Batteries									
	Lead/Acid	100%			2026	\$2,500	5	\$3,000	
Fuel Storage									
	Day Tank	50%			2030	\$13,100	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 317 Gallon Capacity									
	Main Tank	50%			2034	\$39,300	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underground									
Explanation : 10,000 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	75%			2031	\$933,400	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	\$25,200	1		
	Exit, Service	50%			2031	\$17,600	1		
Exterior Lighting									
	HID	80%			2036	**	10	\$200	
	LED	20%			2039	**			
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2066	**	5	\$600	
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

\$211,000

1-3

\$49,300

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

Electricity

50%

2041

* *

1

Interruptible Gas/Dual

50%

2041

* *

1

Fuel

Conversion Equipment

Heat Exchanger, Shell &
Tube

10%

Now

\$14,000

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
Plant

90%

0-2

\$104,500

2036

* *

*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

\$1,840,100

4

\$4,700

Piping/Pmp

Terminal Devices

Fan Coil Unit/Heat

20%

2026

\$405,600

1

\$5,200

Unit Heater - Steam

20%

2026

\$93,000

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	\$449,700	1	\$17,300	
	Chiller/Direct Fire								
	Centrifugal, Elec Chiller	80%			2027	\$1,334,200	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	\$158,700	2026	\$1,587,200	1	\$44,500	
	Corroded, Extent : Severe, Area Affected : 30%								
	Location : 2nd And 3rd Floor Mechanical Rooms								
Heat Rejection									
	Water Cooling Tower	100%			2035	\$413,200	2	\$80,500	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Roof								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,600	
Exhaust Fans									
	Interior	95%			2026	\$344,600	2	\$2,300	
	Roof	5%			2026	\$7,900	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2031	\$735,400	1		
	Galvanized Steel	30%			2029	\$313,300	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%			2026	\$2,500	4	\$2,500	
Sewage Ejector(s)									
	Electric	100%			2031	\$42,800	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	\$41,800	
Fire Pump									
	Generic	100%			2034	\$78,100	1	\$14,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Services The Entire Hospital Complex									

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 31-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,7,16
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$4,943,400	\$2,436,700
Interior Architecture	\$14,196,600	\$30,548,800
Electrical	\$5,749,600	\$5,540,400
Mechanical	\$17,489,700	\$25,579,900
Site Pavements	\$213,500	\$4,269,300
Total	\$42,592,800	\$68,375,100
Importance Code A	\$4,943,400	\$3,057,400
Importance Code B	\$35,356,700	\$54,296,900
Importance Code C	\$2,292,700	\$11,020,700
Total	\$42,592,800	\$68,375,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$67,000	\$82,900		
Interior Architecture	\$20,200	\$45,400	\$33,600	\$100,800
Electrical	\$134,600	\$161,100	\$147,400	\$163,000
Mechanical	\$338,500	\$291,700	\$594,500	\$285,000
Site Enclosure	\$43,500			
Site Pavements	\$38,400			
Elevators/Escalators	\$126,700	\$126,700	\$126,700	\$126,700
Total	\$768,900	\$707,800	\$902,200	\$675,500
Importance Code A	\$151,500	\$169,400	\$84,500	\$84,500
Importance Code B	\$606,700	\$538,400	\$817,700	\$591,100
Importance Code C	\$10,800			
Total	\$768,900	\$707,800	\$902,200	\$675,500



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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	86%			LIFE	**	5	\$708,400	
Masonry: Brick	2%	Now	\$138,700	LIFE	**	5	\$16,500	
Rusting Masonry Supt, Extent : Moderate, Area Affected : 100%								
Location : At Walkway To Patient Drop Off Entrance								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Walkway To Pediatric Entrance								
Explanation : Angles Supporting Concrete Walkway Are Severely Deteriorated. The Walkway Is Temporarily Supported By Wood Columns.								
Masonry: Granite	3%			LIFE	**	5	\$18,500	
Metal Panel	2%			2052	**	5-10	\$113,300	
Pre-Cast Concrete	2%			LIFE	**	5	\$53,500	
Window Wall	3%			2052	**	5	\$92,700	
Wood Overhead Doors	2%			2030	\$483,500	5	\$82,400	
Windows								
Aluminum	70%			2048	**	5	\$243,100	
Aluminum	15%	Now	\$2,538,600	2057	**	5	\$26,000	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout Basement At Areaways								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout Basement At Areaways								
Aluminum	10%	Now	\$1,692,400	2057	**	5	\$17,400	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Floors 4-9 Abutting Mental Health Building								
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								
Metal Louvers	5%			2041	**	10	\$108,500	
Parapets								
Masonry: Brick	68%			LIFE	**	5	\$28,100	
Metal Rail	20%	Now	\$56,800	2037	**	5	\$58,700	
Loose/Miss Fasteners, Extent : Severe, Area Affected : 20%								
Location : Boiler Building And 8th Floor Adjacent To Patient Drop Off								
Metal: Cage/Fence	2%			2037	**	5-10	\$6,400	
Pre-Cast Concrete	10%	Now	\$17,200	LIFE	**	5	\$26,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Pipe Tunnel Roof At Grade Level								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Pipe Tunnel Roof At Grade Level								

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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	\$13,600	2032	\$135,700	5	\$9,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Parking Driveway Over Central Stores And Trade Shops (Fronting 2nd Avenue)									
Water Penetration, Extent : Moderate, Area Affected : 50%									
Location : Parking Driveway Over Central Stores And Trade Shops (Fronting 2nd Avenue)									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Parking Driveway Over Central Stores And Trade Shops (Fronting 2nd Avenue)									
Explanation : Expansion Joint Failure									
	Built-Up (BUR)	12%	Now	\$19,300	2032	\$385,700			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Pipe Tunnel Roof Located At Grade									
	IRMA/Protected Membrane	5%			2040	* *	10	\$13,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Over New Born Pavilion On Fifth Floor									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Over New Born Pavilion On Fifth Floor									
Explanation : This Roof Is Finished With Precast Concrete Pavers									
	IRMA/Protected Membrane	10%	Now	\$260,700	2042	* *			
Broken Paver Blocks, Extent : Moderate, Area Affected : 20%									
Location : Over 1st Floor, 9th Floor And Boiler Building Roofs									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Over 1st Floor, 9th Floor And Boiler Building Roofs									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Over 1st Floor, 9th Floor And Boiler Building Roofs									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Over 1st Floor, 9th Floor And Boiler Building Roofs									
Explanation : These Roofs Are Finished With Precast Concrete Pavers									
	Modified Bitumen	5%	Now	\$15,100	2037	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 15%									
Location : Emergency Wing Roof									
	Modified Bitumen	50%			2037	* *	10	\$134,700	
	Single Ply Membrane	5%			2032	\$282,100	10	\$13,500	
	Skylight, Plastic	3%			2045	* *	1		

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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									
Soffits									
Exposed Struc: Concrete	45%	0-2	\$1,900	LIFE	* *	5	\$100		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Various Rooftop And Balcony Soffits								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 1%								
	Location : Stair Bridge At Emergency Wing								
Exposed Struc: Steel	8%			LIFE	* *	5	\$800		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Emergency Wing								
	Explanation : Entry Canopies								
Fiberglass Panel	2%			2035	\$1,600	5	\$300		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Emergency Wing								
	Explanation : Entry Canopies								
Stucco Cement	45%			2037	* *	5	\$3,800		
Interior									
Floors									
Carpet	5%			2031	\$1,215,300	3	\$100,800		
Cast in Place Concrete	5%			LIFE	* *	5	\$147,000		
Ceramic Tile	3%			2041	* *	5	\$40,300		
Quarry Tile	3%			2037	* *	5	\$60,500		
Sheet Vinyl/Rubber	10%			2037	* *	5	\$201,600		
Terrazzo	5%			LIFE	* *	5	\$52,500		
Vinyl Tile	60%	2-4	\$455,600	2032	\$22,779,600	3	\$302,400		
	Worn/Eroded, Extent : Moderate, Area Affected : 5%								
	Location : Basement Mechanical								
Vinyl Tile 9" X 9"	9%			2027	\$9,891,900	3	\$45,400		
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	5%			2035	\$5,784,800	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	22%	Now	\$2,079,200	LIFE	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Mechanical Areas And Base Of Walls In Corridors And Kitchen								
Wood	5%			LIFE	* *	5	\$411,300		
	Worn/Eroded, Extent : Moderate, 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	\$110,600	2037	**	5	\$33,600	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 30%							
		Location : Electrical Room							
	AcousTileConcealSpLn	45%			2037	**	5	\$756,100	
	AcousTileSusp.Lay-In	33%	Now	\$150,800	2045	**	5	\$221,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Basement Storage Area At Outpatient Department Wing							
	Exposed Struc: Concrete	5%	Now	\$1,029,700	LIFE	**	5	\$10,500	
		Exposed Reinforcement, Extent : Moderate, Area Affected : 25%							
		Location : Central Stores Room In Basement							
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : Central Stores Room In Basement							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Central Stores Room In Basement							
		Explanation : Expansion Joint Failure							
	Metal Panel	7%			LIFE	**	5	\$117,600	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Kitchen And Basement Corridors							
	Plaster	5%			LIFE	**	5	\$42,000	
Site Enclosure									
Fence/Gates									
	Chain Link	85%			2042	**			
	Iron Picket	15%	4+	\$3,700	2052	**			
		Impact Damage, Extent : Moderate, Area Affected : 2%							
		Location : Corner Of 97th Street And 2nd Avenue							
Retaining Walls									
	Masonry: Fieldstone	100%	Now	\$39,800	2042	**			
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : 97th Street Adjacent To Emergency Wing							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$31,400	2045	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout 1st Avenue Side							
		Tripping Hazard, Extent : Moderate, Area Affected : 1%							
		Location : 1st Avenue Side							
On-Site Walkways									
	Asphalt	10%			2035	\$24,800			
	Cast in Place Concrete	90%	0-2	\$7,000	2037	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Interior Courtyard							
Parking/Driveway									
	Asphalt	100%	Now	\$213,500	2035	\$4,269,300			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : 2nd Avenue Driveway, Courtyards							

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	25%			2032	\$265,900	5	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electric Service Room 1							
		Explanation : One Main Service Circuit Breaker Rated At 4,000 Amperes							
	Fused Disc Sw	50%			2032	\$122,900	5	\$1,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes							
	Fused Disc Sw	25%			2042	* *	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : One Main Service Disconnect Switch Rated At 5,000 Amperes							
Transformers									
	Dry Type	50%			2037	* *	5	\$1,700	
		Other Observation, Extent : N/A, 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%			2037	* *	5	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : 150 Kilovolt-ampere, 480/277/120 Volts							
	Dry Type	25%			2045	* *	5	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 225 Kilovolt-ampere, 480/208/120 Volts							
Switchgear / Switchboard									
	Air Circuit Breaker	10%			2032	\$106,400	5	\$500	
	Molded Case Bkrs	90%			2032	\$957,400	5	\$21,300	
Raceway									
	Busway	5%			2037	* *	1		
	Conduit	85%			2032	\$992,200	1		
	Conduit	10%			2052	* *	1		
Panelboards									
	Fused Disc Sw	5%			2040	* *	5	\$1,000	
	Molded Case Bkrs	75%			2031	\$918,300	5	\$17,700	
	Molded Case Bkrs	10%			2040	* *	5	\$2,400	
	Molded Case Bkrs	10%			2048	* *	5	\$2,400	
Wiring									
	Braided Cloth	65%	0-2	\$1,129,500	2057	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Busway	5%			2037	* *	1		
	Thermoplastic	20%			2042	* *	1		
	Thermoplastic	10%			2052	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	10%			2045	* *	5	\$600	
	Locally Mounted	10%			2030		5	\$600	
	Variable Frequency Drive	80%			2049	* *			
Ground									
	Grounding Devices								
	Generic	100%	4+	\$10,600	LIFE	* *	5	\$13,200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
Stand-by Power									
	Transfer Switches								
	Automatic	80%			2030	\$170,900	1	\$221,000	
	Automatic	20%			2037	* *	1	\$55,300	
Generators									
	Diesel	50%			2028		1	\$173,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room 1							
		Explanation : Waukesha Diesel Generator Rated At 600 Kilowatts							
	Diesel	50%			2028		1	\$173,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room 3							
		Explanation : Mitsubishi Diesel Generator Rated At 750 Kilowatts							
Batteries									
	Lead/Acid	100%			2026	\$2,500	5	\$33,300	
Fuel Storage									
	Day Tank	25%			2048	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room 3							
		Explanation : 30 Gallons Rated Capacity							
	Day Tank	25%			2048	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room 1							
		Explanation : 50 Gallons Rated Capacity							
	Main Tank	50%			2072	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : Two Newly Installed Main Tanks Rated At 8,000 Gallons Each							
Lighting									

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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
Lighting									
Interior Lighting	Fluorescent	20%			2037	* *	10	\$164,700	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways, Offices							
	Fluorescent	2%			2027	\$279,400	10	\$16,500	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	63%			2037	* *	10	\$518,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	14%			2037	* *	10	\$115,300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
LED		1%			2037	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
Egress Lighting									
	Emergency, Service	50%			2032	\$282,800	1		
	Exit, LED	40%			2047	* *	1		
	Exit, Service	10%			2032	\$39,600	1		
Exterior Lighting									
HID		27%			2027	\$1,156,800	10	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : 46 HID Fixtures And 12 Light Poles Controlled By Photocells							
	LED	3%			2040	* *			
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Breezeway At Entrance								
No Component		70%							
Alarm									
Security System	Generic	100%			2032	\$1,723,700	1	\$335,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Camera System, Intrusion Alarm System And Infant Protection System							
Fire/Smoke Detection	Generic, Digital	100%	0-2	\$2,368,500	2040	* *	1-3	\$503,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : System Under Repair During Survey. 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

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2058	**	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Underground By 99th Street And 1st Avenue Explanation : 2- Active No. 2 Oil Tanks 35,000 Gallon Each Installed In 2016. 2- Inactive 50,000 Gallon Tanks Are Abandoned In Place.							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	10%			2035	\$231,900	1	\$44,400	
	Steam Boiler	90%			2049	**	1	\$800,400	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 3 Units. Installed In 2016.							
Distribution									
	Hot Wtr Piping/Pump	90%			2040	**	4	\$39,800	
	Central Plant Steam Piping/Pmp	10%	Now	\$51,600	2042	**	4	\$4,400	
		Corroded, Extent : Moderate, Area Affected : 2% Location : Condensate Return Piping From 16th Floor Recent Installation, Extent : N/A, Area Affected : 2% Location : 16th Floor. Partial Repair Of Condensate Return Piping.							
Terminal Devices									
	Air Handler	30%			2032	\$5,183,700	1	\$166,600	
	Convactor/Radiator	70%			2037	**	1	\$203,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	75%			2028	\$14,041,000	1	\$728,900	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Basement. 2 Units. Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : Chillers Capacity Undersized For Building Load Requirements. Chillers Are Planned For Replacement.							
	Window/Wall Unit	25%			2027	\$869,600	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	75%			2042	**	4	\$49,800	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Mechanical Room, Mechanical Room 5m55 Explanation : 5 Chilled Water Pumps Total.							
	No Component	25%							
Terminal Devices									
	Air Handler/Cool/Ht	75%			2032	\$13,362,300	1	\$416,500	
	No Component	25%							

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Dry Cooler	10%			2032	\$421,400	2	\$62,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 7th Floor							
		Explanation : Dry Coolers							
	Water Cooling Tower	60%	Now	\$139,100	2030	\$2,782,800	2	\$433,800	
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Roof. 1 Of 3 Cooling Towers.							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Units.							
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$806,500	LIFE	* *	2-5	\$500,800	
		Unbalanced System, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations. Associated With Air Handling Units							
	Exhaust Fans								
	Interior	80%			2032	\$3,257,900	2	\$22,000	
	Roof	20%	Now	\$356,300	2042	* *	2	\$4,400	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2052	* *	4	\$88,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units - Instantaneous Type							
	Sanitary Piping								
	Cast Iron	100%	Now	\$231,300	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2040	* *	4	\$19,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2019 Upgrade.							
	Sewage Ejector(s)								
	Electric	100%			2040	* *	4	\$35,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement, Mechanical Room Bd16, Room Bb4. 2016-2018 Installation							

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%	Now	\$20,500	2037	* *	1	\$49,500	
	Other Observation, Extent : Severe, Area Affected : 25%								
	Location : Basement, Mechanical Room, Room C19								
	Explanation : Leaking Rpz At Domestic Water Main Near Boiler Number 1 By 99th Street And 1st Avenue. Leaking Backflow Prevention Device At Domestic Water Main In Room C19.								
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 7 Units From Basement To 15th Floor; 2 Units From 6th To 16th Floor; 3 Units In Outpatient Department Room From Basement To 7th Floor								
	Explanation : 12 Units Total.								
Fire Suppression									
	Standpipe								
	Generic	100%			2052	* *	1-5	\$452,800	
	Sprinkler								
	No Component	70%							
	Generic	30%			2052	* *	1-2	\$75,500	
	Fire Pump								
	Generic	100%			2028	\$876,700	1	\$167,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : One Antiquated Fire Pump. Unit Planned For Replacement.								
Chemical System									
	Wet	10%			2030	\$5,000	1-3	\$25,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Kitchen								
	Explanation : Multiple Fire Suppression Systems Protecting Kitchen Hoods.								
	No Component	70%							
	Generic	20%			2030	\$10,000	1-3	\$44,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Fire Extinguishers								

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 31-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,11,14
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,980,400	\$613,200
Interior Architecture	\$2,546,400	\$4,646,400
Electrical	\$1,317,100	\$3,282,300
Mechanical	\$11,137,900	\$1,857,900
Site Pavements		\$776,700
Total	\$16,981,800	\$11,176,500
Importance Code A	\$1,980,400	\$1,508,400
Importance Code B	\$15,001,400	\$7,652,000
Importance Code C		\$2,016,200
Total	\$16,981,800	\$11,176,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$3,200	\$44,300		
Interior Architecture	\$87,300	\$50,600	\$17,500	
Electrical	\$30,800	\$82,500	\$34,200	\$37,900
Mechanical	\$113,200	\$90,900	\$115,800	\$59,800
Site Pavements	\$15,500			
Elevators/Escalators	\$60,500	\$60,500	\$60,500	\$60,500
Total	\$310,500	\$328,800	\$228,000	\$158,200
Importance Code A	\$11,400	\$53,100	\$35,100	\$8,200
Importance Code B	\$283,500	\$275,700	\$192,900	\$150,000
Importance Code C	\$15,500			
Total	\$310,500	\$328,800	\$228,000	\$158,200



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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$242,000	
Granite Panels	5%			LIFE	**	5	\$10,700	
Marble Panels	5%			LIFE	**	5	\$10,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$46,300	
Windows								
Aluminum	100%	Now	\$1,920,400	2057	**	5	\$19,700	
Air Infiltration, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Component Extended Far Beyond Useful Life								
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$15,400	
Masonry: Limestone	10%	Now	\$60,000	LIFE	**	5	\$3,000	
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout Coping Joints								
Metal Rail	25%			2045	**	5-10	\$106,900	
Roof								
Asphalt Macadam	10%	Now	\$3,200	2032	\$31,900	5	\$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Driveway Over Storage Area In Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Driveway Over Storage Area In Basement								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Driveway Over Storage Area In Basement								
Explanation : Expansion Joint Failure								
IRMA/Protected Membrane	20%			2032	\$306,300	10	\$12,700	
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%								
Location : 9th Floor And 14th Floor Roofs								
Modified Bitumen	70%			2037	**	10	\$44,300	
Soffits								
Exposed Struc: Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$68,100	
Ceramic Tile	5%			2041	**	5	\$15,600	
Quarry Tile	5%			2037	**	5	\$23,400	
Sheet Vinyl/Rubber	15%			2032	\$3,124,700	5	\$70,100	
Terrazzo	10%			LIFE	**	5	\$24,300	
Vinyl Tile	45%			2037	**	3	\$52,500	
Vinyl Tile 9" X 9"	10%			2027	\$2,546,400	3	\$11,700	

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
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2035	\$1,176,700	5	\$20,900		
Concrete Masonry Unit	2%			LIFE	**	5	\$3,300		
Gypsum Board	15%			LIFE	**	5	\$37,700		
Marble Panels	3%			LIFE	**				
Plaster	50%			LIFE	**	5	\$62,800		
SGFT/Glazed Masonry	25%			LIFE	**				
Ceilings									
AcousTileConcealSpLn	55%			2045	**	5	\$214,100		
AcousTileSusp.Lay-In	30%	4+	\$31,800	2045	**	5	\$46,700		
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Basement Corridor									
Exposed Struc: Concrete	5%	Now	\$47,700	LIFE	**	5	\$2,400		
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : General Storage Area In Basement									
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%									
Location : General Storage Area In Basement									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : General Storage Area In Basement									
Other Observation, Extent : Moderate, Area Affected : 2%									
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 Enclosure									
Fence/Gates									
Chain Link	80%			2042	**				
Iron Picket	20%			2052	**				
Retaining Walls									
Cast in Place Concrete	100%			2052	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2045	**				
On-Site Walkways									
Cast in Place Concrete	50%			2037	**				
Pavers/Stone	50%	Now	\$15,500	2035	\$776,700				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : At Main Entry Area									
Parking/Driveway									
Cast in Place Concrete	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									

