



The City of New York
Dept. of Health & Mental Hygiene
Health and Hospitals Corporation

**Asset Information
Management System
(AIMS) Report**

Fiscal Year 2004

The City of New York

**Asset Information
Management System
(AIMS)**

Condition and Maintenance Schedules For
Major Portions of the City's
Fixed Assets and Infrastructure

Fiscal Year 2004

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Background

The November 1988 amendments to the City Charter (Sec. 1110-a) included a requirement that the City compile an inventory of the major portions of its physical plant. Major portions of the physical plant are defined by the Charter to include all assets or asset systems with a replacement cost of ten million dollars or greater, and a useful life in excess of ten years. The Charter amendments also require each agency to assess the condition of their assets and prepare maintenance schedules for those assets. The condition assessments and the maintenance schedules are required to be published each year.

Assets leased to the Transit Authority, the New York City Water Finance Authority and to certain other public benefit corporations are excluded from the above Charter reporting requirements. Excluded also are all properties owned by the City as a result of in-rem proceedings. For the City University, only assets of the Community Colleges are included. Table A provides a Citywide breakdown of assets by classes.

The City Charter requires that a report be issued on an annual basis. The Office of Management and Budget has overall responsibility for the delivery of this yearly publication. This year building surveys were performed by The Department of Design and Construction. Bridge surveys were performed by Washington Group International and their subconsultants. The Department of Transportation continued to survey the City's streets and highways using a 10-point assessment system.

Detailed condition reports and maintenance schedules (i.e. Agency Reports) were provided to agencies for their review and approval. This executive report summarizes all cost data from the agency condition and report schedules. A separate document (i.e. Agency Reconciliation) will be published in the Spring of 2004 to illustrate the comparison of funding recommended in this report with agencies' planned capital and expense activities.

Report Context and Items Excluded from Study

While the study is comprehensive, consistent with previous reports, a number of items and considerations were excluded from the condition review and cost estimates. They were not considered directly related to the structural integrity of the asset as defined by the Charter. These include but are not limited to:

- Most equipment (electronic, fixed and movable)
- Special operating systems within assets
- Aesthetic considerations or special design elements
- Landscaping and outdoor elements
- Statuary or ornamental edifices

-
- Components not readily observable or accessible by field engineers
 - Fire alarm and security systems
 - Handicapped access requirements
 - Information obtained through testing or probing
 - Asbestos, lead paint, and other hazardous material identification and removal
 - Programmatic needs not related to structural integrity
 - Efficiency improvements
 - Swing space costs/phasing costs, or premium time costs
 - Components deficient in code or local law compliance but which do not impact on the integrity of the asset
 - Assets known to be scheduled for near-term total replacement

It should be noted that in surveying piers and bulkheads, underwater surveys were not carried out. Therefore the condition reports for piers and bulkheads do not include those potential repairs that can only be determined by underwater surveys. Special systems include the four East River Bridges, traffic signal systems, street lighting systems and utilities. Due to their critical nature, these systems are not surveyed, but are updated yearly based on the agency's Ten Year Capital Strategy and contract information made available to OMB.

The report continues to reflect changes in the asset inventory every year. At the beginning of this survey year, each agency was requested to provide any additions, deletions or changes to the inventory of assets through new construction, acquisition, sale or demolition.

The asset condition and maintenance schedule report is not a budget document, but rather a broad, unrestrained analysis of a subset of general needs. It serves as a planning tool in addressing overall citywide funding requirements. The report does not attempt in any manner to balance the City's asset and infrastructure requirements against other important City needs, nor does it attempt to make any funding recommendations between the needs of different agencies. There is a general prioritization presented within individual assets to indicate to agencies the relative importance of various repairs and maintenance items to the preservation of the assets.

Due to the complexity of the analysis, the large scale of the project, the amount of estimation required, and the necessary methodology constraints, there are inherent limitations to the level of accuracy possible at the detailed asset and component level.

In this context it should be noted that the actual cost for a project may vary substantially from the amount estimated in this report when a detailed scope of work and cost estimate is completed. Agencies will not be restricted to any asset specific number contained in the reports when planning and developing their budget requests. It is further understood that there will be work items (i.e., programmatic) excluded from this study which may require additional expenditures.

Report Organization

Report Schedules

This publication contains two major summaries: CITYWIDE SUMMARY SCHEDULES and AGENCY SUMMARY SCHEDULES.

Capital and Expense Designations

Repairs, replacement and major maintenance costs are all presented at the detailed component level in the Agency Reports. Repairs are defined as reconstruction or renovation. For convenience and citywide reporting purposes, this report presents the cost categories by their appropriate expense budget and capital budget classification. The rules for classifying individual items are as follows:

<i>Cost Item</i>	<i>Budget Classification</i>
Repairs greater than \$35,000 AND remaining component life of 5 years or greater Replacements greater than \$35,000 Major Maintenance programs greater than \$35,000 at the component type level	Capital
Repairs less than \$35,000 OR remaining component life less than 5 years Replacements less than \$35,000 Major Maintenance programs less than \$35,000 at the component type level	Expense

Projected Repair Years

- Expense Budget - Items of need are shown over the next four years
- Capital Budget - Items of need are shown over the next ten years
grouped by periods of four and six years

It should be noted that for reporting purposes all asset repairs are presented in the funding need for FY 2005. This in essence reflects the amounts estimated to “catch up” and bring all assets to a “state of good repair”. In reality, even if funding was available to do everything, it would be beyond the ability of City agencies to plan, design, and implement the work within a single year. The actual work, which can be funded, will operationally have to be spread out over a number of years.

Priorities for Repair, Replacement and Major Maintenance

In the citywide report, component repair, replacement and major maintenance are assigned a priority A, B, C or D rating. Each component has been assigned a priority related to its relative importance to the structural integrity of the assets. For example, architectural exterior components of buildings (i.e. roofs, parapets, exterior walls and windows) are classified as key components and receive higher priorities than architectural interior components because of their relative importance in maintaining structural integrity of the assets. (See Exhibit A)

Condition Information

The summary maintenance schedules presented in this citywide executive report represent the maintenance requirements developed from the condition surveys of individual assets. Actual condition data on any particular asset is contained in the Agency Reports. A typical example of an Agency Report and a detailed discussion of the project methodology are included in the technical notes of this report. (See Exhibits B, C)

Professional Certification

The Charter requires a statement by a registered Professional Engineer (PE) or Registered Architect (RA) regarding the reasonableness of the repair/replacement and maintenance schedules for each agency's assets. Certifications are provided by the Office of Management and Budget, the Department of Design and Construction, the Department of Transportation, and Washington Infrastructure Services.

Table A
Citywide Asset Classes by Agency

New York, Brooklyn, Queens Public Libraries		Court Buildings	1
Libraries	24	Shelters	1
Department of Education		Department of Health & Mental Hygiene	
Primary Schools	758	Clinics	18
Intermediate/Junior High Schools	198	Health and Hospitals Corporation	
High Schools	140	Hospital Buildings	112
Administrative Buildings	15	Department of Sanitation	
City University		Transfer Stations	20
Community College Buildings	82	Vehicle Maint./Storage Facilities	38
Police Department		Incinerators	3
Precinct Houses	78	Fresh Kills Facilities	18
Police Buildings Non-Precinct	18	Piers/Bulkheads	19
Fire Department		Department of Transportation	
Fire Department Buildings	20	Bridge/Waterways	37
Administration for Children's Services		Highway Bridge and Tunnels	67
Administrative Buildings	1	Highway Facilities	42
Shelters	2	Streets and Arterials (miles)	6,500
Non-Shelters	2	Pier Facilities	5
Day Care Center	5	Parking Garages	10
Department of Homeless Services		Traffic Signal Systems	1
Shelters	60	Street Lighting Systems	1
Department of Correction		Ferry Terminal Facilities	12
Rikers Island Facilities	32	Piers/Bulkheads	13
Correction Facilities	6	Ferries	7
Human Resources Administration		Department of Parks and Recreation	
Shelters	11	Large Park Facilities	209
Non-Shelters	11	Major Park Facilities	119
Department of Cultural Affairs		Regional Park Facilities	311
Museum/Gallery Facilities	64	Stadium Facilities	6
Cultural Facilities	215	Vehicle Maint./Storage Facilities	7
Department of Juvenile Justice		Piers/Bulkheads	55
Juvenile Justice Buildings	3	Department of Citywide Administrative Services	
Department of Small Business Services		Court Buildings	21
Museum/Gallery Facilities	3	Piers/Bulkheads	31
Terminals/Markets	81	Police Buildings Non-Precinct	1
Piers/Bulkheads	88	Public Office Buildings	22
Parking Garages	1	Terminals/Markets	4

Exhibits A - C

- A. Component Priority Codes for Repair, Replacement and Major Maintenance
- B. Technical Notes and Project Methodology
- C. Legend for Individual Survey Report

Exhibit A
Component Priorities
Codes for Repair,
Replacement and Major
Maintenance

Exhibit A

Component Priorities Codes for Repair, Replacement and Major Maintenance

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
1.1.1	Architecture	Exterior	Exterior Walls	A
1.1.2	Architecture	Exterior	Windows	A
1.1.3	Architecture	Exterior	Parapets	A
1.1.4	Architecture	Exterior	Roof	A
1.2.5	Architecture	Interior	Floors	C
1.2.6	Architecture	Interior	Interior Walls	C
1.2.7	Architecture	Interior	Ceiling	B
2.1.1	Electrical	Over 600 volts	Service Equipment	B
2.1.2	Electrical	Over 600 volts	Transformers	B
2.1.3	Electrical	Over 600 volts	Switchgear	B
2.1.4	Electrical	Over 600 volts	Feeders	B
2.1.5	Electrical	Over 600 volts	Raceway	B
2.2.1	Electrical	Under 600 Volts	Service Equipment	B
2.2.2	Electrical	Under 600 Volts	Transformers	B
2.2.3	Electrical	Under 600 Volts	Switchgear	B
2.2.5	Electrical	Under 600 Volts	Raceway	B
2.2.6	Electrical	Under 600 Volts	Panelboards	B
2.2.7	Electrical	Under 600 Volts	Wiring	B
2.2.8	Electrical	Under 600 Volts	Motor Controllers	B
2.3.11	Electrical	Ground	Grounding Devices	B
2.4.9	Electrical	Stand-by Power	Transfer Switches	B
2.4.12	Electrical	Stand-by Power	Generators	B
2.4.13	Electrical	Stand-by Power	Batteries	B
2.5.10	Electrical	Lighting	General Lighting	B
2.6.15	Electrical	Lightning Protection	Arresters	B
3.1.1	Mechanical	Heating	Energy Source	B
3.1.2	Mechanical	Heating	Conversion Equipment	B
3.1.3	Mechanical	Heating	Distribution	B
3.1.4	Mechanical	Heating	Terminal Devices	B
3.2.1	Mechanical	Air Conditioning	Energy Source	B
3.2.2	Mechanical	Air Conditioning	Conversion Equipment	B
3.2.3	Mechanical	Air Conditioning	Distribution	B
3.2.4	Mechanical	Air Conditioning	Terminal Devices	B
3.2.5	Mechanical	Air Conditioning	Heat Rejection	B
3.3.3	Mechanical	Ventilation	Distribution	B
3.3.6	Mechanical	Ventilation	Exhaust Fans	B
3.4.7	Mechanical	Plumbing	H/C Water Piping	B
3.4.8	Mechanical	Plumbing	Hot Water Heater	B
3.4.9	Mechanical	Plumbing	HW Heating Exchanger	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
3.4.10	Mechanical	Plumbing	Sanitary Piping	B
3.4.11	Mechanical	Plumbing	Storm Drain Piping	B
3.4.12	Mechanical	Plumbing	Sump Pump(s)	B
3.4.13	Mechanical	Plumbing	Pool Filter/Treatment	B
3.4.14	Mechanical	Plumbing	Non-Water Piping	B
3.4.15	Mechanical	Plumbing	Sewage Ejector(s)	B
4.1.2	Piers	Structural	Deck	A
4.1.3	Piers	Structural	Deck Surface	C
4.1.5	Piers	Structural	Firewalls	C
4.1.6	Piers	Structural	Pile Caps	A
4.1.7	Piers	Structural	Piles and Bracing	A
4.2.1	Piers	Fender	Buffer	B
4.2.4	Piers	Fender	Facing	B
4.2.8	Piers	Fender	Wales and Chocks	B
4.2.9	Piers	Fender	Piles	B
5.1.1	Bulkheads	Structural	Relieving Platform Top	A
5.1.3	Bulkheads	Structural	Coping	C
5.1.6	Bulkheads	Structural	Gravity Wall	A
5.1.7	Bulkheads	Structural	Pile Supported Wall	A
5.1.9	Bulkheads	Structural	Piles and Bracing	A
5.1.10	Bulkheads	Structural	Rip Rap	C
5.1.11	Bulkheads	Structural	Sheet Piles	A
5.1.13	Bulkheads	Structural	Wales	A
5.2.5	Bulkheads	Backfill	Fill	B
5.2.12	Bulkheads	Backfill	Surface	B
5.3.2	Bulkheads	Fender	Buffer	B
5.3.4	Bulkheads	Fender	Facing	B
5.3.8	Bulkheads	Fender	Piles	B
5.3.14	Bulkheads	Fender	Wales and Chocks	B
6.1.1	Bridges	Abutments	Bridge Seat&pedestals	A
6.1.7	Bridges	Abutments	Backwall	C
6.1.9	Bridges	Abutments	Brngs,Ancr blts,Pads	A
6.1.17	Bridges	Abutments	Joint with Deck	B
6.1.20	Bridges	Abutments	Mat (scour & erosion)	B
6.1.24	Bridges	Abutments	Pedestals	A
6.1.31	Bridges	Abutments	Stem (breastwall)	B
6.1.32	Bridges	Abutments	Walls	A
6.2.20	Bridges	Wingwalls	Mat (scour & erosion)	C
6.2.32	Bridges	Wingwalls	Walls	C
6.3.8	Bridges	Stream Channel	Bank Protection	C
6.3.20	Bridges	Stream Channel	Mat (scour & erosion)	A
6.3.44	Bridges	Stream Channel	Pier Protection	B
6.4.4	Bridges	Approaches	Pavement	C
6.4.11	Bridges	Approaches	Curbs	A