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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									
Service Equipment									
	Air Circuit Breaker	100%			2032	\$465,400	5	\$1,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room 3									
Explanation : 2 Main Service Disconnect Switches Rated At 4,000 Amperes Each.									
Transformers									
	Dry Type	70%			2037	* *	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room 3									
Explanation : 500 Kilovolt-ampere And 300 Kilovolt-ampere, 480/208 Volts									
	Dry Type	30%			2049	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : 225 Kilovolt-ampere, 220/480 Volts									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2032	\$465,400	5	\$5,500	
Raceway									
	Conduit	10%			2052	* *	1		
	Conduit	20%			2042	* *	1		
	Conduit	70%			2032	\$326,900	1		
Panelboards									
	Fused Disc Sw	5%			2040	* *	5	\$200	
	Molded Case Bkrs	80%			2031	\$391,800	5	\$4,400	
	Molded Case Bkrs	5%			2040	* *	5	\$300	
	Molded Case Bkrs	10%			2048	* *	5	\$500	
Wiring									
	Braided Cloth	60%	2-4	\$417,000	2057	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2042	* *	1		
	Thermoplastic	10%			2052	* *	1		
Motor Controllers									
	Locally Mounted	10%			2037	* *	5	\$100	
	Locally Mounted	5%			2045	* *	5	\$100	
	Locally Mounted	15%			2030	\$95,400	5	\$200	
	Motor Control Center	70%			2030	\$625,000	5	\$4,000	
On Extended Life, Extent : Moderate, Area Affected : 20%									
Location : Eleventh Floor Mechanical Room									
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,100	
Corroded, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Stand-by Power									

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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									
Transfer Switches									
	Automatic	10%			2037	* *	1	\$6,400	
	Automatic	70%			2030	\$74,700	1	\$44,800	
	Automatic	20%			2049	* *	1	\$12,800	
Generators									
	Diesel	100%			2028	\$111,100	1	\$80,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Caterpillar Generator Rated At 675 Kilowatts									
Batteries									
	Lead/Acid	100%			2026	\$2,500	5	\$7,700	
Fuel Storage									
	Day Tank	50%			2040	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : 56 Gallons Rated Capacity									
	Main Tank	50%			2072	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Underground									
Explanation : Newly Installed Main Tank With 8,000 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	2%			2027	\$64,700	10	\$3,800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement									
	Fluorescent	80%			2037	* *	10	\$152,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	10%			2037	* *	10	\$19,100	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Hallways									
	Fluorescent	6%			2032	\$194,200	10	\$11,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Basement									
	HID	1%			2032	\$25,200	10	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Gymnasium									
Explanation : Metal Halide High Bay Fixtures									
	Incandescent	1%			2027	\$35,800	2		
Egress Lighting									
	Emergency, Service	50%			2032	\$65,500	1		
	Exit, LED	40%			2060	* *	1		
	Exit, Service	10%			2027	\$9,200	1		

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	18%			2032	\$178,700	10	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : 16 HID Light Fixtures Controlled By Photocells							
	LED	12%			2040	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : 11 LED Light Fixtures Controlled By Photocells							
	No Component	70%							

Alarm									
	Security System								
	Generic	100%			2032	\$399,300	1	\$77,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Hallways, Lobby, Outside</i>							
		<i>Explanation : CCTV Surveillance Camera System</i>							
	Fire/Smoke Detection								
	Generic, Digital	100%	Now	\$548,700	2042	* *	1-3	\$116,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout The Building</i>							
		<i>Explanation : System Under Repair. Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	80%			2035	\$429,800	1	\$82,300	
	Pres. Reducing Valve/LP Steam	20%			2028	\$25,600	5	\$2,500	
Distribution									
	Hot Wtr Piping/Pump	80%			2040	* *	4	\$8,200	
		Malfunctioning, Extent : Severe, Area Affected : 2%							
		Location : 11th Floor Mechanical Room. Defective Pneumatic Hot Water Control Valve.							
	Central Plant Steam Piping/Pmp	20%	0-2	\$23,900	2042	* *	4	\$2,100	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Room, Throughout							

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	10%			2027	\$400,300	1	\$12,900	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 11th Floor Mechanical Room							
	Convector/Radiator	80%			2037	**	1	\$53,800	
	Fan Coil Unit/Heat	10%	Now	\$52,700	2032	\$527,400	1	\$6,000	
		Leak Evident, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations. No Proper Condensate Drainage Causing Leakage And Corrosion.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Absorption	95%			2028	\$6,557,200	1	\$213,900	
	Chiller/Steam/HW								
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : 11th Floor Mechanical Room. 2 Units.							
	Split Unit	5%			2040	**			
	Distribution								
	CW & CHW Wtr	100%	Now	\$6,900	2042	**	4	\$10,300	
	Pipe/Pump								
		Malfunctioning, Extent : Severe, Area Affected : 2%							
		Location : 11th Floor Mechanical Room. Defective Pneumatic Chilled Water Control Valve.							
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : 11th Floor Mechanical Room. 3 Chilled Water Pumps And 2 Condenser Water Pumps, Associated With Absorption Chiller, Are Abandoned In Place.							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Chilled Water Supplied From Main Hospital Building.							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$4,127,600	1	\$128,700	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : 11th Floor Mechanical Room							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$116,000	
	Exhaust Fans								
	Interior	90%			2032	\$849,100	2	\$5,700	
	Roof	10%			2032	\$41,300	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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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
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$42,600	4	\$4,400	
	Backflow Preventer								
	Generic	100%			2037	* *	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%			2052	* *	1-5	\$104,900	
	Sprinkler								
	No Component	60%							
	Generic	40%	Now	\$23,500	2052	* *	1-2	\$20,200	
	Other Observation, Extent : Severe, Area Affected : 40%								
	Location : 15th Floor								
	Explanation : One Pressurized Storage Tank Is Corroded								
Chemical System									
	No Component	80%							
	Generic	20%			2030	\$10,000	1-3	\$44,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Fire Extinguishers								

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 22-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 2489 **Lot** : 60 **BIN** : 2003015

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$720,400	\$283,700
Interior Architecture		\$1,064,600
Electrical		\$150,500
Mechanical		\$932,000
Total	\$720,400	\$2,430,800
Importance Code A	\$720,400	\$283,700
Importance Code B		\$2,147,100
Total	\$720,400	\$2,430,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$2,100	\$2,500		
Interior Architecture	\$4,700	\$21,000		\$4,700
Electrical	\$1,000	\$69,600	\$800	\$700
Mechanical	\$42,100	\$6,500	\$7,000	\$3,300
Total	\$50,000	\$99,600	\$7,800	\$8,700
Importance Code A	\$2,100	\$2,500		
Importance Code B	\$47,800	\$97,100	\$7,800	\$8,700
Importance Code C				
Total	\$50,000	\$99,600	\$7,800	\$8,700



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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	\$384,900	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							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Explanation : Rusted Relieving Angles							
Windows									
	Aluminum	100%	Now	\$80,600	2040	* *	5	\$4,100	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Parapets									
	Masonry: Brick	75%	Now	\$84,700	LIFE	* *	5	\$6,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Panel	15%			2052	* *	5	\$5,100	
	Metal: Cage/Fence	10%	Now	\$2,100	2045	* *	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	\$170,200	2032	\$283,700			1
		Blisters, Extent : Severe, Area Affected : 25%							
		Location : Throughout Roof							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%							
		Location : Throughout Third Floor Roof.							
Soffits									
	Stucco Cement	100%			2037	* *	5		
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	* *	5	\$9,700	
	Quarry Tile	5%			2045	* *	5	\$3,300	
	Vinyl Tile	85%			2032	\$1,064,600	3	\$18,800	
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$2,900	
	Gypsum Board	90%			LIFE	* *	5	\$39,000	
Ceilings									
	AcousTileSusp.Lay-In	100%			2037	* *	5	\$42,100	

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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%			2032	\$42,200	1		
	Panelboards								
	Molded Case Bkrs	100%			2031	\$40,800	5	\$600	
	Wiring								
	Thermoplastic	100%			2032	\$59,600	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$90,900	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2037	* *	10	\$22,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Service	50%			2037	* *	1		
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	Fluorescent	5%			2027	\$5,000	10	\$100	
	HID	35%			2027	\$41,100	10		
	No Component	60%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2032	\$14,200	1	\$2,800	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	* *	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									
	Distribution								
	Hot Wtr Piping/Pump	100%			2048	* *	4	\$1,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Of Adjacent Building								
	Explanation : Hot Water Pumps Located In Adjacent Building Basement - Only Piping In This Building								
Terminal Devices									
	Air Handler	70%	0-2	\$16,600	2032	\$331,700	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								
	Convactor/Radiator	30%			2037	* *	1	\$2,400	
Air Conditioning									

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
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
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$1,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Chilled Water Pumps Are Located In Adjacent Building - Only Chilled Water Piping Is In This Building								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	\$488,600	1	\$15,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$22,100	LIFE	**	2-5	\$13,700	
	Faulty Air Intake, Extent : Moderate, Area Affected : 5%								
	Location : 3rd Floor Mechanical Room. Defective Outside Air Intake Louvers For Air Handling Unit-3								
	Loose, Extent : Severe, Area Affected : 2%								
	Location : 3rd Floor Mechanical Room. Ductwork And Insulation Loose Spilling Air To Room.								
	Exhaust Fans								
	Interior	100%			2032	\$111,700	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$800	4	\$800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2052	**	1-5	\$12,400	

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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 22-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2489 **Lot** : 60 **BIN** : 2003015

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$3,606,100	\$459,700
Interior Architecture	\$341,300	\$2,373,000
Electrical	\$276,200	\$651,200
Mechanical	\$266,700	\$4,339,400
Site Pavements		\$197,600
Total	\$4,490,300	\$8,020,900
Importance Code A	\$3,606,100	\$459,700
Importance Code B	\$735,400	\$7,363,600
Importance Code C	\$148,800	\$197,600
Total	\$4,490,300	\$8,020,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$27,000	\$26,700		
Interior Architecture	\$89,800	\$28,200		\$8,000
Electrical	\$12,200	\$8,600	\$7,900	\$7,400
Mechanical	\$138,500	\$35,600	\$50,500	\$26,200
Site Enclosure	\$21,300			
Site Pavements	\$18,300			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$321,500	\$113,400	\$72,900	\$56,100
Importance Code A	\$34,100	\$33,900	\$7,100	\$7,100
Importance Code B	\$252,800	\$79,500	\$65,800	\$48,900
Importance Code C	\$34,600			
Total	\$321,500	\$113,400	\$72,900	\$56,100



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
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	97%	Now	\$1,935,000	LIFE	* *	5	\$459,700	
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : At Perimeter Joint Between Building And Sidewalks							
	Window Wall	3%			2042	* *	5	\$53,300	
Windows									
Aluminum		100%	Now	\$923,900	2057	* *	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%	Now	\$23,700	LIFE	* *	5	\$3,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	10%	Now	\$3,400	2042	* *	5	\$800	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Roof									
Modified Bitumen		100%	Now	\$747,300	2042	* *			
		Blisters, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
Interior									
Floors									
Cast in Place Concrete		15%	Now	\$29,400	LIFE	* *	5	\$37,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Basement							
	Ceramic Tile	3%			2041	* *	5	\$3,400	
Quarry Tile		25%	Now	\$106,100	2037	* *	5	\$21,200	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Entrance							
	Vinyl Tile	57%	Now	\$36,300	2032	\$1,816,200	3	\$24,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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
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	\$148,800	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Room In Basement								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Mechanical Room In Basement								
Ceramic Tile	5%			2041	**	5	\$4,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,800	
Gypsum Board	73%	Now	\$20,000	LIFE	**	5	\$41,900	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement								
Masonry: Brick	2%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	30%			2030	\$556,800	5	\$42,300	
AcousTileSusp.Lay-In	50%			2037	**	5	\$56,400	
Exposed Struc: Concrete	10%	Now	\$86,400	LIFE	**	5	\$1,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Room Adjacent To Generator And Other Areas In Mechanical Room								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Basement Mechanical Room								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Room Adjacent To Generator								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Adjacent To Generator								
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	\$2,100	2042	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Perimeter Of Property								
Iron Picket	10%	Now	\$200	2052	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Gerrard Avenue								
Retaining Walls								
Cast in Place Concrete	90%	Now	\$7,500	2052	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Parking Lot								
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : Parking Lot								
Concrete Masonry Unit	10%	Now	\$11,400	2062	**			
Misaligned/Bulging, Extent : Severe, Area Affected : 100%								
Location : South Stairs To River Avenue								

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
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 \$8,400 2037 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%
Location : Adjacent To Parking Lot And Other Areas Throughout

On-Site Walkways

Cast in Place Concrete 100% 2037 * *

Parking/Driveway

Asphalt 100% Now \$9,900 2035 \$197,600

Cracking/Crumbling, Extent : Severe, Area Affected : 40%
Location : Parking Lot
Other Observation, Extent : N/A, Area Affected : 10%
Location : Upper Driveway
Explanation : Some Areas Have Been Repaved

Electrical		Current Repair		Future 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 90% 2032 \$23,300 5 \$300

Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : Four Main Disconnect Switches

Fused Disc Sw 10% 2032 \$2,600 5

Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : 400 Ampere Service Switch For Fire Pump

Transformers

Dry Type 100% 2030 \$27,300 5 \$300

Switchgear / Switchboard

Molded Case Bkrs 100% 2032 \$166,200 5 \$1,900

Raceway

Conduit 90% 2042 * * 1

Conduit 10% 2052 * * 1

Panelboards

Fused Disc Sw 10% 2031 \$9,200 5 \$200

Molded Case Bkrs 90% 2031 \$82,600 5 \$1,700

Wiring

Thermoplastic 90% 2032 \$160,000 1

Thermoplastic 10% 2052 * * 1

Motor Controllers

Locally Mounted 100% 2030 \$242,400 5 \$500

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$1,100

Stand-by Power

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
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
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	\$14,000	1	\$22,100	
Generators								
Diesel	100%			2028	\$111,100	1	\$27,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 30 Kilowatt Capacity</i>								
Batteries								
Lead/Acid	100%			2026	\$2,500	5	\$2,700	
Fuel Storage								
Day Tank	100%			2031	\$26,200	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : By Generator</i>								
<i>Explanation : One 50 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2037	* *	10	\$59,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2037	* *	10	\$3,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2037	* *			
Egress Lighting								
Emergency, Service	50%			2037	* *	1		
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
HID	30%			2027	\$102,600	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	\$41,300	1	\$8,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2037	* *	1-3	\$17,700	

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

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
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								
	Interruption Gas/Dual Fuel	100%	Now	\$3,400	2052	**	1		
	<i>Controller Not Working, Extent : Moderate, Area Affected : 5%</i> <i>Location : Basement. Fuel Oil Pumps Over Pressuring Oil Lines. Defective Digital Petrometer.</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 2 Tanks Of 15,000 Gallons Each</i>								
	Conversion Equipment								
	Steam Boiler	100%			2037	**	1	\$71,000	
	<i>Recent Installation, Extent : N/A, Area Affected : 2%</i> <i>Location : Boiler Room. Chemical Treatment System For Steam Boiler Upgraded 2021.</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 2 Steam Boiler Units And 2 Heat Exchangers To Convert Steam To Hot Water.</i>								
	Distribution								
	Hot Wtr Piping/Pump	95%			2040	**	4	\$3,400	
	Steam Piping/Pump	5%	Now	\$600	2052	**			
	<i>Broken, Extent : Severe, Area Affected : 2%</i> <i>Location : Basement. Defective Check Valve Of The Steam Condensate Return Pump System</i> <i>Leak Evident, Extent : Severe, Area Affected : 2%</i> <i>Location : Basement. Leaking Pneumatic Control Valve For Ahu-1</i>								
	Terminal Devices								
	Air Handler	70%			2032	\$965,900	1	\$31,000	
	Convactor/Radiator	30%			2030	\$179,900	1	\$7,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	95%			2035	\$1,420,200	1	\$73,700	
	<i>Other Observation, Extent : N/A, Area Affected : 95%</i> <i>Location : Basement Mechanical Room</i> <i>Explanation : R-11. Two Water Cooled Chillers Also Feed Air Handlers On 3rd Floor</i>								
	Reciprocating Compr/Chiller	5%	Now	\$32,500	2042	**	1	\$1,500	
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i> <i>Location : Communication Room</i>								
	Distribution								
	CW & CHW Wtr Pipe/Pump	95%	Now	\$2,300	2042	**	4	\$3,400	
	<i>Leak Evident, Extent : Severe, Area Affected : 2%</i> <i>Location : Roof. Leaking Pipes At Water Cooling Towers.</i>								
	No Component	5%							

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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									
Terminal Devices									
Air Handler/Cool/Ht	95%	Now	\$135,200	2032	\$1,351,600	1	\$37,900		
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Throughout. Defective Variable Air Volume Boxes.								
Fan Coil - 2 Pipe	5%	Now	\$67,100	2042	**	1	\$1,000		
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Telecommunications Room								
	Explanation : Malfunctioning Unit								
Heat Rejection									
Dry Cooler	5%	Now	\$16,800	2042	**	2	\$2,000		
	Unit Inoperable, Extent : Severe, Area Affected : 5%								
	Location : Roof								
Water Cooling Tower	95%			2030	\$351,800	2	\$68,600		
	Other Observation, Extent : N/A, Area Affected : 95%								
	Location : Roof								
	Explanation : 2 Cooling Towers								
Ventilation									
Distribution									
Ductwork/Diffusers	100%	0-2	\$64,400	LIFE	**	2-5	\$40,000		
	Faulty Air Intake, Extent : Moderate, Area Affected : 10%								
	Location : Basement. Outside Air Intake Dampers Inoperable For Air Handling Unit-1 And Air Handling Unit-2								
Exhaust Fans									
Interior	90%	2-4	\$5,900	2037	**	2	\$1,600		
	Noisy/Vibrating, Extent : Light, Area Affected : 5%								
	Location : Basement. Noisy Gas Meter Room Exhaust Fan.								
Roof	10%	Now	\$14,200	2042	**	2	\$200		
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2042	**	1			
HW Heat Exchanger									
Steam Fired	100%			2042	**	4	\$10,600		
Sanitary Piping									
Cast Iron	100%	Now	\$18,500	LIFE	**	1			
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
	Location : House Trap In Basement X Ray Section								
Storm Drain Piping									
Cast Iron	100%	Now	\$5,200	LIFE	**	1			
	Leak Evident, Extent : Moderate, Area Affected : 2%								
	Location : Roof Drain Over Union Office								
Sump Pump(s)									
Non-Submersible	100%			2032	\$14,700	4	\$1,500		
Backflow Preventer									
Generic	100%			2037	**	1	\$4,400		

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Estimates are rounded to the nearest hundred dollars.*

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

**HEALTH AND HOSPITALS CORP. - 819
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
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement To 3rd Floor							
		Explanation : 2 Elevators. Both Are On Extended Life							
Fire Suppression									
	Standpipe								
	Generic	100%			2052		* *	1-5	\$36,200
	Sprinkler								
	No Component	75%							
	Generic	25%			2042		* *	1-2	\$5,000
	Fire Pump								
	Generic	100%			2035	\$70,000	1	\$13,400	

*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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 20-May-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,11,13,17,18
Block : 3327 **Lot** : 200 **BIN** : 2017787

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$6,243,400	\$890,300
Interior Architecture	\$2,439,300	\$981,900
Electrical	\$6,696,000	\$9,296,000
Mechanical	\$24,938,000	\$2,563,700
Total	\$40,316,700	\$13,731,900
Importance Code A	\$6,723,500	\$2,715,000
Importance Code B	\$33,593,200	\$10,960,900
Importance Code C		\$56,100
Total	\$40,316,700	\$13,731,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$119,000		\$21,400	
Interior Architecture	\$53,000	\$3,700		\$55,400
Electrical	\$131,200	\$126,200	\$111,700	\$108,100
Mechanical	\$134,500	\$252,500	\$426,100	\$241,300
Elevators/Escalators	\$123,800	\$123,800	\$123,800	\$123,800
Total	\$561,500	\$506,300	\$683,100	\$528,600
Importance Code A	\$159,000	\$50,700	\$73,800	\$50,700
Importance Code B	\$365,600	\$451,900	\$609,300	\$477,900
Importance Code C	\$36,900	\$3,700		
Total	\$561,500	\$506,300	\$683,100	\$528,600



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
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	57%			LIFE	**	5	\$228,400	
	Metal Panel	2%	Now	\$108,700	2043	**	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%			2038	**	5	\$37,600	
	Pre-Cast Concrete	35%	Now	\$650,200	LIFE	**	5	\$455,900	
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Window Wall	3%	Now	\$112,000	2053	**	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	\$4,676,300	2058	**	5	\$48,000	
Air Infiltration, Extent : Severe, Area Affected : 75%									
Location : Throughout									
Caulking Deteriorated, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Stairs									
	Metal Louvers	5%			2042	**	10	\$31,600	
Parapets									
	Cast in Place Concrete	5%	Now	\$12,200	LIFE	**	5	\$13,800	
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%									
Location : Parapet Enclosing Cooling Tower									
	Masonry: Brick Cavity	60%	0-2	\$32,900	LIFE	**	5	\$16,000	
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : Northeast And Northwest Corners									
	Metal Panel	5%			2053	**	5	\$5,200	
	Metal Rail	10%			2046	**	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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Roof									
	Cast in Place Concrete	15%			LIFE	**			
	Modified Bitumen	50%	Now	\$40,400	2038	**			
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : 18th Floor From Water Tower									
	Panel/Paver: Cer/Brk	35%	Now	\$696,200	2063	**			
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%			2046	**	5	\$8,300	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$176,400	
	Ceramic Tile	5%	2-4	\$116,200	2042	**	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%			2049	**	5	\$181,400	
	Quarry Tile	20%	Now	\$606,700	2046	**	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	\$1,252,800	2038	**	3	\$166,300	
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2042	**	5	\$7,400	
	Concrete Masonry Unit	10%			LIFE	**	5	\$5,900	
	Glass: Single Pane	2%			LIFE	**	5	\$2,200	
	Gypsum Board	63%			LIFE	**	5	\$56,100	
	Masonry: Brick	5%			LIFE	**			
	Plaster	10%	Now	\$36,900	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									