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
6.4.13	Bridges	Approaches	Embankment	C
6.4.16	Bridges	Approaches	Guide Railing	A
6.4.20	Bridges	Approaches	Mat (scour & erosion)	A
6.4.30	Bridges	Approaches	Sidewalks/Fascias	C
6.5.2	Bridges	Piers	Cap Beam	A
6.5.5	Bridges	Piers	Pier,Columns	B
6.5.6	Bridges	Piers	Stem,Solid Pier	B
6.5.9	Bridges	Piers	Brngs,Ancr blts,Pads	A
6.5.14	Bridges	Piers	Footings	B
6.5.20	Bridges	Piers	Mat (scour & erosion)	A
6.5.24	Bridges	Piers	Pedestals	B
6.6.11	Bridges	Deck Elements	Curbs	A
6.6.15	Bridges	Deck Elements	Gratings	A
6.6.16	Bridges	Deck Elements	Guide Railing	A
6.6.21	Bridges	Deck Elements	Median	A
6.6.22	Bridges	Deck Elements	Mono Deck Surface	C
6.6.28	Bridges	Deck Elements	Railings/Parapets	A
6.6.30	Bridges	Deck Elements	Sidewalks/Fascias	C
6.6.33	Bridges	Deck Elements	Wearing Surface	C
6.7.12	Bridges	Superstructure	Deck,Structural	A
6.7.18	Bridges	Superstructure	Joints	C
6.7.27	Bridges	Superstructure	Primary Member	A
6.7.29	Bridges	Superstructure	Secondary Member	B
6.7.50	Bridges	Superstructure	Vertical Lift Tower	A
6.8.45	Bridges	Movable bridges	Swing Span Truss	A
6.8.46	Bridges	Movable bridges	Swing Span Pivot Pier	A
6.8.47	Bridges	Movable bridges	Bascule Span	A
6.8.48	Bridges	Movable bridges	Bascule Span Pier	A
6.8.49	Bridges	Movable bridges	Vertical Lift Span	A
6.8.50	Bridges	Movable bridges	Vertical Lift Tower	A
6.8.51	Bridges	Movable bridges	Vertical Lift Pier	A
9.1.1	Park Wall	Wall	Coping	A
9.1.2	Park Wall	Wall	Wall/Fence	B
9.1.3	Park Wall	Wall	Base	C
10.1.2	Boardwalks	Superstructure	Deck	A
10.1.3	Boardwalks	Superstructure	Railing	C
10.2.4	Boardwalks	Substructure	Beams	A
10.2.5	Boardwalks	Substructure	Piers	A
10.2.6	Boardwalks	Substructure	Girders	A
10.2.7	Boardwalks	Substructure	Underside Enclosure	A
12.1.5	Bridge-Electrical	Communication Electrical	Communications	B
12.1.18	Bridge-Electrical	Communication Electrical	Intercom	B
12.1.38	Bridge-Electrical	Communication Electrical	Telephone	B
12.1.50	Bridge-Electrical	Communication Electrical	Jack	B
12.2.6	Bridge-Electrical	Control System Electrical	Computer	B
12.2.8	Bridge-Electrical	Control System Electrical	Control Console	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
12.2.9	Bridge-Electrical	Control System Electrical	Control Devices	B
12.2.10	Bridge-Electrical	Control System Electrical	Disconnect Switch	B
12.2.22	Bridge-Electrical	Control System Electrical	Limit Switch	B
12.2.23	Bridge-Electrical	Control System Electrical	Local Starter	B
12.3.25	Bridge-Electrical	Drive	Machinery Brake	B
12.3.27	Bridge-Electrical	Drive	Motor Brake	B
12.3.33	Bridge-Electrical	Drive	Span Lock Motor	B
12.3.47	Bridge-Electrical	Drive	Wedge Motor	B
12.4.24	Bridge-Electrical	Electric Power	MCC	B
12.4.28	Bridge-Electrical	Electric Power	PanelBoard	B
12.4.31	Bridge-Electrical	Electric Power	Service Equipment	B
12.4.43	Bridge-Electrical	Electric Power	Transfer Switch	B
12.4.44	Bridge-Electrical	Electric Power	Transformer	B
12.4.51	Bridge-Electrical	Electric Power	Heating	B
12.4.54	Bridge-Electrical	Electric Power	Dist Equip/Motor Cont.	B
12.5.19	Bridge-Electrical	Exterior Lighting	Lighting Contractor	B
12.5.20	Bridge-Electrical	Exterior Lighting	Lighting Fixture	B
12.5.30	Bridge-Electrical	Exterior Lighting	Pole	B
12.5.34	Bridge-Electrical	Exterior Lighting	Spot Lighting	B
12.6.17	Bridge-Electrical	Ground/Lightning Protection	Ground Wire	B
12.7.11	Bridge-Electrical	Interior Lighting	Exit Lighting	B
12.7.20	Bridge-Electrical	Interior Lighting	Lighting Fixture	B
12.7.49	Bridge-Electrical	Interior Lighting	Wiring Device	B
12.8.1	Bridge-Electrical	Navigation Lighting	Air Beacon	B
12.8.12	Bridge-Electrical	Navigation Lighting	Fender Lighting	B
12.8.29	Bridge-Electrical	Navigation Lighting	Pier Lighting	B
12.8.32	Bridge-Electrical	Navigation Lighting	Span Lighting	B
12.9.44	Bridge-Electrical	Power Over 600V	Transformer	B
12.10.3	Bridge-Electrical	Raceway	Box	B
12.10.4	Bridge-Electrical	Raceway	Collector Ring	B
12.10.5	Bridge-Electrical	Raceway	Communications	B
12.10.7	Bridge-Electrical	Raceway	Conduit	B
12.10.35	Bridge-Electrical	Raceway	Submarine Ctrl Cable	B
12.10.36	Bridge-Electrical	Raceway	Submarine Power Cable	B
12.10.45	Bridge-Electrical	Raceway	Trough	B
12.10.48	Bridge-Electrical	Raceway	Wires	B
12.10.52	Bridge-Electrical	Raceway	Wiring	B
12.11.26	Bridge-Electrical	Span Lock	Motor	B
12.12.13	Bridge-Electrical	Stand-by Power	Generator	B
12.12.43	Bridge-Electrical	Stand-by Power	Transfer Switch	B
12.13.2	Bridge-Electrical	Traffic System Electrical	Barrier Gate Ltg	B
12.13.39	Bridge-Electrical	Traffic System Electrical	Traffic Gate Ltg	B
12.13.40	Bridge-Electrical	Traffic System Electrical	Traffic Gong	B
12.13.41	Bridge-Electrical	Traffic System Electrical	Traffic Sign	B
12.13.42	Bridge-Electrical	Traffic System Electrical	Traffic Signal	B
12.14.53	Bridge-Electrical	Lighting	Lighting Devices	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
13.1.7	Bridge-Mechanical	Bascule	Counter Weight	B
13.1.9	Bridge-Mechanical	Bascule	Emergency Drive	B
13.1.12	Bridge-Mechanical	Bascule	Fuel tanks	B
13.1.13	Bridge-Mechanical	Bascule	Houses	B
13.1.14	Bridge-Mechanical	Bascule	Lock bars	B
13.1.15	Bridge-Mechanical	Bascule	Main Drive System	B
13.1.16	Bridge-Mechanical	Bascule	Rack	B
13.1.20	Bridge-Mechanical	Bascule	Structural Bearings	B
13.1.22	Bridge-Mechanical	Bascule	Track	B
13.1.23	Bridge-Mechanical	Bascule	Traffic Devices	B
13.1.24	Bridge-Mechanical	Bascule	Trunnion	B
13.2.3	Bridge-Mechanical	Retractile	Carriage	B
13.2.9	Bridge-Mechanical	Retractile	Emergency Drive	B
13.2.12	Bridge-Mechanical	Retractile	Fuel tanks	B
13.2.13	Bridge-Mechanical	Retractile	Houses	B
13.2.15	Bridge-Mechanical	Retractile	Main Drive System	B
13.2.17	Bridge-Mechanical	Retractile	Rails	B
13.2.18	Bridge-Mechanical	Retractile	Ropes	B
13.2.20	Bridge-Mechanical	Retractile	Structural Bearings	B
13.2.23	Bridge-Mechanical	Retractile	Traffic Devices	B
13.3.10	Bridge-Mechanical	Swing	End Lift	B
13.3.4	Bridge-Mechanical	Swing	Center Latch	B
13.3.6	Bridge-Mechanical	Swing	Center Pivot	B
13.3.9	Bridge-Mechanical	Swing	Emergency Drive	B
13.3.12	Bridge-Mechanical	Swing	Fuel Tanks	B
13.3.13	Bridge-Mechanical	Swing	Houses	B
13.3.15	Bridge-Mechanical	Swing	Main Drive System	B
13.3.16	Bridge-Mechanical	Swing	Rack	B
13.3.20	Bridge-Mechanical	Swing	Structural Bearings	B
13.3.23	Bridge-Mechanical	Swing	Traffic Devices	B
13.4.1	Bridge-Mechanical	Vertical Lift	Buffers	B
13.4.2	Bridge-Mechanical	Vertical Lift	CTRWT Ropes&Guides	B
13.4.7	Bridge-Mechanical	Vertical Lift	Counter Weight	B
13.4.8	Bridge-Mechanical	Vertical Lift	Elevators	B
13.4.9	Bridge-Mechanical	Vertical Lift	Emergency Drive	B
13.4.11	Bridge-Mechanical	Vertical Lift	End Locks	B
13.4.13	Bridge-Mechanical	Vertical Lift	Houses	B
13.4.15	Bridge-Mechanical	Vertical Lift	Main Drive System	B
13.4.19	Bridge-Mechanical	Vertical Lift	Sheaves	B
13.4.20	Bridge-Mechanical	Vertical Lift	Structural Bearings	B
13.4.21	Bridge-Mechanical	Vertical Lift	Towers	B
13.4.23	Bridge-Mechanical	Vertical Lift	Traffic Devices	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
16.1.1	Park Bridges	Abutments	Bridge Seat&pedestals	A
16.1.7	Park Bridges	Abutments	Backwall	C
16.1.9	Park Bridges	Abutments	Brngs,Ancr blts,Pads	A
16.1.14	Park Bridges	Abutments	Footings	B
16.1.17	Park Bridges	Abutments	Joint with deck	B
16.1.20	Park Bridges	Abutments	Mat (scour & erosion)	B
16.1.24	Park Bridges	Abutments	Pedestals	A
16.1.25	Park Bridges	Abutments	Piles	A
16.1.31	Park Bridges	Abutments	Stem (breastwall)	B
16.1.32	Park Bridges	Abutments	Walls	A
16.2.14	Park Bridges	Wingwalls	Footings	C
16.2.20	Park Bridges	Wingwalls	Mat (scour & erosion)	C
16.2.25	Park Bridges	Wingwalls	Piles	C
16.2.32	Park Bridges	Wingwalls	Walls	C
16.3.8	Park Bridges	Stream Channel	Bank Protection	C
16.3.20	Park Bridges	Stream Channel	Mat (scour & erosion)	A
16.3.44	Park Bridges	Stream Channel	Pier Protection	B
16.4.4	Park Bridges	Approaches	Pavement	C
16.4.11	Park Bridges	Approaches	Curbs	A
16.4.13	Park Bridges	Approaches	Embankment	C
16.4.16	Park Bridges	Approaches	Guide Railing	A
16.4.20	Park Bridges	Approaches	Mat (scour & erosion)	A
16.4.23	Park Bridges	Approaches	Pavement base	C
16.4.30	Park Bridges	Approaches	Sidewalks/Fascias	C
16.5.2	Park Bridges	Piers	Cap beam	A
16.5.5	Park Bridges	Piers	Pier, Columns	B
16.5.6	Park Bridges	Piers	Stem,Solid pier	B
16.5.9	Park Bridges	Piers	Brngs,Ancr blts,Pads	A
16.5.14	Park Bridges	Piers	Footings	B
16.5.20	Park Bridges	Piers	Mat (scour & erosion)	A
16.6.11	Park Bridges	Deck Elements	Curbs	A
16.6.15	Park Bridges	Deck Elements	Gratings	A
16.6.16	Park Bridges	Deck Elements	Guide Railing	A
16.6.21	Park Bridges	Deck Elements	Median	A
16.6.22	Park Bridges	Deck Elements	Mono Deck Surface	C
16.6.28	Park Bridges	Deck Elements	Railings/Parapets	A
16.6.30	Park Bridges	Deck Elements	Sidewalks/Fascias	C
16.6.33	Park Bridges	Deck Elements	Wearing Surface	C
16.7.12	Park Bridges	Superstructure	Deck,Structural	A
16.7.18	Park Bridges	Superstructure	Joints	C
16.7.27	Park Bridges	Superstructure	Primary Member	A
16.7.29	Park Bridges	Superstructure	Secondary Member	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
	Rikers Island	Electrical		A
	Rikers Island	Gas Mains		B
	Rikers Island	Sanitary System		B
	Rikers Island	Underground Steam Tunnel		B
	Rikers Island	Storm System		B
	Rikers Island	Domestic/Fire Water System		B
	Brooklyn Bridge			A
	Manhattan Bridge			A
	Williamsburg Bridge			A
	Queensboro Bridge			A
	Street Lighting System			A
	Traffic Signal System			A
	Streets and Highways	Arterial Streets		A
	Streets and Highways	Primary Streets		B
	Streets and Highways	Secondary Streets		B
	Streets and Highways	Local Streets		C
	Streets and Highways	Step Streets		D
	Park Utilities	Electrical		A
	Park Utilities	Water and Sewers		B
	Park Streets and Roads			D
	Ferries	Capital Repairs		A
	Ferries	Major Maintenance		A

Exhibit B
Technical Notes and
Project Methodology

Exhibit B

Technical Notes and Project Methodology

Asset Definition

In single structure assets, the sub-asset and the asset are synonymous. In the agency reports, an “asset” generally has a one-to-one correspondence with a unique structure and has an individual Program Number. In some instances, the initial “asset” was defined as an organizational unit which provided a common service, but consists of numerous individual structures. An example of this would be Bellevue Hospital which is considered to be the “asset”, but which has several significant individual structures. Bellevue Hospital is numbered as the “asset” and individual buildings are numbered as “sub-assets”. Bridges with individual Bridge Identification Numbers are also considered separate sub-assets. Actual surveying, costing and reporting always occur at the sub-asset level.

Criteria for Survey Selection

The decision criteria below have been developed and generally followed in determining sub-assets to receive an engineering survey:

- Assets meeting the Charter criteria which had a previous survey conducted four years ago.
- Sub-assets appraised at greater than \$1 million regardless of size
- Sub-assets valued at greater than \$250,000 and greater in size than 10,000 sq. ft.
- Other sub-assets used as an “average cost” group.
- Special requests from agencies.

Repair, Replacement and Major Maintenance

Repairs, replacements and “major maintenance” costs are all presented at the detailed component level in the maintenance schedules. Repairs are defined as reconstruction or renovation.

Cost Estimating

In order to have a consistent, standard methodology, all costs were developed on a contracted-out basis adjusted for work in the NYC public sector. Costs were developed for individual component repairs/replacements. Costs presented are considered all-inclusive (i.e. labor, materials, equipment, design, construction management, overhead and profit). The data obtained by the field survey teams and by the estimators was combined in a project computer database. This database was used to generate the

asset cost data. Actual work, when performed by an agency may be on a different basis or packaged in a different manner. Future work, performed on a large scale (i.e., major rehabilitation or modernization), may include other logical work items that are not specifically cited in the agency reports as currently needing major repair or replacement.

Quantity Estimating and Modeling Procedures

A team of professional construction cost estimators utilized asset plans and other reports to conduct a quantity take-off of selected components in typical assets. This data was used to develop models for calculating the replacement cost of those components in place. When plans were not available, it was necessary for the estimators to visit the site with a field survey team or to have a field survey team obtain quantities when they were at that specific site. It was not practical or cost effective to measure each asset to determine the quantities of the various components and types contained. To address this issue the cost estimating team developed hundreds of models for which they generated detailed quantity relationships. Assets were then assigned models to which they were similar in size and type. Unique assets and recent additions to the inventory generally became their own models.

Average Cost Methods

Average cost methods are used for small assets where an average cost per square foot, within a project type, is computed for repair in the next fiscal year. Replacement and maintenance costs are calculated on an annual basis over a ten-year period.

Life Cycle Projections

The engineers have developed a typical life cycle for each component type based on industry standards and engineering judgment. These were previously shared with each agency and have subsequently been updated to better reflect City practices. The component life cycles, along with survey assessment, are used in the report to estimate the likely point in time that a component may need replacement.

Major Maintenance

Major Maintenance as presented in the report has a specific meaning to meet the requirements of the Charter. With the exception of bridges, major maintenance is defined as those activities that should be performed at intervals of at least one year or greater and that are required to maintain the useful life and integrity of the component. Major maintenance, as here defined, does not generally include the more frequent annual and on-going normal preventive maintenance activities that should regularly occur as part of a good overall maintenance program. Major maintenance activities are generally large in scope and, depending on the agency, may often be the type of work that would be contracted-out. Major maintenance for bridges was treated differently from all other assets and does include items that are of a preventive

nature. Such activities as cleaning and debris removal are large-scale identifiable items that should not only occur regularly, but would also have a direct impact on the structural integrity of the bridge over time. Major maintenance includes all the items recommended by the project engineers as well as the full preventive maintenance program that was outlined in the bridge engineering report to the City, prepared by the Consortium of New York Engineering Schools, generally known as the “Consortium Report.”

Major Maintenance Programming:

The recommended date for the start of each maintenance program was developed with consideration of engineering judgment, recommended practice, observed conditions, repairs/replacements, and general practicality. The decision rules, which apply, are as follows:

- If a repair is called for, maintenance starts in the next cycle.
- If two or more observations are rated severe, maintenance starts in the next fiscal year.
- If the replacement year is within five years of the current fiscal year, maintenance starts in the next fiscal year.
- When a component's standard life is the life of the asset, maintenance begins the next fiscal year after a new survey.
- If no repair is needed and less than two observations are rated severe for a component type whose life is the life of the asset, maintenance starts in the next cycle.
- If no repair is needed and maintenance does not start in the next fiscal year, then the maintenance start year is calculated from the year of replacement back to the present, using the maintenance cycle as an interval.
- If replacement year coincides with the maintenance start year, then no maintenance accrues.

Major Maintenance Costing:

Generally, the major maintenance programs are priced as a cost per square foot times either the area of the component or area serviced by the component. However, for a number of components, the first step in the maintenance program is to conduct a detailed survey of the component to precisely determine its condition and specific maintenance needs. The cycle frequency of the maintenance survey is much shorter than the actual maintenance cycle, thus it is presumed that the maintenance effort is not required for the whole area of the component in each cycle, but will be required for some portion of the component. As a result, the maintenance program of a certain component (i.e. repointing of exterior wall) may happen more than one time in the ten-year projection to maintain different portions of the component.

Note on City Vessels Maintenance:

The City's major vessels owned by DOT require regular maintenance in order to satisfy U.S. Coast Guard, other regulatory agencies, and operating requirements. Such costs and tasks have been identified by the agency and are included in this report.

Component Observations

Component observations are meant to qualify the repair and replacement needs of the component, i.e. describing the deficiencies and locations where they occur. Even when there is no repair called for, surveyors have the ability to record observations in the field to better describe the condition of the component type and the extent of its severity.

Special Systems and Reports

There are a number of special systems and situations within a few agencies that required unique treatment and which did not readily fit within the format of the standard agency report. These assets were treated separately and were reported on in a number of different modes as appropriate to the situation. The methodology required in such cases was sometimes different than the general approach for most assets described in this report. Each of the special reports outlines how the assets were assessed and the resulting cost factors calculated.

The four East River Bridges (i.e., Brooklyn, Manhattan, Williamsburg, Queensboro) are updated yearly based on the agency's Ten Year Plan to bring them up to a state of good repair. Maintenance needs for DOT's Street Lighting and Traffic Signal Systems have been updated yearly to reflect the latest contract information available from the Agency. Streets and Highways are assessed each year based on a reinspection by DOT. Annual maintenance and repair costs for DOT's marine vessels and DOC's underground utilities were provided by the respective agencies.