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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

Ceilings

AcousTileConcealSpLn 45% 4+ \$297,700 2038 * * 5 \$226,100

Broken/Missing Elements, Extent : Moderate, Area Affected : 2%

Location : Throughout

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

Location : Throughout

Staining/Discoloring, Extent : Moderate, Area Affected : 5%

Location : Throughout

AcousTileSusp.Lay-In 11% Now \$75,200 2046 * * 5 \$44,200

Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Throughout

AcousTileSusp.Lay-In 4% 2046 * * 5 \$32,200

Exposed Struc: Concrete 15% LIFE * * 5 \$18,800

Metal Panel 11% LIFE * * 5 \$110,600

Metal Panel 14% LIFE * * 5 \$140,700

Site Enclosure

Fence/Gates

Iron Picket 100% 2068 * *

Free Standing Walls

Cast in Place Concrete 100% 2068 * *

Retaining Walls

Cast in Place Concrete 100% 2068 * *

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2046 * *

On-Site Walkways

Cast in Place Concrete 30% 2046 * *

Pavers/Stone 70% 2042 * *

Parking/Driveway

Cast in Place Concrete 100% 2046 * *

Electrical		Current Repair			Future 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% 2033 \$864,300 5 \$3,400

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Four Main Disconnect Switches Rated At 4,000 Amperes Each

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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									
Transformers									
	Dry Type	20%			2031	\$5,500	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 200 Kilovolt Amperes, Three 150 Kilovolt Amperes, Two 75 Kilovolt Amperes, Two 45 Kilovolt Amperes, 480 Volts Primary, 277 / 120 Volts Secondary									
	Dry Type	80%			2031	\$21,900	5	\$1,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Closets From 1st To 17th Floors									
Explanation : 90 Transformers Of 75 And 45 Kilovolt Amperes 480 Volts Primary , 277/120 Volts Secondary									
Switchgear / Switchboard									
	Fused Disc Sw	75%			2033	\$648,200	5	\$2,100	
	Fused Disc Sw	5%			2053	* *	5	\$100	
	Molded Case Bkrs	20%			2033	\$172,900	5	\$3,500	
Raceway									
	Busway	10%			2031	\$93,400	1		
	Conduit	80%			2033	\$747,100	1		
	Conduit	10%			2053	* *	1		
Panelboards									
	Fused Disc Sw	10%			2032	\$98,000	5	\$1,500	
	Molded Case Bkrs	15%			2049	* *	5	\$2,600	
	Molded Case Bkrs	75%			2032	\$734,600	5	\$12,900	
Wiring									
	Busway	10%			2031	\$139,000	1		
	Thermoplastic	80%			2033	\$1,112,100	1		
	Thermoplastic	10%			2053	* *	1		
Motor Controllers									
	Locally Mounted	10%			2031		5	\$400	
	Motor Control Center	20%			2046	* *	5	\$3,600	
	Motor Control Center	65%			2031	\$1,160,800	5	\$11,600	
	Variable Frequency Drive	5%			2046	* *			
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	80%			2031	\$85,400	1	\$161,400	
	Automatic	20%			2046	* *	1	\$40,300	
Generators									
	Diesel	100%			2029	\$1,710,900	1	\$253,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Two Emergency Generators Rated At 750 Kilowatts Each.									
Batteries									
	Lead/Acid	100%			2026	\$2,500	5	\$24,300	

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	30%			2032	\$7,900	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Two 105 Gallons Rated Capacity							
	Main Tank	70%			2036	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement 3							
		Explanation : 20,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	45%			2028	\$3,771,800	10	\$222,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	30%			2038	* *	10	\$148,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2033	\$419,100	10	\$24,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lights							
	LED	20%			2041	* *			
Egress Lighting									
	Emergency, Service	10%			2033	\$33,900	1		
	Emergency, Service	50%			2028	\$169,700	1		
	Exit, LED	10%			2061	* *	1		
	Exit, Service	20%			2028	\$47,500	1		
	Exit, Service	10%			2038	* *	1		
Exterior Lighting									
	HID	20%			2028	\$625,500	10	\$400	
	LED	10%			2038	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2036	* *	5	\$1,500	
Alarm									
	Security System								
	Generic	100%			2033	\$1,258,300	1	\$244,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Cafeteria, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

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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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2033

\$1,728,900

1-3

\$404,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2043

* *

1

*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%

2036

* *

1

\$26,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Equipment Room**Explanation : Heat Exchanger Serves Reheat System And Radiation*

Steam Boiler

50%

2046

* *

1

\$266,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 4 Out Of 5 Boilers Are Newer Units*

Steam Boiler

20%

2031

\$960,300

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.*

Steam Boiler

20%

0-2

\$480,200

2038

* *

1

\$96,000

*Broken, Extent : Moderate, Area Affected : 100%**Location : No. 4 Boiler Is Not Working*

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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%			2041	* *	4	\$8,000	
	Central Plant Steam Piping/Pmp	70%	0-2	\$542,200	2043	* *	4	\$18,600	
		<i>Corroded, Extent : Moderate, Area Affected : 100%</i> <i>Location : Defective And Corroded Control Valve</i> <i>Damaged, Extent : Moderate, Area Affected : 20%</i> <i>Location : Secondary Water System And Reheat. Shut Off Valve Of Reheat System Defective</i> <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i> <i>Location : Deteriorating Insulation</i> <i>Leak Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Condensate Return Pipe Throughout</i> <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : 5th Floor. Pressure Reducing Defective. Damaged Control Of Bypass Shut Off Valve</i>							
Terminal Devices									
	Air Handler	50%	0-2	\$518,400	2028	\$5,183,500	1	\$149,900	
		<i>Corroded, Extent : Moderate, Area Affected : 100%</i> <i>Location : Air Handler Pans</i> <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Level B2, 5th And 18th Floors</i> <i>Explanation : Air Handler Doors Leaking Air</i>							
	Air Handler	10%			2041	* *	1	\$33,300	
	Convactor/Radiator	30%			2038	* *	1	\$52,200	
	Fan Coil Unit/Heat	10%	0-2	\$136,600	2033	\$1,365,900	1	\$15,700	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Reheat System</i>							
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	80%	0-2	\$898,600	2042	* *	1	\$419,800	
	Malfunctioning, Extent : Moderate, Area Affected : 10%								
	Location : No. 2 Chiller Not Working								
	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%			2029	\$2,246,500	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%			2043	* *	4	\$31,900	
	CW & CHW Wtr Pipe/Pump	20%			2053	* *	4	\$5,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Explanation : Pumps Replaced In 1999								
Terminal Devices									
	Air Handler/Cool/Ht	65%	0-2	\$1,389,600	2028	\$6,948,100	1	\$194,900	
	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%			2038	* *	1	\$50,000	
	Air Handler/Cool/Ht	20%			2041	* *	1	\$66,600	
	Recent Installation, Extent : N/A, Area Affected : 20%								
	Location : 18th Floor								
Heat Rejection									
	Water Cooling Tower	100%	0-2	\$2,782,600	2038	* *	2	\$433,800	
	Corroded, Extent : Severe, Area Affected : 10%								
	Location : Roof. Supply And Return Piping Corroded								
	Leak Evident, Extent : Severe, Area Affected : 100%								
	Location : Roof. Severe Leakages								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 3 Units								

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$300,400	
		Needs Cleaning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Exhaust Fans								
	Interior	98%			2028	\$2,394,400	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%			2028	\$21,400	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	\$353,800	2043	**	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								
	Steam Fired	100%			2043	**	4	\$79,900	
		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		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$134,200	4	\$13,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 2 Duplex Units							
	Sewage Ejector(s)								
	Electric	100%			2028	\$350,900	4	\$26,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 2 Duplex Units							
	Backflow Preventer								
	Generic	100%			2038	**	1	\$33,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Fire And Domestic							
	Fixtures								
	Generic	100%							

Vertical Transport

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	65%			LIFE		* *		
		Other Observation, Extent : N/A, 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 : Two Freight Elevators Are Not Working							
	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%			2043		* *	1-5	\$271,700
Sprinkler									
	No Component	40%							
	Generic	60%	0-2	\$228,500	2043		* *	1-2	\$78,500
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Leaking Sprinkler Piping							
Fire Pump									
	Generic	50%			2029	\$263,000		1	\$50,300
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Fire Pumps Are Beyond Their Useful Life Cycle							
	Generic	50%			2042		* *	1	\$50,300
Chemical System									
	Generic	33%			2026	\$16,500		1-3	\$80,100
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Chemical System Is Beyond Its Useful Life Cycle							
	Generic	67%			2032	\$33,500		1-3	\$162,600
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 17th Floor							
		Explanation : No Access For Proper Inspection							

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 22-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 170 **BIN** : 5113197

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$485,000
Interior Architecture		\$167,700
Electrical		\$91,500
Mechanical	\$106,300	
Site Pavements		\$808,800
Total	\$106,300	\$1,552,900
Importance Code A		\$485,000
Importance Code B	\$106,300	\$259,100
Importance Code C		\$808,800
Total	\$106,300	\$1,552,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$39,400	\$3,200	\$400	
Interior Architecture	\$43,800			\$1,500
Electrical		\$5,300	\$100	
Mechanical	\$800	\$28,000	\$2,800	\$600
Site Pavements	\$40,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$131,600	\$43,800	\$10,500	\$9,300
Importance Code A	\$39,700	\$13,300	\$600	\$300
Importance Code B	\$51,300	\$30,500	\$9,800	\$9,000
Importance Code C	\$40,600			
Total	\$131,600	\$43,800	\$10,500	\$9,300



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
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	\$12,400	LIFE	**	5	\$4,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Column Supports At Covered Walkway									
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Column Supports At Covered Walkway									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Column Supports At Covered Walkway									
	Masonry: Brick Cavity	40%			LIFE	**	5	\$7,400	
	Metal, Corrugated	10%			2052	**	1		
	Metal Panel	20%	0-2	\$5,500	2052	**	5	\$6,900	
Corrosion/Rusting, Extent : Light, Area Affected : 35%									
Location : Rooftop Mechanical Enclosure									
	Metal Sect. OHD	5%			2037	**	5	\$2,900	
	Pre-Cast Concrete	10%			LIFE	**	5	\$6,000	
	Weathering Steel	5%	Now	\$9,200	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	5%			2052	**	5	\$3,500	
Windows									
	Aluminum	100%			2048	**	5	\$700	
Parapets									
	Pre-Cast Concrete	85%			LIFE	**	5	\$2,000	
	No Component	15%							
Roof									
	Single Ply Membrane	100%	Now	\$9,700	2032	\$485,000			
Ponding, Extent : Moderate, Area Affected : 50%									
Location : Main Roofs And Overhangs At Covered Walkway									
Soffits									
	Metal Panel	100%	Now	\$2,700	2052	**	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									
	Carpet	25%			2026	\$41,900	3	\$4,200	
	Cast in Place Concrete	30%			LIFE	**	5	\$5,600	
	Ceramic Tile	5%			2041	**	5	\$400	
	Vinyl Tile	40%			2032	\$104,700	3	\$1,700	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$400	
	Gypsum Board	95%			LIFE	**	5	\$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
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	40%			2030	\$63,000	5	\$3,400	
	Exposed Struc: Steel	10%			LIFE	* *			
	Gypsum Board	50%			LIFE	* *	5	\$5,300	
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%			2052	* *			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	50%			2045	* *			
	Pavers/Stone	50%			2041	* *			
Parking/Driveway									
	Asphalt	100%	Now	\$40,400	2035	\$808,800			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Potholes, Extent : Moderate, Area Affected : 5%									
Location : Rear Yard									

Electrical		Current Repair		Future 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%			2052	* *	1		
Panelboards								
Molded Case Bkrs	100%			2048	* *	5	\$200	
Wiring								
Thermoplastic	100%			2052	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5		
Lighting								
Interior Lighting								
Fluorescent	95%			2032	\$91,500	10	\$4,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 5%								
Location : Lobby								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%								
Location : Throughout								
Incandescent	5%			2027	\$5,300	2		
Egress Lighting								
Emergency, Service	50%			2032	\$1,900	1		
Exit, LED	50%			2047	* *	1		
Exterior Lighting								
LED	15%			2032	\$5,100			
No Component	85%							

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HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	**	1		
	Conversion Equipment								
	Furnace	50%			2027	\$9,800	1	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof, EMS And Fire Department Garages							
		Explanation : 2 Rooftop Package Units With Gas Heat And 5 Gas Fired Space Heaters							
	Hot Water Boiler	50%			2037	**	1	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Rooms							
		Explanation : 2 Gas Fired Hot Water Boilers							
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$300	2040	**	4	\$300	
		Insul. Deteriorating, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Terminal Devices								
	Convactor/Radiator	100%			2037	**	1	\$1,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2027	\$106,300	2	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Rooftop Package Units							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$7,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,200	
	Exhaust Fans								
	Roof	100%			2027	\$12,300	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater With Tanks								
	Electric	20%			2027	\$5,300	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Serves Garage							
	Gas Fired	80%			2030	\$15,300	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : FDNY Mechanical Room							
		Explanation : FDNY Access							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearred Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, 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%			2052	* *	1-2	\$400	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$599,300	\$1,531,700
Interior Architecture	\$684,900	\$848,800
Electrical		\$5,486,300
Mechanical	\$2,112,600	\$21,374,300
Site Pavements	\$75,800	
Total	\$3,472,600	\$29,241,000
Importance Code A	\$599,300	\$2,728,400
Importance Code B	\$2,571,700	\$26,039,200
Importance Code C	\$301,600	\$473,500
Total	\$3,472,600	\$29,241,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$17,600	\$21,000		\$53,500
Interior Architecture	\$27,500			\$89,800
Electrical	\$98,100	\$66,700	\$55,900	\$60,600
Mechanical	\$134,100	\$181,400	\$122,200	\$188,300
Site Pavements	\$13,300			
Elevators/Escalators	\$80,600	\$80,600	\$80,600	\$80,600
Total	\$371,100	\$349,800	\$258,600	\$472,800
Importance Code A	\$18,300	\$21,000		\$55,500
Importance Code B	\$339,600	\$328,700	\$258,600	\$417,300
Importance Code C	\$13,300			
Total	\$371,100	\$349,800	\$258,600	\$472,800



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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
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	\$609,300		
Metal/Glass Curt Wall	30%			LIFE	**	5	\$146,200		
Metal Panel	30%			2051	**	5-10	\$536,200		
Metal Coiling Doors	5%			2044	**	5	\$40,600		
Granite Panels	5%			LIFE	**	5	\$9,700		
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+	\$3,200	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	\$41,200		
Roof									
Cast in Place Concrete	15%			LIFE	**				
IRMA/Protected Membrane	35%	Now	\$70,900	2036	**				
Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%									
Location : A And B Wing									
Modified Bitumen	30%	2-4	\$168,500	2036	**				
Blisters, Extent : Light, Area Affected : 20%									
Location : Wing B									
Single Ply Membrane	5%	Now	\$3,500	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	\$213,700	LIFE	**	5	\$335,000		
Recent Construction, Extent : N/A, 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	\$89,300	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	\$40,100	
	Vinyl Tile	70%	2-4	\$203,000	2036	**	3	\$134,700	
Worn/Eroded, Extent : Light, Area Affected : 10%									
Location : Elevator Lobbies									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2040	**	5	\$49,300	
	Concrete Masonry Unit	5%			LIFE	**	5	\$19,700	
	Glass: Single Pane	5%			LIFE	**	5	\$37,000	
	Gypsum Board	80%	0-2	\$225,800	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 : N/A, Area Affected : 100%									
Location : Third Floor									
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	15%	Now	\$27,500	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	\$13,300	2044	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Parking/Driveway									
	Asphalt	100%	0-2	\$75,800	2040	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL 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	20%			2044	* *			
	Drive								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$5,000	
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	\$2,500	5	\$76,400	

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Electrical		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		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Generator Room							
		Explanation : One 275 Gallon							
	Main Tank	50%			2059	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Underground							
		Explanation : One 10,000 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2031	\$4,535,100	10	\$267,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2031	\$533,500	10	\$31,500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	5%			2036	* *			
	Egress Lighting								
	Emergency, Service	55%			2031	\$118,800	1		
	Emergency, Battery	5%			2031	\$29,400	10	\$4,100	
	Exit, LED	35%			2046	* *	1		
	Exit, Service	5%			2031	\$7,600	1		
	Exterior Lighting								
	LED	100%			2036	* *			
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2059	* *	5	\$1,800	
Alarm									
	Security System								
	Generic	100%			2036	* *	1	\$128,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	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

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
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	\$1,196,700			
			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	\$42,200	5	\$4,100	
Distribution									
	Hot Wtr Piping/Pump	80%	0-2	\$30,700	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	\$4,619,300	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	\$6,434,900	1	\$334,000	
			Other Observation, Extent : Light, Area Affected : 90%						
			Location : Basement						
			Explanation : R123 Refrigerant						
	Reciprocating Compr/Chiller	10%			2031	\$517,300	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	\$134,500	1		
	Air Handler/Cool/Ht	98%			2031	\$6,668,200	1	\$207,800	
Heat Rejection									
	Air Cooled Condenser Unit	10%			2031	\$101,500	2	\$23,900	
	Water Cooling Tower	90%			2029	\$1,594,100	2	\$310,600	

Ventilation

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 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	\$191,200	
Exhaust Fans									
	Interior	50%			2031	\$777,600	2	\$5,300	
	Roof	50%			2031	\$340,200	2	\$5,300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2051	**	1		
HW Heat Exchanger									
	Steam Fired	100%	0-2	\$339,100	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	\$70,200	4	\$10,900	
Sewage Ejector(s)									
	Electric	100%			2031	\$183,600	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 : N/A, Area Affected : 100%									
Location : Lower Levels									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2041	**	1-5	\$179,300	
Sprinkler									
	Generic	100%			2041	**	1-2	\$96,100	
Fire Pump									
	Generic	100%			2034	\$334,800	1	\$64,000	
Chemical System									
	No Component	98%							
	Generic	2%			2026	\$1,000	1-3	\$4,900	

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$752,600	
Interior Architecture	\$64,800	\$303,500
Electrical	\$67,500	
Mechanical	\$100,600	\$115,800
Site Pavements		\$500,400
Total	\$985,500	\$919,800
Importance Code A	\$752,600	
Importance Code B	\$232,900	\$326,400
Importance Code C		\$593,300
Total	\$985,500	\$919,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$112,100			\$100
Interior Architecture	\$56,900			\$1,600
Electrical	\$30,500	\$2,000	\$1,800	\$20,800
Mechanical	\$30,900	\$1,600	\$1,300	\$1,200
Site Pavements	\$42,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$280,400	\$10,800	\$10,300	\$30,900
Importance Code A	\$112,100			\$100
Importance Code B	\$135,100	\$10,800	\$10,300	\$30,000
Importance Code C	\$33,200			\$800
Total	\$280,400	\$10,800	\$10,300	\$30,900



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

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL 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	\$15,600	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	\$406,000	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	\$22,800	LIFE	**	5	\$1,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Building Base								
Masonry: Limestone	3%	Now	\$20,600	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	\$27,000	LIFE	**	5	\$400	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Window Sills								
Windows								
Aluminum	5%			2039	**	5	\$300	
Steel	90%	Now	\$219,000	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	\$6,500	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	\$76,200	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	\$8,300	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	\$5,100	2026	\$51,400			
			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	\$23,900	LIFE	* *	5	\$30,100	
			Broken/Missing Elements, Extent : Light, Area Affected : 10%					
			Location : Basement					
Ceramic Tile	5%	0-2	\$1,200	2034	\$61,000	5	\$500	
			Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
			Location : Toilet Room 2nd Floor					
Vinyl Tile	25%	Now	\$3,000	2031	\$149,500	3	\$2,000	
			Broken/Missing Elements, Extent : Light, Area Affected : 10%					
			Location : 2nd Floor Storage Area					
Vinyl Tile 9" X 9"	5%	Now	\$4,300	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	\$92,900	5	\$1,700	
	Concrete Masonry Unit	5%			LIFE	**	5	\$700	
	Gypsum Board	20%			LIFE	**	5	\$4,000	
	Masonry: Brick	50%			LIFE	**			
	Plaster	20%	Now	\$8,200	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	\$64,800	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 Struc: Concrete	60%			LIFE	**	5	\$2,000	
	Exposed Struc: Concrete	10%	Now	\$16,200	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	\$17,800	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 : N/A, Area Affected : 100%									
Location : Loading Dock									
Explanation : Concrete Loading Dock Platform									
	No Component	85%							
Parking/Driveway									
	Asphalt	90%	2-4	\$25,000	2034	\$500,400			
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	\$13,200	1		
	Conduit	20%			2051	**	1		
Panelboards									
	Fused Disc Sw	5%			2039	**	5		
	Molded Case Bkrs	55%			2030	\$22,400	5	\$200	
	Molded Case Bkrs	40%			2039	**	5	\$100	
Wiring									
	Braided Cloth	60%	2-4	\$12,200	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	\$12,100	5		
	Motor Control Center	70%			2036	**	5	\$200	
	Motor Control Center	10%			2036	**	5		
Stand-by Power									
Transfer Switches									
	Automatic	100%			2029	\$6,700	1	\$3,900	
Generators									
	Diesel	100%			2027	\$67,500	1	\$5,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 375 Kilovolt-ampere To Supply The Main Building							
Batteries									
	Nickel Cadmium	100%			2026	\$2,500	5	\$2,900	
Fuel Storage									
	Day Tank	100%			2030	\$26,200	5		
		Other Observation, Extent : N/A, 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	\$4,900	1		
	Emergency, Battery	5%			2031	\$1,200	10	\$200	
	Exit, Service	40%			2031	\$2,500	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	\$115,800			
	Terminal Devices								
	Convactor/Radiator	85%			2029	\$100,600	1	\$3,900	
	Unit Heater - Steam	15%			2026	\$12,300	4	\$300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2026	\$11,000	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$2,400	
	No Component	70%							
	Exhaust Fans								
	Roof	10%			2026	\$2,800	2		
	Wall Unit	30%			2026	\$1,900	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	\$2,600	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 : N/A, 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	

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$15,200		\$1,300	
Interior Architecture		\$900	\$3,800	\$400
Electrical	\$500	\$600	\$600	\$6,300
Mechanical	\$500	\$600	\$2,200	\$24,700
Total	\$16,100	\$2,100	\$7,900	\$31,300
Importance Code A	\$15,200		\$1,300	
Importance Code B	\$1,000	\$2,100	\$6,600	\$31,300
Importance Code C				
Total	\$16,100	\$2,100	\$7,900	\$31,300



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 Estimates are rounded to the nearest hundred dollars.