Exhibit C
Legend for Individual
Survey Report

Exhibit C Legend For Individual Survey Report

Print Date: ^a	AGENCY ^b – Fiscal Year ^c	Page: ^d
Asset Name: ¹		
Address: ²		
Borough: ³	Agency's Number: ⁸	
Program/Asset #: ⁴	Yr Built/Renovated: ⁹	
Area Sq Ft: ⁵	Project Type: ¹⁰	
Date of Survey: ⁶	Landmark Status: ¹¹	
Areas Surveyed: ⁷		

Header

- | | | |
|-----------|------------------|--|
| a. | Print Date: | Date of report printing |
| b. | Agency: | Name of agency being reported |
| c. | Fiscal Year: | Fiscal year of report creation |
| d. | Page: | Page number of agency report |
| 1. | Asset Name: | The asset name/description |
| 2. | Address: | Self explanatory |
| 3. | Borough: | Self explanatory |
| 4. | Program/Asset #: | The unique number assigned to every sub-asset in the study |
| 5. | Area Sq Ft: | The gross square feet of the asset. Some unique assets (i.e., piers and bulkheads) may also have a second measurement such as linear feet or linear feet fender. |
| 6. | Date of Survey: | Date of last survey |
| 7. | Areas Surveyed: | Sub-basement, basement, and roof are indicated if surveyed. The floors surveyed are indicated by floor number (applicable to buildings only). The codes ATT and PH are used to indicate attic and penthouse. |

Print Date: ^a	AGENCY ^b – Fiscal Year ^c	Page: ^d
Asset Name: ¹		
Address: ²		
Borough: ³	Agency's Number: ⁸	
Program/Asset #: ⁴	Yr Built/Renovated: ⁹	
Area Sq Ft: ⁵	Project Type: ¹⁰	
Date of Survey: ⁶	Landmark Status: ¹¹	
Areas Surveyed: ⁷		

Header (continued)

- 8. Agency's Number: For cross reference, the internal number within the agency
- 9. Yr Built/Renovated: Year of construction and last major renovation or addition
- 10. Project Type: NYC Capital Budget designation
- 11. Landmark Status: Whether the asset is associated with a landmark designation:
 - I – Interior Landmark*
 - E – Exterior Landmark*
 - H – Historical Landmark District*
 - B – Interior and Exterior Landmark*
 - C – Exterior Landmark in Historical District*
 - D – Interior, Exterior Landmark in Historical District*
 - N – Not a Landmark*

Discipline ¹	Current Repair		Future Replacement		Maintenance			
System ²								
Component	% of ³	Fail Date ⁴	Estimated ⁵	Year ⁶	Estimated ⁷	Cycle ⁸	Estimated ⁹	Priority ¹⁰
Type	Total	(Years)	Cost	FY	Cost	(Yrs)	Cost	Code

1. Discipline: The name of the discipline being evaluated (i.e. architectural, electrical, mechanical). Some agencies may have additional unique assets, which for the purposes of this report are treated as “disciplines” (i.e. piers, bulkheads, bridges).

2. System: The system that is being rated
 Component: The component of the system
 Type: The primary type(s) of material or equipment

3. % of Total: The percentage of the total component that is represented by the type.

4. Fail Date (Years): Indicates the component rating as follows:
Now: The Component has failed or is inoperative at the time of the survey.
0-2: It is predicted, based solely on observation, that the component may fail or cease to operate within two years of the survey.
2-4: It is predicted, based solely on observation, that the component may fail or cease to function within a period of two to four years after the survey.
4+: It is predicted, based solely on observation, that the component may fail or cease to function beyond four years after the survey.

5. Estimated Cost: The costed dollar amount estimated to fix a component rated as failed or needing a repair.

Discipline ¹	Current Repair		Future Replacement		Maintenance			
System ²								
Component	% of ³	Fail Date ⁴	Estimated ⁵	Year ⁶	Estimated ⁷	Cycle ⁸	Estimated ⁹	Priority ¹⁰
Type	Total	(Years)	Cost	FY	Cost	(Yrs)	Cost	Code

- 6. Year FY: The estimated fiscal year in which component is projected to need replacement based on standard life, condition as of the last survey, and estimate of % of life remaining; with the assumption that recommended repairs and maintenance activities are performed. Some “life” components are expected to last for the life of the asset and are not normally replaced.
- 7. Estimated Cost: The estimated cost in current dollars to replace the component. Items with a replacement date of “life” are not costed and are shown as **. Only components that have replacement dates projected within the next ten years are shown as cost items.
- 8. Cycle (Yrs): The recommended cycle at which the major maintenance program should be performed.
- 9. Estimated Cost: The estimated maintenance cost over a ten year period, (in current dollars), as calculated on a standard contracting basis.
- 10. Priority Code: An assigned code of A, B, C, or D which generally reflects the relative importance of the component to the structural integrity of the asset.

Observations

System ¹ Component Type	Observation ² Location ³	Extent ⁴	Area Affected ⁵
--	---	---------------------	----------------------------

1. System, Component, Type: Same as previous report sections.
2. Observation: Observation made by surveyor regarding components of the Asset.
3. Location: Location is given as needed for an observation.
4. Extent: Light, Medium, or Severe.
5. Area Affected: Extent of observed condition expressed as a percentage of the component or component type.

DEPT. OF HEALTH & MENTAL HYGIENE

Program / Asset #	Borough	Page #
BUILDINGS		
HEALTH		
HEA0015.000 / 132 Name : ASTORIA DISTRICT HEALTH CENTER	QUEENS	1
HEA0008.000 / 1980 Name : BEDFORD DISTRICT HEALTH CENTER	BROOKLYN	6
HEA0017.000 / 1985 Name : BROWNSVILLE DISTRICT HEALTH CTR	BROOKLYN	11
HEA0018.000 / 1986 Name : BUSHWICK DISTRICT HEALTH CTR	BROOKLYN	15
HEA0012.000 / 2788 Name : CENTRAL HARLEM DIST HEALTH CTR	MANHATTAN	19
HEA0013.000 / 1575 Name : CHELSEA DISTRICT HEALTH CENTER	MANHATTAN	24
HEA0016.000 / 133 Name : CORONA DISTRICT HEALTH CENTER	QUEENS	28
HEA0002.000 / 1998 Name : EAST HARLEM DISTRICT HEALTH CTR	MANHATTAN	33
HEA0009.000 / 1981 Name : FORT GREENE DISTRICT HEALTH CTR	BROOKLYN	37
HEA0007.000 / 1979 Name : JAMAICA DISTRICT HEALTH CENTER	QUEENS	42
HEA0004.000 / 2645 Name : MORRISANIA DISTRICT HEALTH CTR	BRONX	47
HEA0001.000 / 1574 Name : PUBLIC HEALTH LABORATORY BLDG.	MANHATTAN	52
HEA0014.000 / 1984 Name : RIVERSIDE HEALTH CENTER	MANHATTAN	58
HEA0011.000 / 1983 Name : STATEN ISLAND DISTRICT HEALTH CR	STATEN ISLAND	62
HEA0005.000 / 1977 Name : TREMONT DISTRICT HEALTH CTR	BRONX	66
HEA0003.000 / 1999 Name : WASHINGTON HEIGHTS DIST. HEALTH	MANHATTAN	71
HEA0006.000 / 1978 Name : WESTCHESTER DISTRICT HEALTH CTR PART OF WESTCHESTER SQ. BR. LIB.	BRONX	77
HEA0019.000 / 1987 Name : WILLIAMSBURG DISTRICT HEALTH CTR	BROOKLYN	81

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Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : ASTORIA DISTRICT HEALTH CENTER
Address : 12-26 31ST AVENUE
Borough : QUEENS Agency's Number : N/A
Program / Asset # : HEA0015.000 / 132 Yr Built/Renovated : 1937 / 2002
Area Sq Ft : 28,372 Project Type : HEALTH
Date of Survey : 25-Apr-2003 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ph

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$330,400	\$123,200
Electrical		\$38,300	\$93,300
Total		\$368,700	\$216,500
Priority A		\$330,400	\$123,200
Priority B		\$38,300	\$93,300
Total		\$368,700	\$216,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$70,100	\$3,100		\$17,900
Interior Architecture	\$14,000		\$3,400	
Electrical	\$22,900	\$10,300	\$400	\$10,700
Mechanical	\$15,700	\$800	\$11,200	\$2,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$126,600	\$18,100	\$19,000	\$35,400
Priority A	\$70,100	\$3,100		\$17,900
Priority B	\$46,300	\$15,000	\$16,300	\$17,400
Priority C	\$10,200		\$2,700	
Total	\$126,600	\$18,100	\$19,000	\$35,400



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
ASTORIA DISTRICT HEALTH CENTER
Asset # : 132

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$59,200	LIFE	**	5	\$35,500	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : One Story Wing</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : One Story Wing</i>								
Metal Panel	3%			2034	**	5	\$700	A
Pre-Cast Concrete	25%	Now	\$24,300	LIFE	**	3-5	\$35,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Building Base</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade, East Facade</i>								
Stucco Cement	7%			2030	**	3-5	\$12,000	A
Windows								
Steel	5%	4+	\$21,700	2029	**	5	\$600	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Wood	95%	Now	\$220,800	2039	**	5	\$7,500	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	100%	Now	\$50,400	LIFE	**	3	\$17,500	A
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Interior Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
ASTORIA DISTRICT HEALTH CENTER
Asset # : 132

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Roll Roofing	95%	0-2	\$8,800	2014	\$87,700				A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Third Floor Roof</i>									
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Room 317</i>									
Skylight, Metal/Glass	5%	Now	\$13,900	2024	**	3	\$3,700	A	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Over Elevator Shaft</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Over Elevator Shaft</i>									
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	C	
Ceramic Tile	5%			2042	**	5	\$1,500	C	
Terrazzo	15%			LIFE	**	8	\$7,200	C	
Vinyl Tile	65%			2042	**	5	\$4,000	C	
Vinyl Tile	10%			2049	**	5	\$600	C	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
Interior Walls									
Metal Panel	5%			LIFE	**	5	\$600	C	
Marble Panels	5%			LIFE	**	5	\$1,600	C	
Plaster	75%			LIFE	**	5	\$9,700	C	
SGFT/Glazed Masonry	15%			LIFE	**			C	
Ceilings									
AcousTileSusp.Lay-In	20%			2027	**	5	\$1,400	B	
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement And Various Rooms</i>									
Plaster	80%			LIFE	**	5	\$7,600	B	

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2014	\$2,600	5	\$2,000	B	
Switchgear									
Fused Knife Sw	100%	2-4	\$38,300	2044	**	3-5	\$1,000	B	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
ASTORIA DISTRICT HEALTH CENTER
Asset # : 132

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Raceway									
Conduit	90%			2014	\$18,800				B
Conduit	10%			2034	**				B
Panelboards									
Fused Toggle Switch	60%	2-4	\$11,600	2039	**	3	\$700		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
Molded Case Bkrs	20%			2013	\$3,900	3	\$200		B
Molded Case Bkrs	20%			2030	**	3	\$200		B
Wiring									
Braided Cloth	50%	2-4	\$11,200	2039	**				B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	30%			2024	**				B
Thermoplastic	20%			2034	**				B
Motor Controllers									
Locally Mounted	50%			2019	**	5	\$500		B
Locally Mounted	50%			2012	\$6,700	5	\$500		B
Ground									
Grounding Devices									
Metal Water Pipe	100%			2012	\$6,400				B
Lighting									
General Lighting									
Emergency	4%			2019	**	2	\$200		B
Exit	5%			2019	**	2	\$200		B
Fluorescent	90%			2014	\$93,300	2	\$50,600		B
HID	1%			2014	\$700	2	\$600		B

Mechanical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Heating									
Energy Source									
Natural Gas	100%			2040	**	3	\$300		B
Conversion Equipment									
Steam Boiler	100%			2031	**	3	\$7,500		B
Distribution									
Steam Piping/Pump	100%			2034	**	3	\$2,900		B
Terminal Devices									
Air Handler	10%			2014	\$10,700				B
Convactor/Radiator	90%			2019	**	2	\$12,500		B
Air Conditioning									

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
ASTORIA DISTRICT HEALTH CENTER
Asset # : 132

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	5	\$200	B
Conversion Equipment								
Int Pkg Unit - Cool	20%			2018	* *			B
No Component	80%							D
Heat Rejection								
Remote Cond. W/Comp	100%			2022	* *			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$22,100	B
Exhaust Fans								
Interior	100%			2009	\$22,000	3-10	\$10,300	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$3,000	2019	* *	3-5	\$3,600	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Meter Area</i>								
Hot Water Heater								
Gas Fired	100%			2013	\$4,600	3-5	\$5,400	B
Sanitary Piping								
Cast Iron	100%			2024	* *			B
Storm Drain Piping								
Cast Iron	100%			2024	* *			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$8,800	4	\$2,000	B

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

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

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

Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : **BEDFORD DISTRICT HEALTH CENTER**
Address : **485 THROOP AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HEA0008.000 / 1980** **Yr Built/Renovated** : **1955 / 2001**
Area Sq Ft : **37,766** **Project Type** : **HEALTH**
Date of Survey : **25-Mar-2002** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,PH**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$103,000	\$61,700
Interior Architecture	\$49,800	
Total	\$152,700	\$61,700
Priority A	\$103,000	\$61,700
Priority C	\$49,800	
Total	\$152,700	\$61,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$34,100			\$18,400
Interior Architecture		\$1,900		\$3,200
Electrical	\$5,400	\$9,500	\$5,400	\$8,700
Mechanical	\$6,100	\$7,300	\$9,000	\$8,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$49,600	\$22,700	\$18,400	\$42,700
Priority A	\$34,100			\$18,400
Priority B	\$15,500	\$21,700	\$18,400	\$22,100
Priority C		\$1,000		\$2,200
Total	\$49,600	\$22,700	\$18,400	\$42,700



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.*

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
BEDFORD DISTRICT HEALTH CENTER
Asset # : 1980

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concr Masonry Unit	4%	Now	\$5,000	LIFE	**	3-5	\$8,400	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : EXIT TO YARD</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : EXIT TO YARD</i>							
Masonry: Brick	85%	Now	\$103,000	LIFE	**	5	\$61,700	A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : BANDS ABOVE BASEMENT WINDOWS</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Bulkhead</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Chimney</i>							
Masonry: Limestone	10%	Now	\$22,600	LIFE	**	3-5	\$26,000	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : West Facade, Bulkhead</i>							
Granite Panels	1%			LIFE	**	3-5	\$2,500	A
Windows								
Aluminum	100%			2029	**	5	\$14,800	A
Parapets								
Masonry: Brick	85%			LIFE	**	3	\$19,800	A
Panel/Paver: Limestone	15%	Now	\$4,800	LIFE	**	5	\$200	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : COPING</i>							
Roof								
Modified Bitumen	95%			2021	**			A
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Skylight, Metal/Glass	5%			2023	**	3	\$6,500	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$700	C
Ceramic Tile	5%			2041	**	5	\$2,000	C
Terrazzo	20%			LIFE	**	8	\$6,400	C
Vinyl Tile	15%	Now	\$49,800	2053	**	5	\$600	C
	<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : FIRST AND SECOND FLOOR CORRIDORS</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : FIRST AND SECOND FLOOR CORRIDORS</i>							
Vinyl Tile	25%			2053	**	5	\$2,000	C
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 3RD FLOOR</i>							
Vinyl Tile	30%			2028	**	5	\$2,500	C

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
BEDFORD DISTRICT HEALTH CENTER
Asset # : 1980

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$600	C
Gypsum Board	20%			LIFE	**	5	\$700	C
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Gypsum Board	20%			LIFE	**	5	\$700	C
Metal Panel	5%			LIFE	**	5	\$400	C
Marble Panels	5%			LIFE	**	5	\$1,100	C
Plaster	20%			LIFE	**	5	\$1,700	C
SGFT/Glazed Masonry	25%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	20%			2028	**	5	\$1,800	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
AcousTileSusp.Lay-In	20%			2016	**	5	\$1,800	B
Gypsum Board	10%			LIFE	**	5	\$400	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Gypsum Board	10%			LIFE	**	5	\$400	B
Metal Panel	10%			LIFE	**	5	\$1,300	B
Plaster	30%			LIFE	**	5	\$1,900	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2039	**	5	\$2,700	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Switchgear								
Fused Disc Sw	50%			2039	**	3-5	\$800	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	50%			2013	\$19,200	3-5	\$800	B
Raceway								
Conduit	100%			2013	\$20,900			B
Panelboards								
Molded Case Bkrs	70%			2012	\$20,300	3	\$1,100	B
Molded Case Bkrs	30%			2038	**	3	\$600	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
BEDFORD DISTRICT HEALTH CENTER
Asset # : 1980

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	30%			2043	**			B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	70%			2013	\$15,700			B
Motor Controllers								
Locally Mounted	100%			2011	\$17,800	5	\$1,400	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2026	**			B
<i>Corrosion at Terms, Extent : Light, Area Affected : 20%</i>								
Lighting								
General Lighting								
Emergency	5%			2018	**	2	\$400	B
Exit	3%			2018	**	2	\$200	B
Exit	2%			2023	**	2	\$100	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Fluorescent	55%			2018	**	2	\$41,100	B
Fluorescent	30%			2023	**	2	\$22,400	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
HID	5%			2013	\$4,900	2	\$3,700	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2033	**	3	\$500	B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	3	\$11,600	B
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	3-4	\$6,700	B
Terminal Devices								
Air Handler	5%			2018	**			B
Convactor/Radiator	95%			2026	**	2	\$17,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	5	\$300	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
BEDFORD DISTRICT HEALTH CENTER
Asset # : 1980

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cool	40%			2026	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$23,500	B
Exhaust Fans								
Interior	100%			2013	\$29,300	3-10	\$11,800	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$6,800	B
Hot Water Heater								
Single Type	100%			2018	**	3-5	\$7,200	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Sanitary Piping								
Single Type	100%			2023	**			B
Storm Drain Piping								
Single Type	100%			2023	**			B
Sump Pump(s)								
Single Type	100%			2018	**	4	\$2,000	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Non-Water Piping								
Single Type	100%			2033	**	3	\$500	B

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

Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : **BROWNSVILLE DISTRICT HEALTH CTR**
Address : **259 BRISTOL STREET**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HEA0017.000 / 1985** **Yr Built/Renovated** : **1949 / 1990**
Area Sq Ft : **32,472** **Project Type** : **HEALTH**
Date of Survey : **26-Apr-2001** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof**

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$216,200	\$53,100
Mechanical			\$88,100
Total		\$216,200	\$141,200
Priority A		\$216,200	\$53,100
Priority B			\$88,100
Total		\$216,200	\$141,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$35,200			\$15,900
Interior Architecture	\$15,300	\$800		
Electrical	\$19,500		\$13,500	\$400
Mechanical	\$8,900		\$14,400	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$83,000	\$4,700	\$31,900	\$24,000
Priority A	\$35,200			\$15,900
Priority B	\$37,500	\$4,700	\$31,900	\$8,200
Priority C	\$10,200			
Total	\$83,000	\$4,700	\$31,900	\$24,000



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.*

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
BROWNSVILLE DISTRICT HEALTH CTR
Asset # : 1985

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	85%	Now	\$88,500	LIFE	**	5	\$53,100	A	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : AT CORNERS</i>									
Masonry: Granite	5%			LIFE	**	3-5	\$10,700	A	
Masonry: Limestone	10%			LIFE	**	3-5	\$22,300	A	
Windows									
Aluminum	100%			2020	**	5	\$12,700	A	
Parapets									
Masonry: Brick	100%	Now	\$28,900	LIFE	**	3	\$20,000	A	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : AT CORNERS</i>									
Roof									
Built-Up (BUR)	100%	0-2	\$127,700	2022	**			A	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>									
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>									
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$1,200	C	
Ceramic Tile	5%			2040	**	5	\$1,700	C	
Terrazzo	15%			LIFE	**	8	\$4,100	C	
Vinyl Tile	70%			2040	**	5	\$4,900	C	
Interior Walls									
Glazed Ceramic Panel	10%			LIFE	**	5	\$1,000	C	
Gypsum Board	15%			LIFE	**	5	\$400	C	
Metal Panel	20%			LIFE	**	5	\$1,400	C	
Plaster	45%			LIFE	**	5	\$3,300	C	
Plaster	10%	Now	\$6,900	LIFE	**	5	\$700	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : STAIR</i>									
Ceilings									
AcousTileSusp.Lay-In	20%			2021	**	5	\$1,600	B	
Exposed Concrete	70%			LIFE	**			B	
Plaster	10%	Now	\$5,100	LIFE	**	5	\$500	B	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : STAIR</i>									

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

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
BROWNSVILLE DISTRICT HEALTH CTR
Asset # : 1985

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2032	**	5	\$2,300	B
Switchgear								
Fused Disc Sw	100%			2032	**	3-5	\$1,700	B
Raceway								
Conduit	50%			2032	**			B
Conduit	50%			2012	\$10,400			B
Panelboards								
Fused Disc Sw	10%			2028	**	3	\$100	B
Molded Case Bkrs	30%			2011	\$8,700	3	\$500	B
Molded Case Bkrs	60%			2028	**	3	\$800	B
Wiring								
Braided Cloth	30%	2-4	\$6,700	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	70%			2032	**			B
Motor Controllers								
Locally Mounted	70%			2025	**	5	\$800	B
Locally Mounted	30%			2010	\$5,300	5	\$400	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2025	**			B
Lighting								
General Lighting								
Emergency	4%			2017	**	2	\$200	B
Emergency	1%	Now	\$200	2022	**	2		B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
Exit	5%			2017	**	2	\$300	B
Fluorescent	90%			2017	**	2	\$57,900	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2032	**	3	\$500	B
Conversion Equipment								
Furnace	20%			2017	**	3	\$100	B
Steam Boiler	80%			2025	**	3	\$6,900	B

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

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
BROWNSVILLE DISTRICT HEALTH CTR
Asset # : 1985

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%			2032	**	3	\$4,400	B
Terminal Devices								
Air Handler/Cool/Ht	30%			2017	**	4	\$1,000	B
Convactor/Radiator	70%			2025	**	2	\$11,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$200	B
Conversion Equipment								
Int Pkg Unit - Cool	30%			2013	\$88,100			B
Ext Pkg - Cool/Ht	70%			2021	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$20,200	B
Exhaust Fans								
Interior	100%			2017	**	3-10	\$11,700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$5,000	B
Hot Water Heater								
Single Type	100%			2013	\$5,300	3-5	\$6,200	B
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B
Sump Pump(s)								
Single Type	100%			2013	\$8,800	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2032	**	3	\$500	B

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

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

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

Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : BUSHWICK DISTRICT HEALTH CTR
Address : 335 CENTRAL AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0018.000 / 1986 **Yr Built/Renovated** : 1959 / 1996
Area Sq Ft : 35,640 **Project Type** : HEALTH
Date of Survey : 09-May-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture			\$252,600
Mechanical			\$196,600
Total			\$449,200
Priority	A		\$252,600
Priority	B		\$196,600
Total			\$449,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$11,000		\$6,600	\$7,400
Interior Architecture	\$3,900	\$3,500		
Electrical		\$15,600	\$300	\$13,500
Mechanical	\$15,600	\$3,900	\$13,600	\$2,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$38,400	\$30,900	\$28,500	\$31,200
Priority	A		\$6,600	\$7,400
Priority	B	\$27,400	\$21,800	\$23,900
Priority	C		\$3,500	
Total	\$38,400	\$30,900	\$28,500	\$31,200



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
BUSHWICK DISTRICT HEALTH CTR
Asset # : 1986