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

** 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

Architecture		Current 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	\$8,000	
	Other Observation, Extent : N/A, 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	\$3,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Brick Veneer Exterior And Roof Membrane Interior - On A Modular Building Construction								
	Roof								
	Modified Bitumen	100%	Now	\$15,200	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	\$12,600	
	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

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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	\$7,000	
Ventilation									
	Exhaust Fans								
	Roof	100%			2036	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater With Tanks								
	Electric	100%			2029	\$24,200	4		

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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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$4,212,400	\$756,800
Interior Architecture	\$931,700	\$7,361,700
Electrical	\$1,026,500	\$2,906,000
Mechanical	\$513,500	\$1,595,800
Total	\$6,684,000	\$12,620,300
Importance Code A	\$4,212,400	\$1,040,700
Importance Code B	\$1,674,500	\$7,812,600
Importance Code C	\$797,100	\$3,767,100
Total	\$6,684,000	\$12,620,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$18,000	\$700		
Interior Architecture	\$49,100	\$203,200		\$30,700
Electrical	\$61,200	\$21,300	\$19,300	\$64,500
Mechanical	\$79,200	\$18,200	\$19,900	\$32,500
Site Enclosure	\$1,000			
Site Pavements	\$19,000			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$245,300	\$261,200	\$56,900	\$145,400
Importance Code A	\$18,400	\$700		\$4,100
Importance Code B	\$221,000	\$249,900	\$56,900	\$129,600
Importance Code C	\$6,000	\$10,600		\$11,800
Total	\$245,300	\$261,200	\$56,900	\$145,400



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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	\$1,763,400	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	\$617,000	LIFE	**	5	\$19,200		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : South Elevation								
Slate Panels	3%			LIFE	**	5	\$5,700		
Window Wall	5%	0-2	\$396,500	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	\$1,284,900	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	\$67,500	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	\$400		
Roof									
Modified Bitumen	100%			2031	\$547,300	10	\$49,000		
Soffits									
Cast in Place Concrete	90%	Now	\$83,100	LIFE	**	5	\$34,400		
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Uppper Level Soffits								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$700		
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	\$184,900	3	\$15,300		
Cast in Place Concrete	5%	0-2	\$17,800	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	\$120,800	5	\$7,700		
Terrazzo	15%			LIFE	**	5	\$24,000		
Vinyl Tile	59%	0-2	\$68,100	2031	\$3,407,400	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 : N/A, Area Affected : 100%									
Location : 2nd And 3rd Floors									
Interior Walls									
Ceramic Tile	5%			2034	\$1,328,500	5	\$23,600		
Ceramic Tile	3%			2027	\$797,100	5	\$14,200		
Other Observation, Extent : Light, Area Affected : 100%									
Location : First Floor									
Explanation : Decommissioned Pool									
Fabric on Framing	3%			2032	\$2,198,200	5	\$7,100		
Gypsum Board	29%			LIFE	**	5	\$82,200		
Marble Panels	5%			LIFE	**				
Plaster	45%			LIFE	**	5	\$63,800		
SGFT/Glazed Masonry	5%			LIFE	**				
Wood	5%			LIFE	**	5	\$94,500		
Ceilings									
AcousTileSusp.Lay-In	65%			2036	**	5	\$132,900		
Exposed Struc: Concrete	5%	0-2	\$31,300	LIFE	**	5	\$1,600		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Mechanical Rooms And Document Storage Room									
Plaster	30%			LIFE	**	5	\$38,300		
Site Enclosure									
Fence/Gates									
Chain Link	5%			2051	**				
Iron Picket	95%			2051	**				
Free Standing Walls									
Concrete Masonry Unit	10%	Now	\$1,000	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 \$14,000 2036 * *

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

Location : Throughout

No Component 25%

On-Site Walkways

Cast in Place Concrete 70% Now \$5,000 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 \$133,000 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 \$66,500 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 \$10,500 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 \$10,500 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 \$27,300 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 \$299,200 5 \$3,600

Raceway

Conduit 90% 2031 \$265,800 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	\$30,600	5	\$300	
	Molded Case Bkrs	60%			2030	\$183,700	5	\$2,200	
	Molded Case Bkrs	30%			2039	* *	5	\$1,100	
Wiring									
	Braided Cloth	20%	2-4	\$81,700	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	\$148,400	5	\$700	
	Locally Mounted	20%			2036	* *	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,000	
Stand-by Power									
Transfer Switches									
	Automatic	40%			2044	* *	1	\$16,900	
	Automatic	60%			2029	\$16,400	1	\$25,300	
Generators									
	Diesel	50%			2027	\$70,900	1	\$26,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 188 Kilovolt-ampere Kohler							
	Diesel	50%			2027	\$70,900	1	\$26,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : One 313 Kilovolt-ampere Kohler							
Batteries									
	Lead/Acid	50%			2026	\$1,300	5	\$2,500	
	Lead/Acid	50%			2026	\$1,300	5	\$2,500	
Fuel Storage									
	Day Tank	100%			2030	\$26,200	5		
		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	\$1,631,100	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	\$41,800	10	\$2,500	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Auditorium							
Egress Lighting									
	Emergency, Service	55%			2031	\$47,500	1		
	Exit, Service	30%			2031	\$18,100	1		
	Exit, Service	15%			2026	\$9,100	1		
Exterior Lighting									
	HID	100%			2026	\$654,600	10	\$400	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2034	\$21,600	5	\$500	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2031	\$184,300	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	\$84,400	5	\$8,100	
Distribution									
	Steam Piping/Pump	100%			2041	* *			
Terminal Devices									
	Air Handler	15%			2031	\$396,000	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	\$76,900	2	\$400	
	Split Unit	5%			2031	\$166,600			
	Window/Wall Unit	70%			2026	\$372,000	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	\$64,600	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	\$326,600	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	\$16,200	2	\$4,800	
	Dry Cooler	10%			2036	* *	2	\$9,600	
Recent Replace Evident, Extent : N/A, Area Affected : 60%									
Location : Outdoor Gound Floor									
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%	0-2	\$24,600	LIFE	* *	2-5	\$15,300	
Corroded, Extent : Severe, Area Affected : 4%									
Location : 2nd Floor Roof									
	No Component	80%							
Exhaust Fans									
	Interior	100%			2031	\$622,200	2	\$4,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2041	* *	1		
	Galvanized Steel	50%			2036	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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 : N/A, Area Affected : 100%						
			Location : Basement To 8th Floor						
			Explanation : 2 Units						
Fire Suppression									
	Standpipe Generic	100%			2041	* *	1-5	\$71,700	
	Sprinkler Generic	100%			2041	* *	1-2	\$38,400	
	Fire Pump Generic	100%			2040	* *	1	\$25,600	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$927,400
Interior Architecture	\$127,300	\$217,800
Electrical	\$122,000	
Mechanical	\$138,500	\$677,200
Total	\$387,800	\$1,822,400
Importance Code A		\$1,385,500
Importance Code B	\$387,800	\$352,700
Importance Code C		\$84,100
Total	\$387,800	\$1,822,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$62,300			\$7,100
Interior Architecture				\$13,100
Electrical	\$20,100	\$21,800	\$17,400	\$18,000
Mechanical	\$54,300	\$34,600	\$41,800	\$27,500
Site Pavements	\$48,600			
Elevators/Escalators	\$38,400	\$38,400	\$38,400	\$38,400
Total	\$223,600	\$94,900	\$97,600	\$104,100
Importance Code A	\$71,700			\$8,200
Importance Code B	\$103,300	\$94,900	\$97,600	\$96,000
Importance Code C	\$48,600			
Total	\$223,600	\$94,900	\$97,600	\$104,100



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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL 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	\$849,100	
	Metal/Glass Curt Wall	25%			LIFE	**	5	\$78,400	
	Metal Panel	5%			2051	**	5-10	\$57,500	
	Granite Panels	5%			LIFE	**	5	\$6,300	
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	\$38,000	
Roof									
	Modified Bitumen	95%	Now	\$37,300	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	\$22,900	
	Ceramic Tile	5%			2040	**	5	\$10,500	
	Terrazzo	40%			LIFE	**	5	\$65,500	
	Vinyl Tile	50%	Now	\$59,200	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	\$13,600	
	Glass: Single Pane	5%			LIFE	**	5	\$8,500	
	Gypsum Board	62%			LIFE	**	5	\$84,100	
	Metal Panel	5%			LIFE	**			
	Granite Panels	5%			LIFE	**			
	Wood	3%			LIFE	**	5	\$27,100	
Ceilings									
	AcousTileSusp.Lay-In	65%			2044	**	5	\$136,200	
	Exposed Struc: Steel	15%			LIFE	**			
	Gypsum Board	15%			LIFE	**	5	\$39,300	
	Metal Panel	5%			LIFE	**	5	\$13,100	
Site Enclosure									

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
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	\$48,600	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	30%			2044	* *			
	Drive								

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	\$2,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	* *	1	\$43,100	
Lighting								
Interior Lighting								
Fluorescent	85%			2036	* *	10	\$109,200	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	5%			2036	* *	10	\$6,400	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	5%			2036	* *	10	\$6,400	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
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	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : CCTV Surveillance System							
Fire/Smoke Detection								
Generic, Digital	100%			2036	* *	1-3	\$86,300	
Mechanical								
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								
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	\$9,200	2034	\$458,100			
				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	\$21,500	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	\$82,400	1		
	Air Handler/Cool/Ht	97%			2036	* *	1	\$84,000	
Heat Rejection									
	Air Cooled Condenser Unit	10%	Now	\$2,100	2031	\$41,500	2	\$7,800	
				Broken, Extent : Moderate, Area Affected : 10%					
				Location : Penthouse Roof					
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$78,100	
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	\$138,500	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	\$136,700	1	\$26,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building E									
Explanation : Fire Pump Is Located In Building E									

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$767,100	\$389,700
Electrical		\$903,200
Mechanical	\$381,300	
Total	\$1,148,400	\$1,292,900
Importance Code A	\$942,700	\$389,700
Importance Code B	\$205,700	\$903,200
Total	\$1,148,400	\$1,292,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$103,100			\$21,600
Interior Architecture	\$84,400	\$26,200		\$2,100
Electrical	\$42,800	\$3,300	\$3,000	\$8,800
Mechanical	\$54,700	\$4,300	\$8,100	\$14,100
Total	\$285,000	\$33,800	\$11,100	\$46,600
Importance Code A	\$111,900	\$2,000	\$2,000	\$23,600
Importance Code B	\$126,900	\$31,900	\$9,100	\$23,000
Importance Code C	\$46,100			
Total	\$285,000	\$33,800	\$11,100	\$46,600



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 Estimates are rounded to the nearest hundred dollars.

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

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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	\$4,700	
	Masonry: Brick	90%	Now	\$479,600	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	\$38,200	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	\$30,200	LIFE	**	5	\$500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Window Sills							
Windows									
	Aluminum	20%			2039	**	5	\$600	
	Steel	80%	Now	\$114,500	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	\$34,700	LIFE	**	5	\$5,400	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	10%			LIFE	**	5	\$700	
Roof									
	Metal Panel	25%			2029	\$173,000	10	\$21,300	
	Modified Bitumen	75%			2031	\$389,700	10	\$34,900	
Soffits									
	Metal Panel	10%	2-4		2041	**	5	\$200	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Entry And Loading Dock							
	No Component	90%							
Interior									

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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	\$25,200	3	\$2,100	
Cast in Place Concrete	40%	4+	\$19,400	LIFE	* *	5	\$24,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Boiler Area								
Quarry Tile	45%	0-2	\$18,900	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	\$1,400	
Masonry: Brick	75%	0-2	\$46,100	LIFE	* *			
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Basement								
Plaster	10%			LIFE	* *	5	\$500	
Ceilings								
AcousTileSusp.Lay-In	15%			2044	* *	5	\$4,200	
Exposed Struc: Concrete	65%			LIFE	* *	5	\$2,800	
Exposed Struc: Steel	10%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$1,700	
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	\$481,900	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	\$68,400	5	\$400	
	Molded Case Bkrs	20%			2039	**	5	\$100	
Wiring									
	Braided Cloth	60%	2-4	\$33,000	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	\$5,400	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	\$300	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2036	**	1	\$6,100	
Generators									
	Diesel	100%			2034	\$82,400	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%			2026	\$2,500	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		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 330 Gallon Tanks							
Lighting									
	Interior Lighting								
	Fluorescent	78%			2031	\$270,500	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	\$6,800	1		
	Emergency, Battery	5%			2031	\$1,700	10	\$200	
	Exit, LED	30%			2046	* *	1		
	Exit, Service	10%			2031	\$900	1		
Exterior Lighting									
	LED	100%			2039	* *			
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2034	\$20,500	5	\$500	
		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 : Throughout 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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%	Now	\$8,800	2029	\$175,600	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 Piping/Pmp	100%			2041	* *	4	\$1,000	
Terminal Devices									
	Convactor/Radiator	80%			2036	* *	1	\$5,100	
	Unit Heater - Steam	20%			2026	\$22,900	4	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	1%			2034	\$4,100	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	\$9,600	2041	* *			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 2nd Floor Boiler Engineer's Lunch Room							
	Window/Wall Unit	5%			2026	\$3,800	1		
	No Component	92%							
Distribution									
	CW & CHW Wtr Pipe/Pump	2%			2057	* *	4		
	No Component	98%							
Terminal Devices									
	Fan Coil - 2 Pipe	5%			2036	* *	1	\$300	
	No Component	95%							
Heat Rejection									
	Water Cooling Tower	100%	2-4	\$400	2029	\$8,100	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	\$2,200	
	No Component	80%							

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL 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	\$2,000	2		
	Wall Unit	50%	Now	\$4,300	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	\$205,700	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	\$4,000	4	\$600	
	Backflow Preventer								
	Generic	100%			2036	**	1	\$1,200	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$10,300	
	Sprinkler								
	Generic	100%			2041	**	1-2	\$5,500	
	Fire Pump								
	Generic	100%			2034	\$19,200	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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,630,200	\$123,600
Interior Architecture		\$504,100
Electrical	\$363,200	\$1,120,900
Mechanical	\$408,500	\$380,100
Site Pavements		\$271,400
Total	\$2,401,900	\$2,400,100
Importance Code A	\$1,630,200	\$256,600
Importance Code B	\$771,700	\$1,872,100
Importance Code C		\$271,400
Total	\$2,401,900	\$2,400,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$64,900			\$3,300
Interior Architecture	\$25,000		\$500	\$2,000
Electrical	\$54,100	\$6,700	\$6,000	\$10,700
Mechanical	\$48,100	\$4,800	\$2,700	\$5,600
Site Enclosure	\$3,400			
Site Pavements	\$13,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$216,400	\$18,800	\$16,400	\$28,800
Importance Code A	\$65,500			\$4,800
Importance Code B	\$136,100	\$18,800	\$16,400	\$24,100
Importance Code C	\$14,700			
Total	\$216,400	\$18,800	\$16,400	\$28,800



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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.

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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	\$42,900	LIFE	* *	5	\$17,500	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Canopy At South Entrance							
	Masonry: Brick	90%	Now	\$531,200	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	\$1,100	
	Metal Coiling Doors	3%			2029	\$229,700	5	\$6,600	
Windows									
	Steel	100%	Now	\$446,500	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	\$422,700	2041	* *			
		Blisters, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	100%	Now	\$5,400	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	\$132,000	
	Cast in Place Concrete	15%	Now	\$21,000	LIFE	**	5	\$26,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : First And Third Floors							
	Ceramic Tile	5%			2034	\$232,000	5	\$4,000	
	Vinyl Tile	5%			2031	\$113,700	3	\$1,500	
Interior Walls									
	Concrete Masonry Unit	30%			LIFE	**	5	\$8,500	
	Gypsum Board	20%			LIFE	**	5	\$8,500	
	Plaster	10%			LIFE	**	5	\$2,100	
	SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	10%			2036	**	5	\$8,000	
	Exposed Struc: Concrete	85%			LIFE	**	5	\$10,700	
	Plaster	5%			LIFE	**	5	\$2,500	
Site Enclosure									
Fence/Gates									
	Chain Link	20%	2-4	\$1,100	2041	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 100%							
		Location : North Facade							
	Iron Picket	80%			2066	**			
Retaining Walls									
	Cast in Place Concrete	25%	Now	\$2,300	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 : N/A, 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	\$13,600	2034	\$271,400			
		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	\$133,000	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	\$133,000	5	\$1,300	
	Raceway								
	Conduit	60%			2031	\$36,900	1		
	Conduit	40%			2041	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2030	\$6,100	5	\$100	
	Molded Case Bkrs	90%			2030	\$55,100	5	\$1,200	
	Wiring								
	Braided Cloth	80%	2-4	\$35,800	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	20%			2031	\$17,900	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$151,500	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$700	
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	\$111,100	1	\$19,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior							
		Explanation : Portable 70.5 Kilowatt Generator							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2031	\$651,900	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	\$15,500	1		
	Exit, Service	50%			2026	\$10,900	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	\$211,700	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	\$30,300	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	\$200,500	4	\$4,700	

Air Conditioning

Energy Source

Electricity	100%			2039	* *	1		

Conversion Equipment

Exterior Pkg Unit - Cooling	15%			2026	\$82,900	2	\$500	

R-22 Refrigerant, Extent : Light, Area Affected : 10%

Location : Roof

Split Unit	15%			2031	\$179,600			
Window/Wall Unit	20%			2026	\$38,200	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	\$1,400	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2041	* *	1		
	Galvanized Steel	80%			2036	* *	1		
	Water Heater With Tanks								
	Solar	100%			2026	\$325,600	1		
	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	\$25,800	
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$13,800	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 22-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4,Ph
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$2,515,300
Interior Architecture	\$90,800	\$9,463,100
Electrical	\$148,800	\$2,984,000
Mechanical	\$4,082,000	\$7,886,400
Site Pavements	\$112,600	\$2,251,000
Total	\$4,434,100	\$25,099,900
Importance Code A		\$2,769,700
Importance Code B	\$4,321,600	\$20,016,700
Importance Code C	\$112,600	\$2,313,500
Total	\$4,434,100	\$25,099,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$44,200	\$13,800		
Interior Architecture	\$84,800		\$26,100	\$19,900
Electrical	\$24,900	\$19,900	\$18,100	\$17,200
Mechanical	\$62,800	\$78,200	\$64,100	\$73,300
Site Enclosure	\$6,100			
Elevators/Escalators	\$29,800	\$29,800	\$29,800	\$29,800
Total	\$252,600	\$141,600	\$138,100	\$140,200
Importance Code A	\$49,000	\$15,900		
Importance Code B	\$195,200	\$125,600	\$138,100	\$140,200
Importance Code C	\$8,400			
Total	\$252,600	\$141,600	\$138,100	\$140,200



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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. #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%	Now	\$44,200	LIFE	**	5	\$66,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Loading Docks							
Masonry: Brick Cavity	85%			LIFE	**	5	\$112,300	
Window Wall	5%			2052	**	5	\$24,800	
Windows								
Aluminum	100%			2040	**	5	\$53,000	
Parapets								
Cast in Place Concrete	65%			LIFE	**	5	\$96,000	
Masonry: Brick Cavity	15%			LIFE	**	5	\$2,100	
Metal Panel	5%			2052	**	5	\$2,800	
Metal Rail	15%			2045	**	5-10	\$38,800	
Roof								
Built-Up (BUR)	5%			2032	\$54,700	10	\$4,200	
	Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%							
	Location : Loading Dock Roof							
IRMA/Protected Membrane	95%			2032	\$2,106,600	10	\$79,700	
	Recent Repair Evident, Extent : N/A, Area Affected : 15%							
	Location : Various Locations							
Soffits								
Metal Panel	40%			2052	**	5-10		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : South Side Of Building							
	Explanation : Freestanding Canopies							
Stucco Cement	60%			2037	**	5		
Interior								
Floors								
Carpet	10%			2031	\$484,800	3	\$36,800	
Cast in Place Concrete	10%			LIFE	**	5	\$53,600	
Ceramic Tile	5%			2041	**	5	\$12,300	
Panel/Paver: Cer/Brk	5%			2048	**	5	\$27,600	
Quarry Tile	5%	Now	\$20,200	2045	**	5	\$9,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Kitchen							
Vinyl Tile	25%	Now	\$37,900	2037	**	3	\$23,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Basement Rooms B-23 And B27							
Vinyl Tile 9" X 9"	40%			2032	\$8,768,000	3	\$49,000	

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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%			2041	* *	5	\$16,800	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$13,400	
	Masonry: Brick	10%			LIFE	* *			
	Plaster	62%			LIFE	* *	5	\$62,500	
	SGFT/Glazed Masonry	10%			LIFE	* *			
	Wood	3%			LIFE	* *	5	\$40,300	
Ceilings									
	AcousTileConcealSpLn	10%			2030	\$441,100	5	\$30,700	
	AcousTileSusp.Lay-In	10%			2045	* *	5	\$24,500	
	Exposed Struc: Concrete	10%			LIFE	* *	5	\$3,800	
	Metal Panel	20%	4+	\$90,800	LIFE	* *	5	\$61,300	
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : 5th Floor Corridors							
	Plaster	50%			LIFE	* *	5	\$76,600	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Loading Dock Area							
		Explanation : Installed Above Retaining Walls							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$6,100	2067	* *			
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : Loading Dock Area							
		Explanation : Deteriorated Expansion Joints							
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2045	* *			
Parking/Driveway									
	Asphalt	100%	Now	\$112,600	2035	\$2,251,000			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North Parking Area							

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%			2032	\$254,400	5	\$4,300		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.									