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$11,000	LIFE	**	5	\$1,200	A
<i>Exposed Reinforcing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Spandrels</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Spandrels</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Spandrels</i>								
Masonry: Brick	95%			LIFE	**	5	\$65,100	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%			2027	**	5	\$13,300	A
Glass Block	5%			LIFE	**	5	\$400	A
Parapets								
Masonry: Brick	90%			LIFE	**	3	\$19,800	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	3	\$2,300	A
Roof								
Modified Bitumen	100%			2011			\$187,500	A
Interior								
Floors								
Ceramic Tile	5%			2039	**	5	\$1,800	C
Terrazzo	5%			LIFE	**	8	\$1,500	C
Vinyl Tile	90%			2026	**	5	\$6,900	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$600	C
Gypsum Board	55%			LIFE	**	5	\$1,800	C
Plaster	25%			LIFE	**	5	\$2,000	C
SGFT/Glazed Masonry	15%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	90%			2020	**	5	\$7,800	B
Exposed Concrete	10%			LIFE	**			B

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

Under 600 Volts

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
BUSHWICK DISTRICT HEALTH CTR
Asset # : 1986

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2031	**	5	\$2,600	B
Switchgear								
Fused Disc Sw	100%			2031	**	3-5	\$1,600	B
Raceway								
Conduit	100%			2031	**			B
Panelboards								
Molded Case Bkrs	100%			2027	**	3	\$1,500	B
Wiring								
Thermoplastic	100%			2031	**			B
Motor Controllers								
Locally Mounted	100%			2024	**	5	\$1,300	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2024	**			B
Lighting								
General Lighting								
Exit	5%			2016	**	2	\$300	B
Fluorescent	90%			2016	**	2	\$63,500	B
HID	5%			2016	**	2	\$3,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	3	\$400	B
Conversion Equipment								
Hot Water Boiler	100%			2016	**	3	\$8,200	B
Distribution								
Hot Wtr Piping/Pump	100%			2019	**	3-4	\$4,300	B
Terminal Devices								
Air Handler/Cool/Ht	50%			2011	\$40,300	4	\$1,200	B
Convactor/Radiator	50%			2016	**	2	\$8,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	**	5	\$200	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2021	**	3-4	\$5,300	B

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
BUSHWICK DISTRICT HEALTH CTR
Asset # : 1986

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool	100%	Now	\$10,600	2011	\$106,300	4	\$2,100	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : ALL SHUT/OFF SWITCHES ARE BROKEN</i>								
Heat Rejection								
Air Condenser Unit	100%			2014	\$50,000			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$22,200	B
Exhaust Fans								
Roof	100%			2011	\$19,900	2-10	\$13,400	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$4,700	B
Hot Water Heater								
Single Type	100%			2009	\$5,800	3-5	\$6,800	B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B
Sump Pump(s)								
Single Type	100%			2009	\$8,800	4	\$2,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : CENTRAL HARLEM DIST HEALTH CTR
Address : 2238 FIFTH AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0012.000 / 2788 **Yr Built/Renovated** : 1937 / 1989
Area Sq Ft : 31,180 **Project Type** : HEALTH
Date of Survey : 24-Apr-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$626,500	\$257,500
Electrical		\$140,900
Mechanical		\$152,900
Total	\$626,500	\$551,200
Priority A	\$626,500	\$257,500
Priority B		\$293,800
Total	\$626,500	\$551,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$18,700		\$12,800	\$9,300
Interior Architecture	\$2,300		\$2,400	
Electrical	\$26,200	\$11,400	\$1,600	\$11,500
Mechanical	\$26,400	\$16,100	\$16,400	\$10,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,600	\$31,400	\$37,000	\$35,300
Priority A	\$18,700		\$12,800	\$9,300
Priority B	\$58,100	\$31,400	\$21,900	\$26,000
Priority C	\$800		\$2,400	
Total	\$77,600	\$31,400	\$37,000	\$35,300



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
CENTRAL HARLEM DIST HEALTH CTR
Asset # : 2788

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$95,000	LIFE	**	5	\$57,000	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : AT STACKS</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : AT JUNCTION OF LOW AND HIGH WINGS ON EAST SIDE</i>							
Masonry: Limestone	5%	Now	\$18,700	LIFE	**	3-5	\$10,700	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : AT CORNICE</i>							
<hr/>								
Windows								
Steel	100%	Now	\$476,100	2027	**	5	\$12,300	A
	<i>Air Infiltration, Extent : Moderate, Area Affected : 35%</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>							
<hr/>								
Parapets								
Masonry: Brick	100%	Now	\$55,400	LIFE	**	3	\$19,200	A
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : East Facade, North Facade, South Facade, West Facade</i>							
<hr/>								
Roof								
IRMA/Protected Membrane	95%			2012	\$200,500	5	\$22,900	A
Skylight, Metal/Glass	5%			2022	**	3	\$4,000	A
<hr/>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$1,200	C
Ceramic Tile	5%			2040	**	5	\$1,600	C
Terrazzo	15%			LIFE	**	8	\$4,000	C
Vinyl Tile	70%			2027	**	5	\$4,700	C
<hr/>								
Interior Walls								
Metal Panel	15%			LIFE	**	5	\$1,000	C
Plaster	70%			LIFE	**	5	\$5,000	C
SGFT/Glazed Masonry	15%			LIFE	**			C
<hr/>								
Ceilings								
AcousTileConcealSpLn	40%			2015	**	5	\$3,000	B
Exposed Concrete	20%			LIFE	**			B
Plaster	40%			LIFE	**	5	\$2,100	B

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

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
CENTRAL HARLEM DIST HEALTH CTR
Asset # : 2788

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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%			2012	\$2,600	5	\$1,900	B	
Switchgear									
Molded Case Bkrs	100%			2012	\$38,300	3-5	\$1,400	B	
Raceway									
Conduit	90%			2012	\$18,800			B	
Conduit	10%			2038	**			B	
Panelboards									
Molded Case Bkrs	90%			2011	\$26,100	3	\$1,500	B	
Molded Case Bkrs	10%			2034	**	3	\$100	B	
Wiring									
Braided Cloth	90%	2-4	\$20,100	2037	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	10%			2038	**			B	
Motor Controllers									
Locally Mounted	10%			2029	**	5	\$100	B	
Locally Mounted	20%			2017	**	5	\$200	B	
Locally Mounted	40%			2010	\$7,100	5	\$500	B	
Locally Mounted	20%	2-4	\$3,600	2032	**	5	\$100	B	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
Locally Mounted	10%	Now	\$1,800	2032	**	5	\$100	B	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>									
Ground									
Grounding Devices									
Not Accessible	100%							D	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : COVERED WITH INSULATION</i>									
Lighting									
General Lighting									
Emergency	5%			2017	**	2	\$300	B	
Exit	5%			2017	**	2	\$300	B	
Fluorescent	90%			2012	\$102,500	2	\$55,600	B	

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

Heating

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

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
CENTRAL HARLEM DIST HEALTH CTR
Asset # : 2788

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2038	**	3	\$500	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : OLD OIL TANK STILL IN GROUND</i>								
Conversion Equipment Steam Boiler	100%			2025	**	3	\$8,300	B
Distribution								
Steam Piping/Pump	100%	Now	\$15,300	2012	\$152,900	3	\$3,100	B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
Terminal Devices								
Convactor/Radiator	100%			2017	**	2	\$15,300	B
Air Conditioning								
Energy Source Electricity	100%			2028	**	5	\$200	B
Conversion Equipment								
Reciprocating Compr	100%			2021	**	5	\$32,300	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$4,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	**	4	\$2,700	B
Heat Rejection								
Water Cool Tower	100%			2017	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$19,400	B
Exhaust Fans								
Roof	100%			2017	**	2-10	\$11,700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$4,800	B
Hot Water Heater								
Single Type	100%			2013	\$5,100	3-5	\$5,900	B
HW Heat Exchanger								
Single Type	100%	Now	\$1,400	2008	\$6,800			B
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
CENTRAL HARLEM DIST HEALTH CTR
Asset # : 2788

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Single Type	100%			2013	\$8,800	4	\$2,000	B
Non-Water Piping Single Type	100%			2032	**	3	\$500	B

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

Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : CHELSEA DISTRICT HEALTH CENTER
Address : 303 NINTH AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0013.000 / 1575 **Yr Built/Renovated** : 1937 / 2001
Area Sq Ft : 25,992 **Project Type** : HEALTH
Date of Survey : 21-Nov-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture			\$137,100
Electrical			\$89,400
Total			\$226,500
Priority	A		\$137,100
Priority	B		\$89,400
Total			\$226,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$900	\$300	\$100	\$10,600
Interior Architecture		\$2,500	\$1,000	
Electrical	\$9,700	\$1,100	\$9,700	\$100
Mechanical	\$4,200	\$7,500	\$4,200	\$8,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$18,700	\$15,300	\$19,000	\$23,000
Priority	A	\$900	\$300	\$10,600
Priority	B	\$17,800	\$12,600	\$12,400
Priority	C		\$2,500	
Total	\$18,700	\$15,300	\$19,000	\$23,000



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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
CHELSEA DISTRICT HEALTH CENTER
Asset # : 1575

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$62,200	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	8%			LIFE	**	3-5	\$19,000	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 45%</i>							
	<i>Location : Throughout</i>							
Pre-Cast Concrete	2%			LIFE	**	3-5	\$3,600	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	100%			2029	**	5	\$11,600	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>							
	<i>Location : North Facade</i>							
	<i>Repairs in Progress, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Parapets								
Copper/Terne	5%			2028	**	3	\$400	A
Masonry: Brick	85%			LIFE	**	3	\$9,800	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Metal Panel	10%			2033	**	3	\$800	A
Roof								
Built-Up (BUR)	95%			2013			\$74,900	A
	<i>Scupper Non-Func/Miss, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%			2023	**	3	\$3,400	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$500	C
Terrazzo	10%			LIFE	**	8	\$2,300	C
Vinyl Tile	85%			2041	**	5	\$5,000	C
Interior Walls								
Marble Panels	5%			LIFE	**	5	\$600	C
Plaster	95%			LIFE	**	5	\$4,800	C
Ceilings								
AcousTileSusp.Lay-In	30%			2022	**	5	\$2,000	B
Gypsum Board	5%			LIFE	**	5	\$200	B
Plaster	65%			LIFE	**	5	\$3,000	B

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
CHELSEA DISTRICT HEALTH CENTER
Asset # : 1575

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2039	**	5	\$1,900	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Switchgear								
Molded Case Bkrs	100%			2039	**	3-5	\$1,200	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Raceway								
Conduit	100%			2023	**			B
Panelboards								
Molded Case Bkrs	100%			2021	**	3	\$1,100	B
Wiring								
Thermoplastic	100%			2023	**			B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$1,000	B
Lighting								
General Lighting								
Emergency	5%			2018	**	2	\$300	B
Exit	5%			2018	**	2	\$200	B
Fluorescent	90%			2013	\$89,400	2	\$48,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2033	**	3	\$300	B
Conversion Equipment								
Steam Boiler	100%			2026	**	3	\$9,600	B
Distribution								
Steam Piping/Pump	100%			2033	**	3	\$2,700	B
Terminal Devices								
Air Handler/Cool/Ht	30%			2021	**	4	\$800	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Convactor/Radiator	70%			2018	**	2	\$9,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	5	\$200	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
CHELSEA DISTRICT HEALTH CENTER
Asset # : 1575

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg - Cool/Ht	40%			2022	**			B
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2018	**	4	\$900	B
No Component	60%							D
Heat Rejection								
Air Condenser Unit	100%			2022	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$17,000	B
Exhaust Fans								
Interior	100%			2018	**	3-10	\$8,500	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$4,900	B
Hot Water Heater								
Single Type	100%			2014	\$4,400	3-5	\$5,900	B
Sanitary Piping								
Single Type	100%			2033	**			B
Storm Drain Piping								
Single Type	100%			2033	**			B
Sump Pump(s)								
Single Type	100%			2014	\$8,800	4	\$2,000	B

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

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

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

Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : CORONA DISTRICT HEALTH CENTER
Address : 34-33 JUNCTION BOULEVARD
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HEA0016.000 / 133 **Yr Built/Renovated** : 1940 / 2000
Area Sq Ft : 28,600 **Project Type** : HEALTH
Date of Survey : 15-Nov-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$216,300	\$93,600
Electrical		\$62,700
Total	\$216,300	\$156,300
Priority A	\$216,300	\$93,600
Priority B		\$62,700
Total	\$216,300	\$156,300

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$34,300			\$15,800
Interior Architecture	\$4,500	\$2,300		\$900
Electrical	\$22,700	\$400	\$10,800	\$200
Mechanical	\$12,100	\$22,100	\$5,700	\$10,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,600	\$28,700	\$20,500	\$31,500
Priority A	\$34,300			\$15,800
Priority B	\$43,300	\$26,400	\$20,500	\$14,900
Priority C		\$2,300		\$800
Total	\$77,600	\$28,700	\$20,500	\$31,500



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
CORONA DISTRICT HEALTH CENTER
Asset # : 133

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$73,400	LIFE	**	5	\$44,000	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT SOUTHEAST AND SOUTHWEST CORNERS</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT SOUTHWEST CORNER</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT MEDICAL ROOM 6</i>								
Masonry: Granite	5%			LIFE	**	3-5	\$9,400	A
Masonry: Marble	5%	Now	\$9,000	LIFE	**	3-5	\$10,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT FRONT ENTRANCE</i>								
Metal Panel	5%			2039	**	5	\$1,300	A
<i>Recent Construction, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : AT PENTHOUSE</i>								
Stucco Cement	5%	Now	\$4,300	2021	**	3-5	\$7,600	A
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT BULKHEAD</i>								
Windows								
Aluminum	95%			2035	**	5	\$10,700	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Bronze/Brass	5%			2013	\$49,700	5	\$1,500	A
Parapets								
Masonry: Brick	50%			LIFE	**	3	\$8,800	A
Masonry: Marble	50%	Now	\$14,500	LIFE	**	3	\$10,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT SOUTHWEST CORNER</i>								
Roof								
Modified Bitumen	95%	Now	\$143,000	2023	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
Skylight, Metal/Glass	5%			2023	**	3	\$4,900	A
Interior								
Floors								
Ceramic Tile	5%			2041	**	5	\$1,500	C
Terrazzo	20%			LIFE	**	8	\$4,800	C
Vinyl Tile	25%			2053	**	5	\$1,500	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : SECOND FLOOR</i>								
Vinyl Tile	50%			2041	**	5	\$3,100	C

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
CORONA DISTRICT HEALTH CENTER
Asset # : 133

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$500	C
Glass: Single Pane	5%			LIFE	**	5	\$1,100	C
Gypsum Board	30%			LIFE	**	5	\$800	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : SECOND FLOOR</i>								
Metal Panel	5%			LIFE	**	5	\$300	C
Plaster	35%			LIFE	**	5	\$2,300	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	5%			2028	**	5	\$400	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : SECOND FLOOR</i>								
Gypsum Board	25%			LIFE	**	5	\$800	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : SECOND FLOOR</i>								
Plaster	10%	Now	\$4,500	LIFE	**	5	\$500	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : MEDICAL ROOM 6</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : MEDICAL ROOM 6</i>								
Plaster	60%			LIFE	**	5	\$2,900	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2039	**	5	\$2,100	B
Switchgear								
Molded Case Bkrs	100%			2039	**	3-5	\$1,300	B
Raceway								
Conduit	70%			2013	\$14,600			B
Conduit	30%			2039	**			B
Panelboards								
Molded Case Bkrs	50%			2035	**	3	\$800	B
Molded Case Bkrs	50%			2012	\$9,700	3	\$600	B

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
CORONA DISTRICT HEALTH CENTER
Asset # : 133

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$11,200	2038	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	50%			2039	**			B
Motor Controllers								
Locally Mounted	50%			2030	**	5	\$500	B
Motor Control Center	50%			2030	**	5	\$500	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2030	**			B
Lighting								
General Lighting								
Exit	5%			2021	**	2	\$200	B
Fluorescent	60%			2013	\$62,700	2	\$34,000	B
Fluorescent	30%			2021	**	2	\$17,000	B
Incandescent	5%			2013	\$5,200	2	\$2,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2023	**	3	\$500	B
Conversion Equipment								
Steam Boiler	100%			2026	**	3	\$10,100	B
Distribution								
Steam Piping/Pump	100%	Now	\$7,000	2023	**	3	\$2,900	B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	95%			2018	**	2	\$13,300	B
Fan Coil Unit/Heat	5%			2013	\$15,000	4	\$100	B
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	5	\$200	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Conversion Equipment								
Reciprocating Compr	100%			2026	**	5	\$29,600	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
CORONA DISTRICT HEALTH CENTER
Asset # : 133

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pmp	100%			2039	**	3-4	\$3,700	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2021	**	4	\$2,500	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Heat Rejection								
Remote Air Cond	100%			2021	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$17,800	B
Exhaust Fans								
Interior	100%			2018	**	3-10	\$9,000	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$5,100	B
Hot Water Heater								
Single Type	100%			2014	\$4,700	3-5	\$6,100	B
Sanitary Piping								
Single Type	100%			2033	**			B
Storm Drain Piping								
Single Type	100%			2033	**			B
Sump Pump(s)								
Single Type	100%			2011	\$8,800	4	\$1,300	B
Non-Water Piping								
Single Type	10%			2033	**	3		B
No Component	90%							D

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

Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : EAST HARLEM DISTRICT HEALTH CTR
Address : 148 EAST 115 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0002.000 / 1998 **Yr Built/Renovated** : 1937 / 1993
Area Sq Ft : 47,468 **Project Type** : HEALTH
Date of Survey : 23-Apr-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$228,700	\$280,600
Electrical	\$69,400	\$137,800
Total	\$298,100	\$418,400
Priority A	\$228,700	\$280,600
Priority B	\$69,400	\$137,800
Total	\$298,100	\$418,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$56,700	\$100	\$1,600	\$19,300
Interior Architecture	\$2,500		\$2,600	
Electrical	\$56,300	\$9,900	\$10,200	\$10,200
Mechanical	\$14,000	\$1,700	\$13,800	\$7,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$133,500	\$15,700	\$32,200	\$40,600
Priority A	\$56,700	\$100	\$1,600	\$19,300
Priority B	\$74,200	\$15,600	\$28,000	\$21,300
Priority C	\$2,500		\$2,600	
Total	\$133,500	\$15,700	\$32,200	\$40,600



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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
EAST HARLEM DISTRICT HEALTH CTR
Asset # : 1998

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$151,400	LIFE	**	5	\$90,800	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT CORNERS</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
Masonry: Granite	5%			LIFE	**	3-5	\$17,300	A
Masonry: Limestone	5%	Now	\$15,700	LIFE	**	3-5	\$18,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ALONG SPANDRELS</i>								
<i>I</i>								
Windows								
Aluminum	90%			2020	**	5	\$17,900	A
Steel	10%			2008		5	\$4,000	A
Parapets								
Masonry: Brick	95%	Now	\$32,100	LIFE	**	3	\$22,200	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT PENTHOUSE</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ALONG 4TH FLOOR WINDOWS AND SOUTH FACADE</i>								
Metal Rail	5%			2015	**	3	\$300	A
Roof								
Modified Bitumen	95%			2012			\$189,800	A
Skylight, Metal/Glass	5%			2022	**	3	\$4,900	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$1,800	C
Ceramic Tile	5%			2040	**	5	\$2,500	C
Terrazzo	10%			LIFE	**	8	\$4,000	C
Vinyl Tile	50%			2027	**	5	\$5,100	C
Vinyl Tile	25%			2040	**	5	\$2,600	C
Interior Walls								
Plaster	85%			LIFE	**	5	\$9,200	C
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : ROOMS 413 AND 417</i>								
SGFT/Glazed Masonry	15%			LIFE	**			C
Ceilings								
Exposed Concrete	15%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$500	B
Plaster	75%			LIFE	**	5	\$6,000	B

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
EAST HARLEM DISTRICT HEALTH CTR
Asset # : 1998

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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%			2012	\$4,400	5	\$3,400	B	
Switchgear									
Molded Case Bkrs	100%			2012	\$51,100	3-5	\$2,100	B	
Raceway									
Conduit	90%			2012	\$27,300			B	
Conduit	10%			2038	**			B	
Panelboards									
Fused Toggle Switch	70%	2-4	\$20,300	2037	**	3	\$1,400	B	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
Molded Case Bkrs	10%			2034	**	3	\$200	B	
Molded Case Bkrs	20%			2020	**	3	\$500	B	
Wiring									
Braided Cloth	70%	2-4	\$23,600	2037	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	10%			2038	**			B	
Thermoplastic	20%			2022	**			B	
Motor Controllers									
Locally Mounted	50%			2017	**	5	\$900	B	
Locally Mounted	30%			2010	\$6,700	5	\$500	B	
Locally Mounted	20%	2-4	\$4,400	2032	**	5	\$200	B	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
Ground									
Grounding Devices									
Not Accessible	100%							D	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : COVERED WITH INSULATION.</i>									
Lighting									
General Lighting									
Emergency	5%			2020	**	2	\$400	B	
Exit	5%			2020	**	2	\$400	B	
Fluorescent	50%			2012	\$86,700	2	\$47,000	B	
Fluorescent	40%			2007	\$69,400	2	\$37,600	B	

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

Heating

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
EAST HARLEM DISTRICT HEALTH CTR
Asset # : 1998

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2038	**	3	\$800	B
Conversion Equipment Steam Boiler	100%			2029	**	3	\$16,800	B
Distribution Steam Piping/Pump	100%			2032	**	3	\$6,400	B
Terminal Devices Convactor/Radiator	100%			2025	**	2	\$23,300	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$29,600	B
Plumbing								
H/C Water Piping Single Type	100%			2017	**	3-5	\$8,500	B
Hot Water Heater Single Type	100%			2010	\$7,800	3-5	\$9,000	B
Sanitary Piping Single Type	100%			2022	**			B
Storm Drain Piping Single Type	100%			2022	**			B
Sump Pump(s) Single Type	100%			2010	\$8,800	4	\$2,000	B
Non-Water Piping Single Type	100%			2022	**	3	\$600	B

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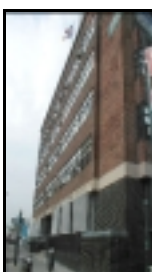
Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : FORT GREENE DISTRICT HEALTH CTR
Address : 295 FLATBUSH AVENUE EXT.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0009.000 / 1981 **Yr Built/Renovated** : 1940 / 1998
Area Sq Ft : 41,800 **Project Type** : HEALTH
Date of Survey : 18-Apr-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$158,300	\$100,300
Electrical		\$130,600
Mechanical		\$126,200
Total	\$158,300	\$357,200
Priority A	\$158,300	\$100,300
Priority B		\$256,900
Total	\$158,300	\$357,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$16,300		\$10,800	\$10,800
Interior Architecture	\$700	\$2,300		
Electrical	\$35,200	\$700	\$17,500	\$700
Mechanical	\$4,800	\$5,900	\$6,200	\$5,700
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$68,800	\$20,700	\$46,400	\$29,000
Priority A	\$16,300		\$10,800	\$10,800
Priority B	\$52,600	\$18,400	\$35,600	\$18,200
Priority C		\$2,300		
Total	\$68,800	\$20,700	\$46,400	\$29,000



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DEPT. OF HEALTH & MENTAL HYGIENE - 816
FORT GREENE DISTRICT HEALTH CTR
Asset # : 1981