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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									
Transformers									
	Liquid Filled	100%			2030	\$29,900	5	\$1,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside									
Explanation : No Available Nameplate Ratings									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2032	\$254,400	5	\$900	
Raceway									
	Conduit	90%			2032	\$229,700	1		
	Conduit	10%			2042	* *	1		
Panelboards									
	Fused Disc Sw	5%			2040	* *	5	\$200	
	Molded Case Bkrs	90%			2031	\$200,800	5	\$3,900	
	Molded Case Bkrs	5%			2040	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2032	\$345,100	1		
	Thermoplastic	10%			2042	* *	1		
Motor Controllers									
	Locally Mounted	15%			2037	* *	5	\$200	
	Locally Mounted	85%			2030	\$478,500	5	\$900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Connected To Metal Water Pipe									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2045	* *	1	\$50,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Emergency Electrical Room									
Explanation : Two 100 Ampere And One 600 Ampere									
Generators									
	Diesel	100%			2041	* *	1	\$63,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside									
Explanation : Emergency Generator Rated At 500 Kilowatts									
Batteries									
	Lead/Acid	100%			2026	\$2,700	5	\$6,100	
Fuel Storage									
	Day Tank	100%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside									
Explanation : 300 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	5%			2037	* *	10	\$7,500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	50%			2037	* *	10	\$75,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	35%			2032	\$975,200	10	\$52,600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	3%			2037	* *	10	\$4,500	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Lobby								
Incandescent		2%			2027	\$61,600	2	\$100	
	LED	5%			2037	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Rooms							
		Explanation : LED Lights Observed							
Egress Lighting									
	Emergency, Service	20%			2032	\$22,600	1		
	Emergency, Service	30%			2037	* *	1		
	Exit, LED	20%			2060	* *	1		
	Exit, Service	30%			2032	\$23,700	1		
Exterior Lighting									
HID		20%			2032	\$170,900	10	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : 6 HID Light Fixtures Controlled By Photo Cells							
	No Component	80%							
Alarm									
Security System									
No Component		50%							
	Generic	50%			2037	* *	1	\$30,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
No Component		70%							
	Generic, Digital	30%			2037	* *	1-3	\$30,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Horns, Manual Pull Stations, Strobe Lights							

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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%			2052	* *	1		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Building 15						
			Explanation : From New Power Plant						
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2041	* *	5	\$9,700	
	Distribution								
	Steam Piping/Pump	100%			2042	* *			
	Terminal Devices								
	Air Handler	50%			2027	\$1,723,000	1	\$50,700	
	Fan Coil Unit/Heat	50%			2027	\$2,270,100	1	\$26,500	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout						
			Explanation : Dual Temperature Induction Units Observed						
Air Conditioning									
	Energy Source								
	Plant Campus Steam / PRV	90%			2052	* *	1		
	Electricity	10%			2048	* *	1		
	Conversion Equipment								
	Absorption Chiller/Steam/HW	80%			2035	\$4,753,400	1	\$141,800	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement Pit						
			Explanation : 2 Steam Driven Absorption Chillers With Lithium Bromide Refrigerant						
	Ext Pkg Unit - Heating/Cooling Split Unit	10%			2037	* *	2	\$1,000	
		10%			2032	\$434,800			
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2042	* *	4	\$12,100	
	Terminal Devices								
	Induction Unit	100%			2032	\$989,200	1	\$52,900	
	Heat Rejection								
	Water Cooling Tower	100%			2033	\$925,000	2	\$164,900	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Unit						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$91,400	

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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									
	Exhaust Fans								
	Interior	75%			2032	\$609,100	2	\$3,800	
	Roof	25%	0-2	\$88,800	2042	**	2	\$1,000	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : Roof Units Require Frequent Repair Due To Age And Condition								
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2037	**	1		
	Water Heater With Tanks								
	Electric	90%			2030	\$23,800	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 3 Units								
	Electric	10%			2030	\$2,600	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 6th Floor Mechanical Room								
	Explanation : 1 Unit								
	HW Heat Exchanger								
	Steam Fired	100%			2052	**	4	\$16,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$36,700	4	\$3,500	
	Sewage Ejector(s)								
	Compressed Air	100%			2042	**	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 5th Floor								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	No Component	15%							
	Generic	85%	Now	\$14,300	2042	**	1-5	\$49,400	
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Sprinkler								
	Generic	100%			2042	**	1-2	\$45,900	
	No Backflow Preventer, Extent : Light, Area Affected : 100%								
	Location : Basement								

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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump							
	Generic	100%		2035	\$174,800	1	\$30,600	
Chemical System	No Component	90%						
	Generic	10%		2027	\$5,500	1-3	\$22,300	

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,695,500	\$71,700
Interior Architecture	\$885,100	\$2,033,500
Electrical	\$659,500	\$209,800
Mechanical	\$252,200	\$1,181,000
Site Pavements	\$251,700	
Total	\$3,744,000	\$3,496,000
Importance Code A	\$1,695,500	\$71,700
Importance Code B	\$1,289,500	\$2,637,300
Importance Code C	\$759,000	\$787,000
Total	\$3,744,000	\$3,496,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$11,300	\$6,200		
Interior Architecture	\$120,800		\$338,800	\$10,700
Electrical	\$32,000	\$138,900	\$200	\$200
Mechanical	\$1,900	\$7,500	\$4,700	\$2,000
Site Enclosure	\$1,900			
Site Pavements	\$33,300			
Total	\$201,200	\$152,600	\$343,700	\$13,000
Importance Code A	\$11,300	\$6,600		
Importance Code B	\$156,600	\$145,900	\$343,700	\$13,000
Importance Code C	\$33,300			
Total	\$201,200	\$152,600	\$343,700	\$13,000



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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	\$150,100	LIFE	* *	5	\$26,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Over Main Entrance							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Over Main Entrance							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : At 1st And 2nd Floor Window Sills							
	Ceramic Tile	3%			2042	* *	10	\$1,900	
	Copper/Terne	7%	Now	\$151,500	2052	* *			
		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	\$363,200	2037	* *	5	\$71,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Courtyard							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Courtyard							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Perimeter Walls							
		Explanation : Steel Framed Building With Terra Cotta Infill							
Windows									
	Aluminum	10%			2031		5	\$700	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Connector Tunnel At South Administration Offices And Shops							
	Wood	90%	Now	\$171,200	2057	* *	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	\$64,700	LIFE	**	5	\$8,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : Interior Courtyard							
Copper/Terne	45%	Now	\$81,600	2052	**	5	\$11,600	
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Various Locations Throughout							
Metal Panel	30%			2042	**	5	\$12,300	
Stucco Cement	15%	Now	\$11,000	2037	**	5	\$2,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Courtyard							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Courtyard							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations In Courtyard							
Roof								
Built-Up (BUR)	10%	Now	\$83,900	2042	**			
	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	\$152,500	2042	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Modified Bitumen	35%	Now	\$274,900	2042	**			
	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	\$201,900	2042	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : Over Storage Area							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Courtyard							

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%	Now	\$67,800	2028	\$338,800	3	\$25,700	
		Worn/Eroded, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
		Wrinkling, Extent : Moderate, Area Affected : 25%							
		Location : First Floor							
	Ceramic Tile	5%	Now	\$21,600	2035	\$216,000	5	\$1,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : Restrooms On Ground And 2nd Floors							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Restrooms On Ground And 2nd Floors							
	Quarry Tile	10%	Now	\$56,400	2037	* *	5	\$5,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : South Corridor							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : South Corridor							
	Sheet Vinyl/Rubber	10%	Now	\$50,100	2032	\$501,300	5	\$5,100	
		Seams Open/Split, Extent : Moderate, Area Affected : 10%							
		Location : Corridors							
	Terrazzo	25%	4+	\$89,600	LIFE	* *	5	\$13,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Ground Floor							
	Vinyl Tile	25%			2032	\$529,200	3	\$8,600	
Interior Walls									
	Cast in Place Concrete	10%	Now	\$192,500	LIFE	* *			
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : First Floor Tunnel Area At Shops And South Service Tunnel							
	Ceramic Tile	10%	Now	\$139,300	2035	\$696,400	5	\$5,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Ground Floor Corridors, Restrooms							
	Glass: Single Pane	3%			LIFE	* *	5	\$2,500	
	Plaster	57%	Now	\$175,500	LIFE	* *	5	\$19,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : South Corridor And Tunnel Under Administration Offices							
		Water Penetration, Extent : Moderate, 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%	Now	\$6,400	2037	* *	5	\$3,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : South Side Offices And Corridor								
Exposed Struc: Concrete	10%	0-2	\$23,000	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	\$181,800	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 : Moderate, Area Affected : 20%								
Location : Ground Floor Corridors And Administrative Extension								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$1,900	2052	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Parking Area On North Side Of Building								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$33,300	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Courtyard								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Courtyard								
Parking/Driveway								
Asphalt	100%			2028	\$251,700			

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%			2042	* *	5	\$1,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.									
Transformers									
Liquid Filled		100%			2037	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside									
Explanation : No Available Nameplate Ratings									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2042	* *	5	\$1,000	

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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									
Raceway									
	Conduit	20%			2042	* *	1		
	Conduit	80%			2032	\$61,900	1		
Panelboards									
	Fused Disc Sw	10%			2031	\$8,900	5	\$100	
	Molded Case Bkrs	80%			2031	\$71,400	5	\$800	
	Molded Case Bkrs	10%			2040	* *	5	\$100	
Wiring									
	Braided Cloth	30%	0-2	\$31,300	2057	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2042	* *	1		
	Thermoplastic	40%			2032	\$41,800	1		
Lighting									
Interior Lighting									
	Fluorescent	5%			2032	\$34,700	10	\$1,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways And Office							
	Fluorescent	95%			2027	\$659,500	10	\$31,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%			2027	\$34,100	10	\$4,400	
	Exit, Battery	50%			2027	\$28,800	10	\$1,200	
Exterior Lighting									
	Fluorescent	7%			2027	\$11,400	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Controlled Via Photocell							
	HID	8%			2027	\$15,200	10		
		Outdr Lights On During Daytime, Extent : Light, Area Affected : 50%							
		Location : Outside Perimeter							
	No Component	85%							
Alarm									
Fire/Smoke Detection									
	No Component	90%							
	Generic, Analog	10%			2027	\$10,500	1-3	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Manual Pull Stations Only							

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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									
	Energy Source								
	Plant Campus Steam / PRV	100%			2042	**	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Building 15						
			Explanation : From New Power Plant						
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2035	\$24,500	5	\$2,200	
	Distribution								
	Steam Piping/Pump	100%			2032	\$325,800			
			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%			2030	\$332,700	1	\$11,800	
			On Extended Life, Extent : Moderate, Area Affected : 100%						
			Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit						
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Window/Wall Unit	70%			2027	\$107,900	1		
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,300	
	Exhaust Fans								
	Interior	80%			2027	\$144,400	2	\$900	
	No Component	20%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$522,500	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						
	Fixtures								
	Generic	100%							
Fire Suppression									

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$18,400	
Sprinkler									
	No Component	98%							
	Generic	2%			2042	* *	1-2	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Carpenters Room									
Explanation : Only In One Room									

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 24-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical	\$82,600	\$4,300
Total	\$82,600	\$4,300
Importance Code B	\$82,600	\$4,300
Total	\$82,600	\$4,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$24,200	\$27,700		
Interior Architecture	\$24,300	\$1,500	\$300	
Electrical	\$21,200	\$14,400	\$100	\$100
Mechanical	\$1,300	\$4,400	\$900	\$600
Site Pavements	\$23,000			
Total	\$93,900	\$48,000	\$1,400	\$700
Importance Code A	\$24,600	\$28,200	\$400	\$400
Importance Code B	\$39,100	\$19,800	\$900	\$200
Importance Code C	\$30,200			
Total	\$93,900	\$48,000	\$1,400	\$700



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
Copper/Terne	7%			2052	**	10	\$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic								
Explanation : Attic Dormer								
Glazed Ceramic Panel	1%	Now	\$3,800	LIFE	**	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South West Corner								
Masonry: Brick	75%			LIFE	**	5	\$8,100	
Patching Evident, Extent : Light, Area Affected : 15%								
Location : South West Corner								
Masonry: Limestone	7%			LIFE	**	5	\$600	
Stucco Cement	5%			2037	**	5	\$1,300	
Windows								
Aluminum	10%			2040	**	5	\$200	
Glass Block	5%			LIFE	**	5	\$100	
Metal Clad	10%			2031	\$11,700	5	\$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic Windows								
Explanation : Copper Clad Wood								
Wood	75%	Now	\$12,200	2040	**	5	\$6,800	
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : 2nd Story Windows - South East Corner								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Exterior Side Of Windows								
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$800	
Masonry: Limestone	40%	Now	\$7,600	LIFE	**	5	\$900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : East And South Cornice								
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Underside Of Cornice Throughout								
Metal Panel	5%			2042	**	5	\$400	
Pre-Cast Concrete	10%			LIFE	**	5	\$1,100	
Roof								
Asphalt Shingle	10%			2035	\$2,300	10	\$100	
Copper/Terne	40%			2047	**	10	\$3,900	
Modified Bitumen	45%			2027	\$21,300	10	\$1,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Single Story Roof								
Skylight, Metal/Glass	5%			2042	**	10	\$600	

Interior

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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									
Floors									
	Carpet	10%			2031	\$13,500	3	\$1,000	
	Cast in Place Concrete	15%			LIFE	* *	5	\$2,200	
	Quarry Tile	20%			2037	* *	5	\$2,000	
	Sheet Vinyl/Rubber	5%			2032	\$25,000	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Dance Studio									
Explanation : None									
	Terrazzo	50%	4+	\$7,100	LIFE	* *	5	\$2,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Door Thresholds In Basement									
Interior Walls									
	Plaster	80%	Now	\$7,300	LIFE	* *	5	\$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Basement, Second Floor Offices									
Paint Peeling, Extent : Moderate, Area Affected : 15%									
Location : Staircase									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Second Floor Offices									
	SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	5%			2037	* *	5	\$300	
	Exposed Struc: Concrete	10%			LIFE	* *	5	\$100	
	Plaster	85%	Now	\$9,900	LIFE	* *	5	\$3,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Second Floor Offices									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Second Floor Offices									
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	100%			2052	* *			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$1,300	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stair Treads At North Entrance And Walk At Rear Entrance									
Parking/Driveway									
	Cast in Place Concrete	100%	0-2	\$21,700	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : South Side Or Rear Of Building									

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

Over 600 Volts

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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
Over 600 Volts									
	Transformers								
	Liquid Filled	100%			2037	**	3		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : Nameplate Not Visible, Fed From Campus Substation							
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2042	**	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2042	**	5	\$100	
	Raceway								
	Conduit	80%			2032	\$14,500	1		
	Conduit	20%			2042	**	1		
	Panelboards								
	Fused Disc Sw	20%			2031	\$4,500	5		
	Molded Case Bkrs	20%			2040	**	5		
	Molded Case Bkrs	60%			2031	\$13,400	5	\$100	
	Wiring								
	Braided Cloth	40%	0-2	\$9,400	2057	**	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	40%			2032	\$9,400	1		
	Thermoplastic	20%			2042	**	1		
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$11,600	LIFE	**	5	\$100	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2032	\$4,300	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	95%			2027	\$82,600	10	\$4,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Egress Lighting								
	Emergency, Battery	50%			2032	\$4,300	10	\$600	
	Exit, Battery	50%			2032	\$3,600	10	\$200	

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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	

Lighting

Exterior Lighting
Fluorescent

30%
2027 \$6,100 10 \$100
Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Outside

No Component

70%

Alarm

Fire/Smoke Detection
No Component
Generic, Analog

70%
30%
2027 \$3,900 1-3 \$800
Other Observation, Extent : N/A, 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%
2042 * * 1

Conversion Equipment
Hot Water Boiler

10%
2045 * * 1 \$200
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement Level
Explanation : Serves Ballet Studio

Steam Boiler

90%
2037 * * 1 \$4,100
Other Observation, Extent : N/A, Area Affected : 100%
Location : Boiler Room
Explanation : 1 Gas Fired Steam Boiler

Distribution

Hot Wtr Piping/Pump
Steam Piping/Pump

10%
2048 * * 4
90% Now \$700 2042 * *
Leak Evident, Extent : Moderate, Area Affected : 2%
Location : Pipe Just Outside Of Boiler Room

Terminal Devices

Convactor/Radiator
Fan Coil Unit/Heat

90%
2037 * * 1 \$1,300
10%
2032 \$12,600 1 \$200

Air Conditioning

Energy Source
Electricity

100%
2040 * * 1

Conversion Equipment
Window/Wall Unit
No Component

20%
2027 \$3,900 1
80%

Ventilation**Distribution**

Ductwork/Diffusers

100%
LIFE * * 2-5 \$2,500

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Roof	10%		2032	\$1,000	2		
	No Component	90%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2042	* *	1		
	Water Heater With Tanks							
	Gas Fired	100%		2030	\$19,100	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 24-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$692,700	\$1,544,800
Electrical		\$209,200
Mechanical		\$375,400
Total	\$692,700	\$2,129,400
Importance Code A	\$692,700	\$1,544,800
Importance Code B		\$584,600
Total	\$692,700	\$2,129,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$81,500	\$600		
Interior Architecture	\$13,600	\$20,700		\$300
Electrical	\$21,600	\$14,700	\$300	\$200
Mechanical	\$4,500	\$19,700	\$6,300	\$4,600
Site Enclosure	\$6,900	\$4,600		
Site Pavements	\$24,300			
Total	\$152,300	\$60,400	\$6,600	\$5,100
Importance Code A	\$82,200	\$1,500	\$700	\$700
Importance Code B	\$41,500	\$54,300	\$5,900	\$4,400
Importance Code C	\$28,700	\$4,600		
Total	\$152,300	\$60,400	\$6,600	\$5,100



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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	\$40,000	LIFE	* *	5	\$29,900	
		Vertical Cracks, Extent : Moderate, Area Affected : 10% Location : West And East Facades At Foundation Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Cement Stucco Finish Worn Off - All Facades							
	Cast Stone/Terra Cotta	4%	Now	\$22,200	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	\$367,200	LIFE	* *	5	\$39,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : South Facade At Door Openings Diagonal Cracks, Extent : Moderate, 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 : Moderate, Area Affected : 15% Location : At Downspouts - South And North Facades Vertical Cracks, Extent : Moderate, Area Affected : 15% Location : East Facade							
	Pre-Cast Concrete	3%	Now	\$12,100	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	\$176,500	2057	* *	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							

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Cast Stone/Terra Cotta	90%	Now	\$149,000	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%			2042	**	5	\$600	
	Metal Panel	5%			2042	**	5	\$600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Gutters At Cornice								
	Explanation : Copper								
Roof									
	Asphalt Shingle	80%	Now	\$7,200	2035	\$143,600			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
	Location : North, East And South Facing Gutters								
	Loose Units, Extent : Moderate, Area Affected : 15%								
	Location : Entry Portico - West Side								
	Modified Bitumen	10%			2032	\$36,300	10	\$3,000	
	Skylight, Metal/Glass	10%			2032	\$1,401,200	10	\$9,900	
Soffits									
	Copper/Terne	50%			2052	**	10		
	Masonry: Brick	50%			LIFE	**	5		
Interior									
Floors									
	Carpet	2%	Now	\$10,700	2034	\$10,700	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%			2041	**	5	\$1,300	
	Panel/Paver: Cer/Brk	3%			2040	**	5	\$1,800	
	Quarry Tile	15%			2037	**	5	\$6,100	
	Wood	70%			2047	**	5	\$35,400	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$2,000	
	Masonry: Brick	5%			LIFE	**			
	Plaster	90%			LIFE	**	5	\$10,900	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%	Now	\$1,300	2045	* *	5	\$700	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Men's Bathroom							
	Plaster	95%			LIFE	* *	5	\$16,000	
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Kitchen							
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	50%			2037	* *	5-10	\$7,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : South Patio Area							
		Explanation : This Is Actually A Metal Pipe Guardrail							
	Chain Link	50%	Now	\$3,400	2042	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Northeast Side Of Building							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$3,500	2052	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : South Patio Area							
Site Pavements									
	On-Site Walkways								
	Asphalt	10%	Now	\$2,900	2041	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : West Entry							
	Cast in Place Concrete	90%	Now	\$16,500	2037	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Entry Stair Cheek Walls							
Parking/Driveway									
	Asphalt	100%	0-2	\$4,900	2041	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : West Entry Area							
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Electrical		Current Repair			Future 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%			2042	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1,000 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2042	* *	5	\$400	
	Raceway								
	Conduit	100%			2042	* *	1		

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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
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2040	* *	5		
	Molded Case Bkrs	90%			2040	* *	5	\$300	
Wiring									
	Thermoplastic	100%			2042	* *	1		
Ground									
Grounding Devices									
	Not Accessible	100%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location :								
	Explanation : In The Crawlspace								
Lighting									
Interior Lighting									
	Fluorescent	15%	4+	\$21,300	2032	\$35,500			
	Inadequate Lighting Level, Extent : Moderate, Area Affected : 70%								
	Location : Kitchen								
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Kitchen And Office								
	Fluorescent	5%			2037	* *	10	\$600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Corridor And Toilets								
	Incandescent	80%			2032	\$209,200	2	\$200	
Egress Lighting									
	Emergency, Battery	40%			2037	* *	10	\$1,300	
	Exit, Service	60%			2037	* *	1		
Exterior Lighting									
	Fluorescent	20%			2032	\$12,400	10	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : 7 Compact Fluorescent Light Fixtures								
	HID	10%			2032	\$7,200	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : 4- HID Light Fixtures								
	No Component	70%							
Alarm									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2027	\$12,000	1-3	\$2,600	
	Other Observation, Extent : N/A, 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

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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Natural Gas	100%		2052	**	1		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : 2 Gas Meters</i>					
			<i>Explanation : Located Outside</i>					
	Conversion Equipment							
	Hot Water Boiler	100%		2037	**	1	\$6,900	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Boiler Room - First Floor</i>					
			<i>Explanation : 1 Gas Fired Hot Water Boiler</i>					
	Distribution							
	Hot Wtr Piping/Pump	100%		2048	**	4	\$700	
	Terminal Devices							
	Air Handler	50%		2032	\$146,200	1	\$4,300	
	Convactor/Radiator	45%		2037	**	1	\$2,000	
	Fan Coil Unit/Heat	5%		2032	\$19,300	1	\$200	
Air Conditioning								
	Energy Source							
	Electricity	100%		2048	**	1		
	Conversion Equipment							
	Reciprocating	100%		2032	\$229,200	1	\$6,500	
	Compr/Chiller							
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Ground Level</i>					
			<i>Explanation : Unit Mounted On Exterior Slab</i>					
	Distribution							
	CW & CHW Wtr	100%		2052	**	4	\$700	
	Pipe/Pump							
	Terminal Devices							
	Air Handler/Cool/Ht	100%		2037	**	1	\$8,600	
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$7,800	
	Exhaust Fans							
	Interior	80%		2037	**	2	\$300	
	Roof	20%		2032	\$6,000	2	\$100	
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2045	**	1		

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	50%			2027	\$13,200	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Second Floor Mechanical Room							
		Explanation : Unit Serves Restrooms							
	Gas Fired	50%			2030	\$9,500	2		
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Kitchen							
		Explanation : Unit Serves Kitchen							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2037	* *	1	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Unit Serves Boiler Only							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Chemical System								
	No Component	90%							
	Generic	10%			2030	\$5,500	1-3	\$22,300	

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 24-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Site Pavements	\$286,400	
Total	\$286,400	
Importance Code C	\$286,400	
Total	\$286,400	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$49,100	\$2,000		
Interior Architecture	\$2,500	\$1,900		
Electrical	\$100	\$8,700	\$100	\$100
Mechanical	\$200	\$1,700	\$400	\$200
Site Pavements	\$46,300	\$400	\$400	\$3,100
Total	\$98,100	\$14,700	\$900	\$3,300
Importance Code A	\$49,200	\$2,200	\$200	\$200
Importance Code B	\$2,500	\$12,000	\$300	\$100
Importance Code C	\$46,300	\$400	\$400	\$3,100
Total	\$98,100	\$14,700	\$900	\$3,300



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$2,800	
Stucco Cement	90%	4+	\$6,500	2037	**	5	\$6,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East Wall								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Facades On Rear Additions								
Windows								
Steel	50%	Now	\$4,500	2040	**	5	\$1,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Stained Glass Windows In Nave								
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	\$11,800	2057	**	5	\$1,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Office And Rear Addition Windows								
Corrosion/Rusting, Extent : Moderate, 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	5%	Now	\$4,100	LIFE	**	5	\$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Coping On Rear Addition Parapets								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Coping								
Explanation : Component Is Actually Clay Tile								
Metal Panel	10%			2042	**	5	\$3,100	
Metal Rail	5%	Now	\$12,000	2052	**	5	\$2,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Balconies								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Balconies								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Balconies								
Stucco Cement	80%	Now	\$8,800	2037	**	5	\$8,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Clay Tile	75%			2042	**	10	\$2,700	
	Copper/Terne	5%			2047	**	10	\$400	
	Modified Bitumen	20%			2032	\$8,800	10	\$700	
Soffits									
	Stucco Cement	100%	Now	\$1,400	2037	**	5	\$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Underside Of Balcony									
Interior									
Floors									
	Ceramic Tile	5%			2041	**	5	\$300	
	Sheet Vinyl/Rubber	5%			2037	**	5	\$500	
	Terrazzo	60%			LIFE	**	5	\$2,800	
	Wood	30%			2047	**	5	\$3,400	
Interior Walls									
	Gypsum Board	20%			LIFE	**	5	\$300	
	Plaster	80%			LIFE	**	5	\$600	
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$1,100	2037	**	5	\$600	
Broken/Missing Elements, Extent : Moderate, 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	60%			LIFE	**			
	Gypsum Board	10%	Now	\$1,200	LIFE	**	5	\$800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Office Below One Story Roof On West Side Of Building									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Office Below One Story Roof On West Side Of Building									
	Plaster	10%			LIFE	**	5	\$400	
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	60%	Now	\$12,500	2037	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : At Curbs, Flags And Stair Landing - East Side									
	Steel Grating	10%			2042	**	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Steel Stair At Rear Of Building									
Explanation : Access From Grade To Lower Roof Areas									
	Wood	30%	Now	\$28,600	2027	\$286,400	1-3	\$11,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Ramp Guardrails On East Side									
Split/Cracked, Extent : Moderate, Area Affected : 20%									
Location : Ramp On 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 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

Site Pavements

Parking/Driveway

Asphalt

100% 0-2 \$5,200 2041 * *

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

Location : East Drive And 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

Molded Case Bkrs

100% 2042 * * 5 \$100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Garage

Explanation : Main Service Disconnect Switch Rated At 800 Amperes.

Switchgear / Switchboard

Molded Case Bkrs

100% 2042 * * 5 \$100

Raceway

Conduit

100% 2042 * * 1

Panelboards

Fused Disc Sw

5% 2040 * * 5

Molded Case Bkrs

95% 2040 * * 5 \$100

Wiring

Thermoplastic

100% 2042 * * 1

Ground

Grounding Devices

Not Accessible

100%

Other Observation, Extent : N/A, Area Affected : 0%

Location :

Explanation : Crawlspace

Lighting

Interior Lighting

Fluorescent

75% 2032 \$32,800 10 \$2,400

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

Location : Offices

Explanation : T-12 Lamps

Fluorescent

5% 2032 \$2,200 10 \$200

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Garage

Incandescent

20% 2032 \$10,200 2

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

Location : 1st Floor

Explanation : Chandeliers

Egress Lighting

Emergency, Battery

50% 2032 \$3,300 10 \$400

Exit, Service

50% 2032 \$700 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 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	30%			2027	\$5,500	10		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Outside						
			Explanation : Controlled Via Photocell						
	No Component	70%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2027	\$3,000	1-3	\$700	
			Other Observation, Extent : N/A, 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%			2042	* *	1		
	Conversion Equipment								
	Furnace	100%			2037	* *	1	\$1,700	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : 1st And 2nd Floor						
			Explanation : 2 Units						
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Split Unit	90%			2037	* *			
	Window/Wall Unit	10%			2027	\$1,500	1		
Ventilation									
	Exhaust Fans								
	Wall Unit	20%			2037	* *	2		
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$19,100	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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 : N/A, Area Affected : 100%									
Location : Leaders And Gutters On Perimeter Of The Roof									
Explanation : Leaders And Gutters Run Into Cast Iron Piping Below Grade									
Fixtures									
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 24-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$520,900	\$149,000
Interior Architecture		\$245,900
Electrical		\$68,600
Mechanical		\$84,200
Total	\$520,900	\$547,800
Importance Code A	\$520,900	\$149,000
Importance Code B		\$398,700
Total	\$520,900	\$547,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$60,100	\$1,200		
Interior Architecture	\$33,600	\$2,900		
Electrical	\$100	\$11,500	\$100	\$100
Mechanical	\$400	\$52,300	\$800	\$400
Site Pavements	\$6,700			
Total	\$100,900	\$68,000	\$900	\$500
Importance Code A	\$60,400	\$22,100	\$300	\$300
Importance Code B	\$33,800	\$45,900	\$700	\$200
Importance Code C	\$6,700			
Total	\$100,900	\$68,000	\$900	\$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 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	85%	Now	\$398,700	LIFE	**	5	\$149,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Wall Corners And Buttresses							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
		Location : Wall Corners And Buttresses							
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Painted Surfaces, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Masonry: Brick	5%	4+	\$16,100	LIFE	**	5	\$1,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Main Entrance Door							
	Pre-Cast Concrete	5%	0-2	\$14,200	LIFE	**	5	\$5,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Window Sills							
		Explanation : Deteriorated Paint Finish							
	Wood	5%	Now	\$53,000	2052	**	5	\$4,400	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
		Location : Angle Brackets And Barge Rafters							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Angle Brackets And Barge Rafters							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Angle Brackets And Barge Rafters							
Windows									
	Steel	90%	Now	\$69,200	2057	**	5	\$7,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, 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	\$3,600	2057	**	5	\$700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Rear Addition Windows							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : Rear Addition Windows							
Parapets									
	Cast in Place Concrete	90%			LIFE	**	5	\$8,100	
	Pre-Cast Concrete	10%			LIFE	**	5	\$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 16 - OLD CHAPEL/THEATRE
Asset # : 981

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	80%	Now	\$2,100	2035	\$20,700			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Downspouts</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Built-Up (BUR)	15%			2037	**	10	\$600	
Copper/Terne	5%			2047	**	10	\$500	
Soffits								
Wood	100%	Now	\$24,100	2030	\$24,100	5	\$2,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof Eaves</i>								
Interior								
Floors								
Sheet Vinyl/Rubber	40%			2032	\$245,900	5	\$5,000	
Wood	60%	Now	\$33,600	2047	**	5	\$4,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	75%			LIFE	**	5	\$3,500	
Plywood/Hardboard	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2037	**	5	\$800	
Exposed Struc: Wood	80%			LIFE	**			
Plywood/Hardboard	10%			2042	**	1		
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$6,700	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steps At Side Entrances</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
Over 600 Volts								
Transformers								
Liquid Filled	100%			2037	**	3	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 70 Ampere 13.2 Kilowatts</i>								
Under 600 Volts								

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 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									
	Service Equipment								
	Molded Case Bkrs	100%			2042	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2042	* *	5	\$200	
	Raceway								
	Conduit	100%			2042	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2040	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2042	* *	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Crawlspace							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2027	\$7,400	10	\$500	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Office							
	Fluorescent	10%			2032	\$7,400	10	\$500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Office							
	Incandescent	80%			2032	\$68,600	2	\$100	
	Egress Lighting								
	Emergency, Battery	50%			2032	\$5,500	10	\$700	
	Exit, Service	50%			2032	\$1,100	1		
	Exterior Lighting								
	Incandescent	30%			2032	\$10,600	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : Four Floodlights							
	No Component	70%							
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Analog	20%			2027	\$3,400	1-3	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Office							
		Explanation : Manual Pull Stations And Alarm Bells							

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

Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current 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%			2062	* *	1		
	Conversion Equipment								
	Furnace	100%			2027	\$20,500	1	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Furnace Room							
		Explanation : 1 Unit							
	Terminal Devices								
	Fan Coil Unit/Heat	50%			2037	* *	1	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Auditorium							
		Explanation : Electric Unit Heater							
	No Component	50%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2027	\$5,000	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,300	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2030	\$84,200	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 With Tanks								
	Electric	100%			2027	\$26,400	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : The Sanitary Piping Is Beyond Useful Life Cycle Limit							
	Fixtures								
	Generic	100%							

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Maintenance \$ are aggregated over a 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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 24-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$50,200
Interior Architecture		\$780,100
Site Pavements		\$127,000
Total		\$957,300
Importance Code A		\$50,200
Importance Code B		\$780,100
Importance Code C		\$127,000
Total		\$957,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$48,200	\$900	\$27,900	
Interior Architecture	\$31,600		\$3,700	
Electrical	\$700	\$22,600	\$1,100	\$700
Mechanical	\$50,800	\$6,900	\$6,300	\$5,000
Site Pavements	\$6,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$144,900	\$37,600	\$46,100	\$12,900
Importance Code A	\$49,200	\$2,200	\$28,900	\$1,000
Importance Code B	\$88,900	\$35,400	\$17,200	\$11,900
Importance Code C	\$6,800			
Total	\$144,900	\$37,600	\$46,100	\$12,900



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 Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Base Of Building									
Explanation : Painted Cement Stucco Finish									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,700	
	Ceramic Tile	1%			2042	**	10	\$200	
	Masonry: Brick	69%	Now	\$41,200	LIFE	**	5	\$15,400	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Classroom One On 1st Floor									
Windows									
	Metal Louvers	2%			2041	**	10	\$700	
	Wood	96%			2048	**	5	\$54,600	
	Wood	2%			2048	**	5	\$1,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : First Floor Office									
Explanation : Stained Glass Windows									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,900	
	Copper/Terne	5%			2067	**	5	\$1,800	
	Masonry: Brick	15%			LIFE	**	5	\$1,100	
	Masonry: Limestone	75%			LIFE	**	5	\$7,000	
Roof									
	Clay Tile	93%			2052	**	10	\$50,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : This Is Actually A Faux Clay Tile Made Of Metal									
	Skylight, Metal/Glass	7%			2052	**	10	\$12,600	
Soffits									
	Masonry: Limestone	100%	Now	\$7,000	LIFE	**	5	\$200	
Efflorescence, Extent : Moderate, Area Affected : 40%									
Location : Main Entry Portico									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Main Entry Portico									
Interior									
Floors									
	Carpet	20%			2031	\$123,100	3	\$9,300	
	Cast in Place Concrete	10%			LIFE	**	5	\$6,800	
	Poured Epoxy/Resin	40%			2030	\$780,100			
	Vinyl Tile	15%			2037	**	3	\$1,800	
	Wood	15%	0-2	\$31,100	2047	**	5	\$4,400	
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Flanking Gathering Rooms And Various Offices									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Flanking Gathering Rooms And Various Offices									
Explanation : Original Herringbone Flooring									

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	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 Struc: Concrete	35%			LIFE	* *	5	\$1,700	
	Gypsum Board	10%			LIFE	* *	5	\$3,900	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2052	* *			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	90%			2037	* *			
	Masonry: Granite	10%			LIFE	* *			
	Parking/Driveway								
	Asphalt	100%	2-4	\$6,300	2035	\$127,000			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Parking Areas									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2052	* *	5	\$500	
		Other Observation, Extent : N/A, 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 : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : No Available Nameplate Ratings							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2052	* *	5	\$500	
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2048	* *	5		
	Molded Case Bkrs	95%			2048	* *	5	\$500	
	Wiring								
	Thermoplastic	100%			2052	* *	1		
	Motor Controllers								
	Variable Frequency Drive	100%			2045	* *			
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 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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen Ground Level							
		Explanation : Ground Observed							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2037	**	10	\$600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
	Fluorescent	90%			2037	**	10	\$17,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2037	**	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	LED	5%			2037	**			
	Egress Lighting								
	Emergency, Battery	50%			2037	**	10	\$2,500	
	Exit, Battery	50%			2037	**	10	\$700	
	Exterior Lighting								
	LED	30%			2037	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 3 LED Light Fixtures Controlled Via Photocell							
	No Component	70%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2037	**	1	\$3,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$3,700	
		Other Observation, Extent : N/A, 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%			2052	* *	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 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									
	Conversion Equipment								
	Hot Water Boiler	100%			2045	**	1	\$10,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Gas Fired Hot Water Boilers							
	Distribution								
	Hot Wtr Piping/Pump	100%			2048	**	4	\$1,000	
	Terminal Devices								
	Air Handler	20%			2037	**	1	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Heat Recovery Ventilating Unit Observed							
	Fan Coil Unit/Heat	80%	Now	\$46,100	2037	**	1	\$4,800	
		Broken, Extent : Severe, Area Affected : 20%							
		Location : Three Of 22 Units Broken							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Ceiling Plenum							
		Explanation : Fan Powered Boxes With Reheat Coil Observed, No Access To Units For Maintenance							
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2037	**	1	\$9,700	
		Other Observation, Extent : N/A, 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%			2052	**	4	\$1,000	
Ventilation									
	Exhaust Fans								
	Roof	100%			2037	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$19,100	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2037	**	1	\$300	
	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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Maintenance \$ are aggregated over a ten-year period. Site specific 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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			2052		* *	1-2	\$5,800
Chemical System									
	No Component	90%							
	Generic	10%			2030	\$5,500	1-3	\$22,300	

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$309,200	\$1,830,200
Interior Architecture		\$918,000
Electrical	\$98,100	\$119,900
Mechanical		\$614,500
Total	\$407,300	\$3,482,600
Importance Code A	\$309,200	\$1,830,200
Importance Code B	\$98,100	\$915,800
Importance Code C		\$736,600
Total	\$407,300	\$3,482,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$1,200			\$19,800
Interior Architecture	\$126,500	\$7,200		\$1,900
Electrical	\$39,200	\$1,100	\$14,500	\$22,600
Mechanical	\$1,600	\$7,600	\$2,200	\$2,600
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$175,600	\$23,100	\$23,900	\$54,100
Importance Code A	\$1,800	\$600	\$600	\$20,600
Importance Code B	\$134,900	\$22,500	\$23,300	\$33,500
Importance Code C	\$38,900			
Total	\$175,600	\$23,100	\$23,900	\$54,100



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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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	\$61,800	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+	\$183,000	2034	\$1,830,200	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 : N/A, Area Affected : 100%							
	Location : 2nd Floor Windows							
Wood	50%	Now	\$64,400	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 : N/A, 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	\$170,700	3	\$13,000	
Carpet	20%			2026	\$75,900	3	\$7,700	
Ceramic Tile	15%			2032	\$181,400	5	\$2,900	
Ceramic Tile	15%			2042	* *	5	\$2,900	
Terrazzo	5%	0-2	\$5,000	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	\$36,800	2032	\$736,600	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	\$2,000	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	\$9,000	1		
	Conduit	50%			2049	* *	1		
Panelboards									
	Fused Disc Sw	10%			2045	* *	5		
	Molded Case Bkrs	30%			2028	\$13,400	5	\$100	
	Molded Case Bkrs	60%			2045	* *	5	\$200	

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	20%	2-4	\$4,400	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2029	\$6,700	1		
	Thermoplastic	50%			2049	* *	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	45%			2029	\$98,100	10	\$5,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st floor									
Explanation : T-12 Lamps									
	Fluorescent	50%			2034	\$109,000	10	\$5,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : 2nd Floor									
	Fluorescent	5%			2034	\$10,900	10	\$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways									
Egress Lighting									
	Emergency, Battery	50%			2034	\$12,000	10	\$1,500	
	Exit, Service	50%			2034	\$3,100	1		
Alarm									
Security System									
	Generic	100%			2034	\$24,300	1	\$4,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2026	\$33,400	1-3	\$7,400	
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.
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** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	50%			2034	\$22,300	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	\$117,200	1	\$4,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Split Unit	50%			2034	\$170,200			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Ceiling							
	Window/Wall Unit	10%			2027	\$5,400	1		
	No Component	40%							
Terminal Devices									
	Fan Coil - 4 Pipe	100%			2034	\$327,100	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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	No Component	50%							
	Generic	50%			2049	* *	1-5	\$3,200	

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 24-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical	\$34,000	
Site Pavements		\$254,400
Total	\$34,000	\$254,400
Importance Code B	\$34,000	
Importance Code C		\$254,400
Total	\$34,000	\$254,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$48,300	\$3,200	\$26,800	
Interior Architecture	\$500		\$2,400	
Electrical	\$500	\$15,600	\$600	\$400
Mechanical	\$1,200	\$1,300	\$2,600	\$1,300
Site Pavements	\$36,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$94,200	\$27,200	\$39,600	\$8,900
Importance Code A	\$49,000	\$4,100	\$27,500	\$700
Importance Code B	\$8,700	\$23,100	\$12,100	\$8,200
Importance Code C	\$36,500			
Total	\$94,200	\$27,200	\$39,600	\$8,900



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$48,300	LIFE	**	5	\$26,200	
Repairs in Progress, Extent : N/A, Area Affected : 2%								
Location : Adjacent To Front Entrance								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Various Elevations At Base Of Wall								
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Adjacent To Front Entrance								
Explanation : Foundation Waterproofing Installation								
Windows								
Wood	100%			2048	**	5	\$53,600	
Roof								
Asphalt Shingle	95%			2041	**	10	\$5,400	
Copper/Terne	5%			2060	**	10	\$4,300	
Soffits								
Wood	100%			2037	**	5	\$6,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Eaves								
Explanation : None								
Interior								
Floors								
Ceramic Tile	5%			2041	**	5	\$1,000	
Vinyl Tile	95%			2037	**	3	\$7,300	
Interior Walls								
Glass: Single Pane	2%			LIFE	**	5	\$400	
Gypsum Board	98%			LIFE	**	5	\$14,500	
Ceilings								
AcousTileSusp.Lay-In	65%			2045	**	5	\$13,600	
Gypsum Board	35%			LIFE	**	5	\$9,100	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2052	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$23,800	2045	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Ramp At Entry								
Parking/Driveway								
Asphalt	100%	Now	\$12,700	2035	\$254,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Parking Area - West Side								
Potholes, Extent : Moderate, Area Affected : 25%								
Location : West Side								
Activity Yard								
Rubber Matting	100%			2037	**			

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2052	**	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes Fed From FDNY.									
Switchgear / Switchboard									
	Fused Disc Sw	20%			2052	**	5		
	Molded Case Bkrs	80%			2052	**	5	\$300	
Raceway									
	Conduit	50%			2032	\$2,500	1		
	Conduit	50%			2052	**	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$600	5		
	Molded Case Bkrs	45%			2031	\$5,000	5	\$200	
	Molded Case Bkrs	50%			2048	**	5	\$200	
Wiring									
	Thermoplastic	50%			2032	\$5,100	1		
	Thermoplastic	50%			2052	**	1		
Motor Controllers									
	Locally Mounted	100%			2045	**	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	30%			2027	\$34,000	10	\$3,900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Police Precinct Office									
	Fluorescent	60%			2037	**	10	\$7,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Grace Foundation Area									
	Fluorescent	10%			2037	**	10	\$1,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Lobby									
Egress Lighting									
	Emergency, Battery	50%			2037	**	10	\$1,700	
	Exit, LED	50%			2060	**	1		
Exterior Lighting									
	LED	30%			2037	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside									
Explanation : 8 LED Light Fixtures									
	No Component	70%							

Alarm

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

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

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$1,600

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2040

* *

1-3

\$2,600

*Other Observation, Extent : N/A, 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%

2052

* *

1

Conversion Equipment

Hot Water Boiler

100%

2045

* *

1

\$7,100

*Other Observation, Extent : N/A, Area Affected : 50%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

2048

* *

4

\$700

Terminal Devices

Convactor/Radiator

100%

2045

* *

1

\$4,600

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Split Unit

100%

2037

* *

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$8,000

Exhaust Fans

Interior

100%

2037

* *

2

\$400

Plumbing

H/C Water Piping

Brass/Copper

50%

2052

* *

1

Galvanized Steel

50%

2045

* *

1

Water Heater With Tanks

Gas Fired

100%

2030

\$19,100

2

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 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
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st 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.

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$64,300
Total		\$64,300
Importance Code A		\$64,300
Total		\$64,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$18,600	\$800		
Interior Architecture	\$5,700			
Electrical		\$100		
Mechanical	\$300	\$200	\$400	\$200
Total	\$24,600	\$1,100	\$400	\$200
Importance Code A	\$18,800	\$1,000	\$200	\$200
Importance Code B	\$100		\$200	
Importance Code C	\$5,700			
Total	\$24,600	\$1,100	\$400	\$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 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%	4+	\$1,400	LIFE	* *	5	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Building Base									
Spalling, Extent : Moderate, Area Affected : 5%									
Location : Building Base									
	Masonry: Brick Cavity	80%	Now	\$15,900	LIFE	* *	5	\$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : At Door Thresholds									
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : At Expansion Joints									
	Metal Panel	10%			2042	* *	5-10	\$2,800	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$700	
Windows									
	Aluminum	75%			2040	* *	5		
	Metal Louvers	25%			2035	\$600	10	\$100	
Roof									
	Built-Up (BUR)	100%	0-2	\$1,300	2032	\$64,300			
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Soffits									
	Pre-Cast Concrete	100%			LIFE	* *	5	\$2,900	
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	* *	5	\$7,500	
Interior Walls									
	Cast in Place Concrete	35%			LIFE	* *			
	Concrete Masonry Unit	65%	Now	\$5,700	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 Struc: Concrete	90%			LIFE	* *	5	\$200	
	Exposed Struc: Steel	10%			LIFE	* *			
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2052	* *			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2045	* *			
Parking/Driveway									
	Asphalt	100%			2041	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2052	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Main Service Disconnect Switch Rated At 200 Amperes.							
	Transformers								
	Liquid Filled	100%			2045	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : No Available Nameplate Ratings							
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2048	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	50%			2037	* *	5		
	Locally Mounted	50%			2045	* *	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : N/A, 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%			2040	* *	10	\$1,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	15%			2037	* *	10		
	Egress Lighting								
	Emergency, Service	80%			2037	* *	1		
	Exit, Service	20%			2037	* *	1		
	Exterior Lighting								
	HID	25%			2037	* *	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : Operated Via Photocell							
	No Component	75%							
Alarm									

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

HEALTH AND HOSPITALS CORP. - 819
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	

Alarm

Security System

No Component

90%

Generic

10%

2037

* *

1

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outside**Explanation : Surveillance Camera Serves Robizek*

Mechanical		Current 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%

2052

* *

1

Fuel

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Underground Vault**Explanation : Two 25,000 Gallon Tanks*

Conversion Equipment

Steam Boiler

100%

2037

* *

1

\$2,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Power Plant**Explanation : 3 Units*

Distribution

Central Plant Steam

100%

2042

* *

4

\$200

Piping/Pmp

Terminal Devices

Unit Heater - Steam

100%

2032

\$15,000

4

\$200

Ventilation

Exhaust Fans

Wall Unit

100%

2032

\$1,100

2

\$100

Plumbing

H/C Water Piping

Brass/Copper

100%

2052

* *

1

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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$552,600	
Interior Architecture	\$612,600	\$281,100
Electrical	\$271,100	\$100,300
Mechanical		\$644,900
Site Pavements		\$564,500
Total	\$1,436,400	\$1,590,800
Importance Code A	\$552,600	
Importance Code B	\$773,300	\$933,200
Importance Code C	\$110,400	\$657,600
Total	\$1,436,400	\$1,590,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$39,000	\$10,700		
Interior Architecture	\$47,200		\$117,900	\$4,700
Electrical	\$300	\$43,700	\$100	\$100
Mechanical	\$1,000	\$37,400	\$15,400	\$1,000
Site Pavements	\$11,300			
Total	\$98,800	\$91,800	\$133,400	\$5,800
Importance Code A	\$39,000	\$10,700	\$14,000	
Importance Code B	\$48,500	\$81,100	\$119,400	\$5,800
Importance Code C	\$11,300			
Total	\$98,800	\$91,800	\$133,400	\$5,800



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

HEALTH AND HOSPITALS CORP. - 819
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	\$212,700	2037	* *	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 : N/A, Area Affected : 100%									
Location : Perimeter Walls									
Explanation : Steel Framed Building With Hollow Terra Cotta Block Infill									
	Wood	5%	Now	\$27,100	2037	* *	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%			2031		5	\$700	
Air Infiltration, Extent : Moderate, Area Affected : 75%									
Location : At Connecting Tunnel									
	Wood	92%	Now	\$213,400	2057	* *	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 : Moderate, Area Affected : 15%									
Location : Various Locations Throughout									
Parapets									
	Copper/Terne	90%			2052	* *	5	\$16,100	
	Masonry: Brick	10%	Now	\$5,200	LIFE	* *	5	\$400	
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Low Parapet Walls At Connecting Tunnel									

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Clay Tile	82%	Now	\$126,500	2042	**			
		Broken/Missing Elements, Extent : Moderate, 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 : Moderate, Area Affected : 20%							
		Location : Perimeter Gutters Very Problematic During Storms							
	Copper/Terne	5%			2047	**	10	\$2,700	
	Modified Bitumen	8%	Now	\$6,400	2032	\$21,200			
		Alligatoring, Extent : Moderate, Area Affected : 20%							
		Location : Connector Tunnel							
		Ponding, Extent : Moderate, Area Affected : 15%							
		Location : Connector Tunnel							
	Skylight, Metal/Glass	5%			2042	**	10	\$3,600	
Interior									
Floors									
	Carpet	20%	Now	\$47,200	2028	\$117,900	3	\$8,900	
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Explanation : Flood Damage From Broken Water Pipe							
	Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
	Ceramic Tile	10%			2035	\$188,000	5	\$3,000	
	Vinyl Tile	45%	Now	\$124,300	2042	**	3	\$5,000	
		Adhesion Failure, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Corridors							
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Explanation : Flood Damage From Broken Water Pipe							
	Wood	20%	Now	\$119,300	2047	**	5	\$5,600	
		Deteriorated Finish, Extent : Moderate, Area Affected : 60%							
		Location : Fourth Floor And Stairs							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Fourth Floor And Stairs							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Explanation : Flood Damage From Broken Water Pipe							

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2035	\$93,200	5	\$1,500		
Glass: Single Pane	5%			LIFE	* *	5	\$1,100		
Gypsum Board	15%			LIFE	* *	5	\$2,700		
Plaster	67%	Now	\$110,400	LIFE	* *	5	\$6,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 35%									
Location : Fourth Floor And Stairs									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Fourth Floor - Infiltration From Storm Drain Issues									
Wood	8%			LIFE	* *	5	\$9,700		
Ceilings									
AcousTileSusp.Lay-In	15%			2045	* *	5	\$4,500		
Plaster	85%	Now	\$258,600	LIFE	* *	5	\$15,800		
Broken/Missing Elements, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Infiltration From Storm Drain Issues									
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Explanation : Flood Damage From Broken Water Pipe									
Site Enclosure									
Fence/Gates									
Chain Link	100%			2042	* *				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Parking Area									
Explanation : Installed Above Retaining Wall									
Retaining Walls									
Cast in Place Concrete	100%			2052	* *				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2037	* *				
Parking/Driveway									
Asphalt	100%	Now	\$11,300	2035	\$564,500				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Parking Area									
Potholes, Extent : Moderate, Area Affected : 2%									
Location : Parking Area									

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Raceway									
Conduit	100%			2032	\$46,100	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 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
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	50%			2040	* *	5	\$300	
	Molded Case Bkrs	50%			2031	\$22,300	5	\$300	
Wiring									
	Thermoplastic	50%			2042	* *	1		
	Thermoplastic	50%			2032	\$32,600	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	20%			2032	\$67,800	10	\$3,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Hallways And Offices								
	Fluorescent	80%			2027	\$271,100	10	\$14,600	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
Egress Lighting									
	Emergency, Battery	50%			2032	\$18,700	10	\$2,400	
	Exit, Battery	50%			2032	\$15,800	10	\$700	
Exterior Lighting									
	HID	20%			2027	\$22,600	10		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : On Perimeter								
	Explanation : Operated Via Photocell								
	No Component	80%							
Alarm									
Fire/Smoke Detection									
	No Component	90%							
	Generic, Analog	10%			2027	\$6,300	1-3	\$1,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways								
	Explanation : Manual Pull Stations Only								

Mechanical		Current 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%			2032	\$3,100	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Building 15								
	Explanation : From New Power Plant								

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. 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
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2028	\$13,400	5	\$1,200	
	Distribution								
	Steam Piping/Pump	100%			2032	\$178,400			
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Steam Piping Is Beyond Useful Life Cycle Limit							
	Terminal Devices								
	Convactor/Radiator	100%			2030	\$182,100	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%			2040	* *	1		
	Conversion Equipment								
	Window/Wall Unit	40%			2027	\$33,800	1		
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2030	\$284,400	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							
	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 : N/A, 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								
	Generic	100%			2052	* *	1-5	\$10,000	

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029

Exterior Architecture

Interior Architecture

Electrical

Total

Importance Code A

Importance Code B

Total

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Asset # : 4370

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	100%			2045	* *	10	\$2,500	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underside Of Canopy Roof								
Explanation : None								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$1,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Perimeter Fence								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Electrical		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%			2042	* *	3		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Two 1,200 Amperes, 13.8 Kilovolts								
Transformers								
Liquid Filled	100%			2037	* *	3		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	* *	3		
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Molded Case Bkrs	100%			2040	* *	5		
Wiring								
Thermoplastic	100%			2042	* *	1		

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

HEALTH AND HOSPITALS CORP. - 819
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									
	Exterior Lighting								
	Fluorescent	25%			2032	\$600	10		
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Under The Shed							
	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.*

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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 : 22-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$115,400
Mechanical		\$200,800
Total		\$316,200
Importance Code A		\$115,400
Importance Code B		\$200,800
Total		\$316,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$41,400	\$7,900	\$2,300	
Interior Architecture	\$15,000	\$1,300	\$5,300	
Electrical	\$200	\$200	\$200	\$100
Mechanical	\$1,200	\$1,100	\$1,800	\$1,100
Site Pavements			\$100	
Total	\$57,800	\$10,400	\$9,700	\$1,200
Importance Code A	\$41,400	\$7,900	\$2,300	
Importance Code B	\$16,400	\$2,500	\$6,100	\$1,200
Importance Code C			\$1,200	
Total	\$57,800	\$10,400	\$9,700	\$1,200



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

HEALTH AND HOSPITALS CORP. - 819
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%			2052	**	5-10	\$11,600	
	Window Wall	15%			2052	**	5	\$9,500	
Windows									
	Aluminum	70%			2048	**	5	\$4,600	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Stained Glass								
	Aluminum	30%			2040	**	5	\$2,000	
Roof									
	Clay Tile	40%	Now	\$33,600	2052	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Above Middle Chapel								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Above Middle Chapel								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Copper/Terne	5%			2060	**	10	\$3,000	
	Modified Bitumen	40%			2032	\$115,400	10	\$9,400	
	Alligatoring, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Sloped Glazing	15%			LIFE	**	5	\$47,200	
Soffits									
	Stucco Cement	100%	0-2	\$7,800	2037	**	5	\$2,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Roof Overhang								
Interior									
Floors									
	Ceramic Tile	5%			2041	**	5	\$600	
	Panel/Paver: Cer/Brk	25%			2048	**	5	\$6,400	
	Vinyl Tile	70%			2037	**	3	\$3,000	
Interior Walls									
	Folding Partition	10%			2048	**	5	\$2,200	
	Masonry: Brick	90%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	20%			2037	**	5	\$2,500	
	Exposed Struc: Wood	60%	Now	\$11,500	LIFE	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Middle Chapel Ceiling Adjacent To Exterior Wall								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Middle Chapel Ceiling Adjacent To Exterior Wall								
	Gypsum Board	5%			LIFE	**	5	\$800	
	Plaster	15%	Now	\$3,200	LIFE	**	5	\$1,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Connector Corridor								

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

Estimates are rounded to the nearest hundred dollars.

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	95%			2045		**			
Panel/Paver: Cer/Brk	5%			2048		**	5	\$300	

Parking/Driveway

Asphalt	100%			2041		**			

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

Under 600 Volts

Raceway

Conduit	100%			2042		**	1		

Panelboards

Molded Case Bkrs	100%			2040		**	5	\$200	

Wiring

Thermoplastic	100%			2042		**	1		

Motor Controllers

Locally Mounted	100%			2037		**	5	\$100	

Lighting

Interior Lighting

Fluorescent	10%			2032		\$6,000	10	\$700	

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Greenhouse

Fluorescent	10%			2032		\$6,000	10	\$700	

Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Hallways

Incandescent	80%			2032		\$43,300	2	\$100	

Egress Lighting

Emergency, Battery	50%			2032		\$7,100	10	\$900	

Exit, Battery	50%			2032		\$4,900	10	\$300	

Alarm

Security System

No Component	50%								

Generic	50%			2037		**	1	\$1,400	

Other Observation, Extent : N/A, Area Affected : 100%

Location : Hallways

Explanation : CCTV Surveillance Cameras

Mechanical		Current 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%			2042		**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
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
Heating									
	Terminal Devices								
	Air Handler	90%			2032	\$143,400	1	\$4,200	
	Convactor/Radiator	10%			2037	**	1	\$200	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Robitzek Building							
		Explanation : Chilled Water From Main Chillers							
	Conversion Equipment								
	Split Unit	35%			2037	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Side Yard							
		Explanation : 6 Units. The Heat Pumps Serve The Green House Portion Of The Building							
	No Component	65%							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	\$57,500	1	\$4,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
	Exhaust Fans								
	Interior	100%			2037	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2045	**	1		
	Water Heater With Tanks								
	Electric	100%			2030	\$26,400	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	**	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 : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

Asset Name : VANDERBILT MEDICAL CENTER
Address : 165 VANDERBILT AVE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0022.000 / 15088 **Yr Built/Renovated** : 2018 /
Area Sq Ft : 18,468 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 534 **Lot** : 61 **BIN** : 5013954

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture		\$74,700
Total		\$74,700
Importance Code B		\$74,700
Total		\$74,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture			\$8,600	\$3,300
Interior Architecture			\$2,900	\$11,000
Electrical	\$500	\$2,800	\$900	\$500
Mechanical	\$800	\$800	\$2,200	\$800
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$15,700	\$18,000	\$29,100	\$30,100
Importance Code A			\$8,600	\$3,300
Importance Code B	\$15,700	\$18,000	\$20,400	\$26,800
Importance Code C				
Total	\$15,700	\$18,000	\$29,100	\$30,100



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
VANDERBILT MEDICAL CENTER
Asset # : 15088

Architecture		Current 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	85%			LIFE	* *	5	\$16,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is Actually A Thin Brick On Metal Stud Wall Assembly. This Is A Modular Building.							
	Metal Panel	5%			2058	* *	5-10	\$6,600	
	Window Wall	10%			2058	* *	5	\$7,200	
Windows									
	Aluminum	100%			2054	* *	5	\$1,900	
Parapets									
	Masonry: Brick	85%			LIFE	* *	5	\$1,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is Actually A Thin Brick On Metal Stud Wall Assembly. This Is A Modular Building.							
	Metal Panel	5%			2058	* *	5	\$400	
	Metal Rail	10%			2049	* *	5-10	\$3,900	
Roof									
	Modified Bitumen	100%			2040	* *	10	\$27,000	
Soffits									
	Metal Panel	100%			2058	* *	5-10		
Interior									
	Floors								
	Ceramic Tile	5%			2045	* *	5	\$1,300	
	Poured Epoxy/Resin	5%			2031	\$74,700			
	Vinyl Tile	90%			2040	* *	3	\$8,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is Actually A Luxury Vinyl Tile Product.							
Interior Walls									
	Ceramic Tile	5%			2045	* *	5	\$900	
	Gypsum Board	95%			LIFE	* *	5	\$9,800	
Ceilings									
	AcousTileSusp.Lay-In	88%			2049	* *	5	\$22,100	
	Exposed Struc: Steel	2%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$3,100	
Site Enclosure									
	Fence/Gates								
	Metal: Cage/Fence	100%			LIFE	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2049	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2049	* *			
Parking/Driveway									
	Asphalt	100%			2045	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
VANDERBILT MEDICAL CENTER
Asset # : 15088

Electrical		Current Repair		Future 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%			2052	* *	5	\$100	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 2000 Ampere Main Switch						
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2052	* *	5	\$100	
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2048	* *	5	\$500	
	Wiring								
	Thermoplastic	100%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2045	* *	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
			Other Observation, Extent : N/A, Area Affected : 0%						
			Location : In Crawl Space						
			Explanation : Inaccessible						
Lighting									
	Interior Lighting								
	LED	100%			2037	* *			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout						
			Explanation : Occupancy Sensors Observed						
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$2,200	
	Exit, LED	50%			2060	* *	1		
	Exterior Lighting								
	LED	30%			2037	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outside Perimeter						
			Explanation : Controlled Via Timer And Photocell						
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2060	* *	5	\$300	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$2,100	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$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.

HEALTH AND HOSPITALS CORP. - 819
VANDERBILT MEDICAL CENTER
Asset # : 15088

Mechanical		Current 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	10%			2058	* *	1		
	Natural Gas	90%			2058	* *	1		
Air Conditioning									
	Energy Source								
	Electricity	100%			2054	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	95%			2037	* *	2	\$1,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 5 Units.							
	Split Unit	5%			2040	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Distribution Frame (MDF) Room							
		Explanation : 2 Units.							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,300	
	Exhaust Fans								
	Interior	20%			2037	* *	2	\$100	
	Roof	80%			2037	* *	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2058	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$17,500	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Elevator Pit							
		Explanation : 2 Units.							
	Backflow Preventer								
	Generic	100%			2040	* *	1	\$1,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Plumbing Room 117							
		Explanation : 2 Water Mains.							
	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
VANDERBILT MEDICAL CENTER
Asset # : 15088

Mechanical		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 : N/A, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : 2 Units.							
Fire Suppression	Sprinkler								
	Generic	100%			2058		* *	1-2	\$5,200

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Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$827,500	
Interior Architecture		\$392,800
Electrical	\$139,400	\$64,900
Mechanical	\$722,400	\$1,050,500
Total	\$1,689,400	\$1,508,200
Importance Code A	\$827,500	
Importance Code B	\$861,800	\$1,115,400
Importance Code C		\$392,800
Total	\$1,689,400	\$1,508,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$24,800			
Interior Architecture	\$14,700	\$7,000		
Electrical	\$2,300	\$2,600	\$2,800	\$88,800
Mechanical	\$74,300	\$18,700	\$20,900	\$38,100
Site Enclosure	\$17,800			
Site Pavements	\$20,200			
Total	\$154,100	\$28,300	\$23,700	\$126,900
Importance Code A	\$24,800			
Importance Code B	\$118,100	\$28,300	\$23,700	\$126,900
Importance Code C	\$11,200			
Total	\$154,100	\$28,300	\$23,700	\$126,900



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

HEALTH AND HOSPITALS CORP. - 819
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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : North, West, East Side Of Property									
Explanation : Sidewalk Sheds And Scaffoldings All Around.									
	Weathering Steel	80%	Now	\$563,400	LIFE	**	1		
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : All Facades									
Explanation : Resealing Under Construction									
Windows									
	Aluminum	100%	Now	\$192,600	2056	**	5	\$3,300	
Unit Inoperable, Extent : Moderate, Area Affected : 60%									
Location : All Facades									
Other Observation, Extent : Severe, Area Affected : 30%									
Location : Throughout All Facades									
Explanation : Window Seals Failed									
Parapets									
	Masonry: Brick	10%			LIFE	**	5	\$100	
	Weathering Steel	90%	Now	\$5,100	LIFE	**	1		
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : East Side									
Explanation : Sealant Joints Are Deteriorated									
Roof									
	Metal Panel	35%	0-2	\$71,600	2047	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : At Canted Returns, Lower Roof									
	Skylight, Metal/Glass	5%	Now	\$19,700	2054	**			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Second Floor Hallway									
	Under Construction	60%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Higher Roof									
Explanation : Under Construction									
Soffits									
	Weathering Steel	100%			LIFE	**	1		
Interior									
Floors									
	Carpet	35%			2033	\$192,900	3	\$16,000	
	Terrazzo	20%			LIFE	**	5	\$4,800	
	Vinyl Tile	45%			2039	**	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%			2035	\$392,800	5	\$1,900	
	Gypsum Board	60%	Now	\$6,500	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	\$8,200	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									
	Chain Link	40%			2054	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : North And East Side Of Property									
Explanation : Under Construction									
	Iron Picket	60%			2069	* *			
Retaining Walls									
	Concrete Masonry Unit	100%	0-2	\$17,800	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : East Sidewalk									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	80%			2047	* *			
	Cast in Place Concrete	20%	Now	\$15,500	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : East Side									
Tripping Hazard, Extent : Severe, Area Affected : 60%									
Location : Near Front Gate									
On-Site Walkways									
	Pavers/Stone	100%	Now	\$4,700	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : West Area									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : West Area									

Electrical		Current Repair			Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts										
Raceway										
	Conduit	100%			2044	* *	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
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	100%			2042	* *	5	\$600	
Wiring									
	Thermoplastic	100%			2044	* *	1		
Lighting									
Interior Lighting									
	Fluorescent	60%			2029	\$139,400	10	\$11,200	
	HID	20%			2029	\$41,700	10	\$100	
	LED	20%			2042	* *			
Egress Lighting									
	Emergency, Service	50%			2029	\$6,400	1		
	Exit, Service	50%			2029	\$3,500	1		
Exterior Lighting									
	HID	20%			2029	\$23,500	10		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Perimeter									
Explanation : Operated Via Timer									
	No Component	80%							
Alarm									
Security System									
	Generic	100%			2034	\$47,200	1	\$9,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Exterior And Interior									
Explanation : Cameras Security System									
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$64,900	1-3	\$15,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
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%			2042	* *	4	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Adjacent To Auditorium									
Explanation : From Main Building									
	Central Plant Steam Piping/Pmp	60%			2044	* *	4	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Adjacent To Auditorium									
Explanation : From Main Building									

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	60%			2034	\$235,000	1	\$7,600	
	Fan Coil Unit/Heat	40%			2034	\$206,400	1	\$2,600	
	Controls								
	Digital	100%	Now	\$36,100	2029	\$722,400			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Whole Building								
	Explanation : Building Management System								
Air Conditioning									
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$1,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Adjacent To Auditorium								
	Explanation : From Main Building								
	Terminal Devices								
	Air Handler/Cool/Ht	60%			2034	\$242,300	1	\$7,600	
	Fan Coil - 4 Pipe	40%			2034	\$316,700	1	\$2,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,400	
	Exhaust Fans								
	Interior	100%			2039	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2047	* *	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%			2032	\$50,100	1-3	\$242,700	
	Other Observation, Extent : Moderate, Area Affected : 0%								
	Location : Kitchen								
	Explanation : No Kitchen Hood, No Ansel System								

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

Print Date : 15-Aug-2024

HEALTH AND HOSPITALS CORP. - FY 2025

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-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,10,Ph
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$56,715,300	\$891,000
Interior Architecture	\$30,555,600	\$6,936,400
Electrical	\$3,522,400	\$15,670,800
Mechanical	\$47,770,300	\$53,376,100
Site Pavements	\$1,370,000	
Total	\$139,933,600	\$76,874,100
Importance Code A	\$56,715,300	\$891,000
Importance Code B	\$80,980,600	\$75,270,400
Importance Code C	\$2,237,700	\$712,800
Total	\$139,933,600	\$76,874,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$79,600			\$76,100
Interior Architecture				\$106,400
Electrical	\$97,400	\$202,100	\$172,300	\$199,500
Mechanical	\$438,300	\$598,700	\$547,000	\$568,100
Site Pavements	\$9,000			
Elevators/Escalators	\$121,000	\$121,000	\$121,000	\$121,000
Total	\$745,200	\$921,800	\$840,300	\$1,071,100
Importance Code A	\$173,800	\$94,300	\$94,300	\$172,900
Importance Code B	\$562,300	\$827,500	\$746,000	\$898,300
Importance Code C	\$9,000			
Total	\$745,200	\$921,800	\$840,300	\$1,071,100



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
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%			2039	* *	10	\$38,700	
	Masonry: Brick	20%			LIFE	* *	5	\$165,200	
		Sidewalk Shed in Use, Extent : Severe, Area Affected : 10%							
		Location : South And North Entrance							
	Pre-Cast Concrete	5%			LIFE	* *	5	\$134,300	
	Weathering Steel	45%	Now	\$20,178,400	LIFE	* *	1		
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Lower Portion Of Exterior Walls							
		Other Observation, Extent : Severe, Area Affected : 75%							
		Location : All Of Facades And Courtyard Elevations							
		Explanation : Gasketed Joints Eroding, Panels Corroding. Staining From Corrosion Is Clouding Adjacent Glass And Deteriorating Caulking							
	Window Wall	28%	Now	\$4,309,000	2054	* *	5	\$433,800	
		Glazing Clouded, Extent : Severe, Area Affected : 70%							
		Location : All Of Facades And Courtyard Elevations							
		Caulking Deteriorated, Extent : Severe, Area Affected : 50%							
		Location : All Of Facades And Courtyard Elevations							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : East Stair Near Entrance							
Windows									
	Aluminum	90%	Now	\$6,779,700	2059	* *	5	\$69,600	
		Caulking Deteriorated, Extent : Severe, Area Affected : 25%							
		Location : All Of Facades And Courtyard Elevations							
		Unit Inoperable, Extent : Light, Area Affected : 100%							
		Location : Various Locations Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Explanation : All Skylights Have Water Leaks.							
	Metal Louvers	10%	0-2	\$175,300	2043	* *			
		Corrosion/Rusting, Extent : Severe, Area Affected : 70%							
		Location : Various Locations 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
Exterior									
Parapets									
	Concrete Masonry Unit	5%			LIFE	**	5	\$3,500	
	Masonry: Brick	20%			LIFE	**	5	\$12,400	
	Metal Panel	15%	0-2	\$77,600	2044	**	5	\$18,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Rail	20%	Now	\$42,700	2039	**	5	\$88,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : At Pitch Pockets And Bottom Rail									
	Metal: Cage/Fence	10%	Now	\$30,300	2039	**	5	\$20,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Interior Courtyards									
	Weathering Steel	30%	Now	\$99,000	LIFE	**	1		
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Lower Wing At West Side									
Explanation : 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	25%	Now	\$377,500	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								
Other Observation, Extent : Severe, Area Affected : 70%								
Location : Parking Garage Area								
Explanation : Building Seismic Joints Leaks								
IRMA/Protected Membrane	35%	Now	\$3,731,300	2044		* *		
Broken Paver Blocks, Extent : Moderate, Area Affected : 15%								
Location : Perimeter Blocks								
Other Observation, Extent : Light, Area Affected : 5%								
Location : 10th Floor Roof								
Explanation : Roof Drains And Various Locations Leaking								
Metal Panel	5%	4+	\$6,600	2039		* *		
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Explanation : Staining								
Modified Bitumen Single Ply Membrane	5%			2039		* *	10	\$22,000
	15%	Now	\$1,384,800	2044		* *		
Adhesion Failure, Extent : Severe, Area Affected : 30%								
Location : Mechanical Penthouse Towers								
Ponding, Extent : Severe, Area Affected : 5%								
Location : Mechanical Penthouse Towers								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Penthouse Towers								
Skylight, Metal/Glass	15%	Now	\$18,991,100	2064		* *		1
Glazing Clouded, Extent : Severe, Area Affected : 40%								
Location : All Skylights								
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : All Skylights								
Soffits								
Metal Panel	25%			2044		* *	5-10	\$56,100
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Weathering Steel	75%	Now	\$611,600	LIFE		* *	1	
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Various Locations Throughout								
Explanation : Corrosion, Rusting								

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Estimates are rounded to the nearest hundred dollars.

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

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

**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER 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									
	Asphalt Poured	15%	Now	\$5,274,000	2051	* *	5	\$58,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
	Location : Emergency Area, Driveway Area								
	Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
	Location : Emergency Area, Driveway Area								
	Water Penetration, Extent : Severe, Area Affected : 60%								
	Location : Emergency Area, Driveway Area, Mechanical Area								
	Cast in Place Concrete	15%			LIFE	* *	5	\$508,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Parking Garage Area								
	Drains Clogged, Extent : Severe, Area Affected : 30%								
	Location : Parking Garage Area								
	Other Observation, Extent : N/A, Area Affected : 40%								
	Location : Parking Garage Area								
	Explanation : Building Seismic Joint Leaking								
	Ceramic Tile	5%			2030	\$4,462,600	5	\$77,400	
	Terrazzo	10%	0-2	\$296,000	LIFE	* *	5	\$120,900	
	Horizontal Cracks, Extent : Light, Area Affected : 2%								
	Location : Hallways Typical								
	Vinyl Tile	55%	2-4	\$14,430,900	2042	* *	3	\$319,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Hallways								
	Water Penetration, Extent : Severe, Area Affected : 40%								
	Location : Basement, First Floor, 10th Floor And Penthouse								

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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									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2037	**	5	\$101,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$81,500	
	Fiberglass Panel	20%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : This Is For Hard Plastic Partition Panelings									
	Gypsum Board	35%			LIFE	**	5	\$427,700	
	Gypsum Board	5%	Now	\$874,100	LIFE	**	5	\$61,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Room 2i									
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Room 2i									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : 1i To 5i Air Plenum									
Explanation : Deteriorated Condition, Dust All Over									
	Masonry: Brick	5%	Now	\$396,600	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : East Stair Near Main Entrance									
	Plaster	15%	Now	\$152,000	LIFE	**	5	\$91,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Various Locations 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	\$284,300	2039	* *	5	\$216,000	
		Loose/Delam Surface, Extent : Light, Area Affected : 5%							
		Location : Tenth Floor							
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Tenth Floor							
	Exposed Struc: Concrete	5%	Now	\$590,800	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 Gasoline, Water, Fire Pump, And Boiler Room Below Emergency Room Ramp							
	Exposed Struc: Steel	10%			LIFE	* *			
	Exposed Struc: Steel	3%	Now	\$227,400	LIFE	* *			
		Corrosion/Rusting, Extent : Severe, Area Affected : 5%							
		Location : Corrugated Metal Decking Rusted Through Under Ambulance Ramp, Visible From The Generator Room.							
	Exposed Struc: Steel	2%	Now	\$7,581,200	LIFE	* *			
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : 2nd Floor Garage							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 2nd Floor Garage Parking Area							
		Explanation : Structural Beam Rusting Due To Water Penetration							
	Gypsum Board	27%	Now	\$149,000	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, Various Locations Throughout							
	Metal Panel	10%	Now	\$104,500	LIFE	* *	5	\$192,800	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : 4th Floor Parking Garage							
	Plaster	15%	Now	\$143,900	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%			2069	* *			
	Retaining Walls								
	Masonry: Brick	100%			2054	* *			
Site Pavements									

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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

Public Sidewalk

Cast in Place Concrete	70%			2039	**			
Cast in Place Concrete	30%	Now	\$606,000	2054	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Front Side And Staff Parking Side</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Entry Area</i>								

On-Site Walkways

Cast in Place Concrete	70%	2-4	\$9,000	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
Pavers/Stone	30%			2043	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Entry Area</i>								
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Emergency Ramp Area</i>								
<i>Explanation : Construction Activities On Going</i>								

Parking/Driveway

Asphalt	85%	2-4	\$77,800	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Parking Area</i>								
Asphalt	15%	Now	\$686,200	2049	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : West Side Parking Area</i>								
<i>Explanation : Soil Contamination From An Old Oil Spill.</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	50%			2054	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Four 4,000 Ampere Feeds Bus Ducts</i>								
Fused Disc Sw	50%			2054	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 5,000 Ampere Feeds Normal Side Of Emergency Power System Via Manual Transfer Switches</i>								

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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									
Transformers									
	Dry Type	100%			2039	**	5	\$3,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Every Other Floor, Basement And 1st Floor									
Explanation : Step Down Transformers Different Rating									
Switchgear / Switchboard									
	Air Circuit Breaker	20%			2054	**	5	\$1,100	
	Fused Disc Sw	80%			2044	**	5	\$3,600	
Raceway									
	Busway	50%			2039	**	1		
	Conduit	50%			2044	**	1		
Panelboards									
	Fused Disc Sw	20%			2050	**	5	\$4,900	
	Molded Case Bkrs	80%	Now	\$23,800	2033	\$1,191,700	5	\$11,100	
Mech. Misoperation, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Suspect Water Damage, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Wiring									
	Thermoplastic	100%			2044	**	1		
Motor Controllers									
	Locally Mounted	70%			2032		5	\$5,000	
	Motor Control Center	20%			2032	\$535,700	5	\$5,800	
	Variable Frequency Drive	10%			2047	**			
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%			2032	\$128,800	1	\$130,200	
	Automatic	60%			2047	**	1	\$195,300	

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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%			2030		1	\$163,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room In Basement Explanation : Two 1,500 Kilowatt							
	Diesel	20%			2037	* *	1	\$81,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Outdoor Side Yard Explanation : One 1,000 Kilowatt							
	Gasoline	40%			2037	* *	1	\$163,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Outdoor Side Yard Explanation : Two 1,850 Kilowatt							
Batteries									
	Lead/Acid	40%			2027	\$1,000	5	\$15,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Serves Indoor Generators							
	Lead/Acid	60%			2027	\$1,500	5	\$23,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Outdoor Side Yard Explanation : Serves Outdoor Generators							
Fuel Storage									
	Day Tank	20%			2042	* *	5		
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : Two 275 Gallon							
	Day Tank	30%			2042	* *	5		
		Other Observation, Extent : Light, Area Affected : 100% Location : Outdoor Side Yard Explanation : Three 1,000 Gallon							
	Main Tank	20%			2049	* *	5		
		Other Observation, Extent : Light, Area Affected : 50% Location : Underground Explanation : 15,000 Gallon Unit Serves Indoor Generators							
	Main Tank	30%			2049	* *	5		
		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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	60%			2034	\$9,875,400	10	\$582,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 3%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 97%							
		Location : Throughout							
	LED	40%			2042	* *			
Egress Lighting									
	Emergency, Service	50%			2034	\$333,200	1		
	Exit, Service	50%			2034	\$233,200	1		
Exterior Lighting									
	HID	20%			2029	\$1,009,500	10	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior Perimeter							
		Explanation : Operated By Timer And Photocell							
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2037	* *	5	\$4,600	
Alarm									
	Security System								
	Generic	100%	4+	\$203,100	2029	\$2,030,700	1	\$355,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Existing Cameras Obsolete And Not Compatible With New System							
Fire/Smoke Detection									
	Generic, Digital	100%	Now	\$279,000	2034	\$2,790,400	1-3	\$592,700	
		Malfunctioning, Extent : Severe, Area Affected : 10%							
		Location : Throughout The 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								
	Interruptible Gas/Dual Fuel	100%			2044	* *	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%			2043	* *	1	\$104,600	
	Steam Boiler	80%			2039	* *	1	\$838,200	

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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
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%	2-4	\$23,700	2042	* *	4	\$26,100	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room							
	Central Plant Steam Piping/Pmp	50%			2044	* *	4	\$26,100	
Terminal Devices									
	Air Handler	50%			2029	\$10,178,600	1	\$327,100	
	Convactor/Radiator	20%			2039	* *	1	\$68,300	
	Fan Coil Unit/Heat	30%			2034	\$8,046,300	1	\$102,500	
Controls									
	Digital	100%			2029	\$31,069,000			
Air Conditioning									
Energy Source									
	Electricity	80%			2050	* *	1		
	Steam/HW System	20%			2044	* *	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	20%			2030	\$7,020,100	1	\$229,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 4 Units On Extended Life							
	Centrifugal, Elec Chiller	75%			2043	* *	1	\$858,700	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chiller Plant 4 Units							
	Exterior Pkg Unit - Cooling	5%			2034	\$593,100	2	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various							
		Explanation : Split Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	2-4	\$174,900	2044	* *	4	\$52,100	
		Corroded, Extent : Light, Area Affected : 10%							
		Location : Various							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2034	\$10,495,200	1	\$327,100	
	Fan Coil - 4 Pipe	50%			2034	\$20,573,800	1	\$170,900	
Heat Rejection									
	Dry Cooler	5%			2034	\$248,200	2	\$36,800	
	Water Cooling Tower	95%			2035	\$5,190,900	2	\$1,011,500	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$590,000	

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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
Ventilation									
	Exhaust Fans								
	Interior	100%	2-4	\$479,800	2029	\$4,797,800	2	\$25,900	
		Obsolete Equipment, Extent : Severe, Area Affected : 20%							
		Location : Vibration Eliminators							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$277,900	2044	* *	1		
		Leak Evident, Extent : Light, Area Affected : 10%							
		Location : Various							
	Water Heater With Tanks								
	Electric	1%			2032	\$700	4		
		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%			2044	* *	4	\$104,600	
	Sanitary Piping								
	Cast Iron	100%	2-4	\$272,500	LIFE	* *	1		
		Leak Evident, Extent : Light, Area Affected : 10%							
		Location : Various							
	Storm Drain Piping								
	Cast Iron	100%	2-4	\$381,500	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Parking Garage And Basement							
	Sump Pump(s)								
	Non-Submersible	100%			2039	* *	4	\$33,500	
	Sewage Ejector(s)								
	Electric	100%			2034	\$566,400	4	\$63,200	
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2034	\$241,600	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							

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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
Fire Suppression									
Standpipe									
	Generic	100%			2054	* *	1-5	\$533,400	
Sprinkler									
	Generic	100%			2054	* *	1-2	\$296,400	
Fire Pump									
	Generic	100%			2037	* *	1	\$197,600	
Chemical System									
	No Component	98%							
	Generic	2%			2032	\$900	1-3	\$4,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Kitchen									
Explanation : Kitchen Hood Covers 56 Square Feet (14x4). Ansel System.									

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HEALTH AND HOSPITALS CORP. - 819**Project : HEALTH & HOSPITALS CORP.**

CAPITAL	FY 2026 - 2029		FY 2030 - 2035	
Miscellaneous Buildings	1,150,600		929,300	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Miscellaneous Buildings	14,100	17,800	17,600	18,000

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
44	SEA VIEW HOSPITAL, REHAB CTR. BLDG	6,300	774,200	25,100
46	SEA VIEW HOSPITAL, REHAB CTR. NEW BOILER HOUSE	2,326	285,800	9,300
66	SEA VIEW HOSPITAL, REHAB CTR. BLDG 44	6,300	774,200	25,100
988	SEA VIEW HOSPITAL, REHAB CTR. BLDG 13	1,000	122,900	4,000
990	SEA VIEW HOSPITAL, REHAB CTR. BLDG 32	1,000	122,900	4,000

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