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$100,300	A
Masonry: Limestone	5%			LIFE	**	3-5	\$21,100	A
Metal Panel	10%			2037	**	5	\$5,400	A
Windows								
Aluminum	80%			2027	**	5	\$16,300	A
Steel	20%	Now	\$158,300	2026	**	5	\$4,100	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : BASEMENT AND STAIRS</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : BASEMENT AND STAIRS</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Masonry: Brick	100%			LIFE	**	3	\$15,000	A
Roof								
Built-Up (BUR)	10%	Now	\$7,800	2021	**			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : OVER CANOPY AT EAST ENTRANCE</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER CANOPY AT EAST ENTRANCE</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER CANOPY AT EAST ENTRANCE</i>								
Modified Bitumen	50%			2016	**			A
Modified Bitumen	40%	Now	\$8,400	2016	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER FIFTH FLOOR</i>								
<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : OVER FIFTH FLOOR</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$1,500	C
Ceramic Tile	5%			2039	**	5	\$2,100	C
Ceramic Tile	5%			2046	**	5	\$2,100	C
Terrazzo	10%			LIFE	**	8	\$3,400	C
Vinyl Tile	30%			2046	**	5	\$2,600	C
Vinyl Tile	40%			2039	**	5	\$3,400	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$900	C
Ceramic Tile	5%			LIFE	**	5	\$900	C
Gypsum Board	25%			LIFE	**	5	\$1,200	C
Plaster	50%			LIFE	**	5	\$6,100	C
SGFT/Glazed Masonry	15%			LIFE	**			C

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
FORT GREENE DISTRICT HEALTH CTR
Asset # : 1981

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

Interior

Ceilings

AcousTileSusp.Lay-In	15%			2020	**	5	\$1,500	B
AcousTileSusp.Lay-In	40%			2024	**	5	\$3,900	B
Exposed Concrete	10%			LIFE	**			B
Plaster	35%			LIFE	**	5	\$2,300	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2037	**	5	\$3,000	B
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Recent Installation, Extent : Moderate, Area Affected : 100%

Switchgear

Fused Disc Sw	100%			2037	**	3-5	\$1,900	B
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Recent Installation, Extent : Moderate, Area Affected : 100%

Raceway

Conduit	90%			2011			\$27,300	B
Conduit	10%			2037	**			B

Recent Installation, Extent : Moderate, Area Affected : 100%

Panelboards

Fused Disc Sw	15%			2033	**	3	\$300	B
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Recent Installation, Extent : Moderate, Area Affected : 100%

Molded Case Bkrs	45%			2033	**	3	\$800	B
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Recent Installation, Extent : Moderate, Area Affected : 100%

Molded Case Bkrs	40%			2010		3	\$700	B
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Wiring

Braided Cloth	60%	2-4	\$20,200	2036	**			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Thermoplastic	40%			2037	**			B
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Recent Installation, Extent : Moderate, Area Affected : 100%

Motor Controllers

Locally Mounted	85%			2028	**	5	\$1,300	B
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Recent Installation, Extent : Moderate, Area Affected : 100%

Locally Mounted	15%			2009		5	\$200	B
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Ground

Grounding Devices

Metal Water Pipe	100%			2024	**			B
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Lighting

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
FORT GREENE DISTRICT HEALTH CTR
Asset # : 1981

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

Lighting

General Lighting								
Exit	3%			2011	\$500	2	\$200	B
Exit	2%			2006	\$300	2	\$100	B
Fluorescent	90%			2011	\$130,600	2	\$70,800	B
Incandescent	5%			2011	\$7,300	2	\$3,900	B

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

Heating

Energy Source								
Natural Gas	100%			2021	**	3	\$500	B
Conversion Equipment								
Steam Boiler	100%			2016	**	3	\$10,600	B
Distribution								
Steam Piping/Pump	100%			2021	**	3	\$4,000	B
Terminal Devices								
Air Handler	25%			2011	\$37,600			B
Convactor/Radiator	75%			2016	**	2	\$14,600	B

Air Conditioning

Energy Source								
Electricity	100%			2027	**	5	\$300	B
Conversion Equipment								
Ext Pkg Unit - Cool	30%			2014	\$38,600			B
No Component	70%							D
Distribution								
Chilled Wtr Pipe/Pmp	50%			2031	**	3-4	\$2,500	B
No Component	50%							D
Terminal Devices								
Air Handler/Cool/Ht	50%			2011	\$17,800	4	\$1,100	B
No Component	50%							D
Heat Rejection								
Remote Air Cond	100%			2011	\$50,000			B

Ventilation

Exhaust Fans								
Interior	100%			2011	\$30,800	3-10	\$14,400	B

Plumbing

H/C Water Piping								
Single Type	100%			2016	**	3-5	\$5,300	B

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
FORT GREENE DISTRICT HEALTH CTR
Asset # : 1981

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Hot Water Heater Single Type	100%			2009	\$6,500	3-5	\$7,500	B
Sanitary Piping Single Type	100%			2021	* *			B
Storm Drain Piping Single Type	100%			2021	* *			B
Sump Pump(s) Single Type	100%			2009	\$8,800	4	\$2,000	B
Non-Water Piping Single Type	100%			2021	* *	3	\$500	B

*Note : All \$ 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 : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : JAMAICA DISTRICT HEALTH CENTER
Address : 90-37 PARSONS BOULEVARD
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HEA0007.000 / 1979 **Yr Built/Renovated** : 1952 / 1988
Area Sq Ft : 51,640 **Project Type** : HEALTH
Date of Survey : 26-Apr-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$168,200
Electrical	\$67,100	\$17,400
Total	\$67,100	\$185,700
Priority A		\$168,200
Priority B	\$67,100	\$17,400
Total	\$67,100	\$185,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$14,700		\$5,700	\$18,100
Interior Architecture	\$23,300	\$3,500	\$1,400	\$15,500
Electrical	\$43,400		\$20,800	\$700
Mechanical	\$13,600	\$17,000	\$24,000	\$5,500
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$104,900	\$30,400	\$61,800	\$49,600
Priority A	\$14,700		\$5,700	\$18,100
Priority B	\$75,900	\$30,400	\$54,700	\$16,100
Priority C	\$14,400		\$1,400	\$15,500
Total	\$104,900	\$30,400	\$61,800	\$49,600



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

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
JAMAICA DISTRICT HEALTH CENTER
Asset # : 1979

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass: Special Gauge	5%			2032	**	5-10	\$4,500	A
Masonry: Brick	90%			LIFE	**	5	\$74,400	A
Masonry: Granite	5%			LIFE	**	3-5	\$14,200	A
Windows								
Aluminum	30%			2020	**	5	\$6,000	A
Aluminum	65%			2028	**	5	\$13,100	A
Glass Block	5%	Now	\$3,900	LIFE	**	5	\$500	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i> <i>Location : West Facade</i>								
Parapets								
Masonry: Brick	100%			LIFE	**	3	\$22,600	A
Roof								
Built-Up (BUR)	5%	Now	\$7,800	2022	**			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i> <i>Location : ROOF OVER FIRST FLOOR</i> <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> <i>Location : ROOM 142</i>								
IRMA/Protected Membrane	35%			2012	\$93,900	5	\$10,700	A
Single Ply Membrane	60%			2017	**			A
Interior								
Floors								
Carpet	5%			2008	\$14,300	3	\$4,600	C
Cast in Place Concrete	10%			LIFE	**	5	\$2,000	C
Ceramic Tile	5%			2040	**	5	\$2,700	C
Terrazzo	10%			LIFE	**	8	\$4,500	C
Vinyl Tile	45%			2040	**	5	\$5,100	C
Vinyl Tile	25%			2027	**	5	\$2,800	C
Interior Walls								
Glazed Ceramic Panel	10%			LIFE	**	5	\$1,400	C
Gypsum Board	50%			LIFE	**	5	\$2,000	C
Plaster	10%	Now	\$9,300	LIFE	**	5	\$1,000	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> <i>Location : ROOM 142</i>								
Plaster	20%			LIFE	**	5	\$2,000	C
SGFT/Glazed Masonry	10%			LIFE	**			C

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
JAMAICA DISTRICT HEALTH CENTER
Asset # : 1979

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2015	**	5	\$1,300	B
AcousTileSusp.Lay-In	55%			2021	**	5	\$7,100	B
Plaster	10%	Now	\$8,300	LIFE	**	5	\$900	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ROOM 142</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ROOM 142</i>								
Plaster	25%			LIFE	**	5	\$2,200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2032	**	3-5	\$2,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 2000A MAIN MOLDED CASE CIRCUIT BREAKER IN THE SWITCHBOARD.</i>								
Raceway								
Conduit	40%			2012	\$12,200			B
Conduit	60%			2032	**			B
Panelboards								
Fused Disc Sw	10%			2028	**	3	\$200	B
Molded Case Bkrs	40%			2011	\$17,400	3	\$1,100	B
Molded Case Bkrs	50%			2028	**	3	\$1,100	B
Wiring								
Braided Cloth	40%	2-4	\$13,500	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	60%			2032	**			B
Motor Controllers								
Locally Mounted	50%			2025	**	5	\$900	B
Locally Mounted	30%			2010	\$8,200	5	\$600	B
Locally Mounted	20%	2-4	\$5,500	2032	**	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Ground								
Grounding Devices								
Metal Water Pipe	50%			2010	\$3,200			B
Metal Water Pipe	50%	2-4	\$3,200	2032	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Lighting								

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
JAMAICA DISTRICT HEALTH CENTER
Asset # : 1979

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

Lighting

General Lighting								
Exit	5%			2017	**	2	\$400	B
Fluorescent	60%			2017	**	2	\$62,400	B
Fluorescent	35%			2007	\$67,100	2	\$36,400	B

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

Heating

Energy Source								
Natural Gas	100%			2032	**	3	\$800	B
Conversion Equipment								
Heat Exchanger	10%			2021	**	3	\$100	B
Steam Boiler	90%			2025	**	3	\$12,600	B
Distribution								
Hot Wtr Piping/Pump	40%			2028	**	3-4	\$2,500	B
Steam Piping/Pump	60%			2032	**	3	\$4,200	B
Terminal Devices								
Air Handler/Cool/Ht	60%			2017	**	4	\$3,100	B
Convactor/Radiator	40%			2025	**	2	\$10,300	B

Air Conditioning

Energy Source								
Electricity	100%			2028	**	5	\$400	B
Conversion Equipment								
Reciprocating Compr	60%			2021	**	5	\$32,600	B
Ext Pkg Unit - Cool	40%			2021	**			B
Distribution								
Chilled Wtr Pipe/Pmp	60%			2022	**	3-4	\$4,700	B
No Component	40%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	**	4	\$4,500	B
Heat Rejection								
Air Condenser Unit	100%			2021	**			B

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$32,700	B
Exhaust Fans								
Interior	60%			2017	**	3-10	\$11,400	B
Roof	40%			2017	**	2-10	\$7,900	B

Plumbing

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Maintenance \$ are aggregated over a ten-year period.
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DEPT. OF HEALTH & MENTAL HYGIENE - 816
JAMAICA DISTRICT HEALTH CENTER
Asset # : 1979

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
H/C Water Piping Single Type	100%			2025	* *	3-5	\$8,100	B
Hot Water Heater Single Type	100%			2013	\$8,600	3-5	\$9,900	B
HW Heat Exchanger Single Type	100%			2021	* *			B
Sanitary Piping Single Type	100%			2032	* *			B
Storm Drain Piping Single Type	100%			2032	* *			B
Sump Pump(s) Single Type	100%			2013	\$8,800	4	\$2,000	B
Non-Water Piping Single Type	100%			2032	* *	3	\$800	B

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

Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : MORRISANIA DISTRICT HEALTH CTR
Address : 1309 FULTON AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HEA0004.000 / 2645 **Yr Built/Renovated** : 1955 / 2000
Area Sq Ft : 51,434 **Project Type** : HEALTH
Date of Survey : 17-Apr-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$713,300	\$138,100
Electrical		\$240,000
Mechanical		\$256,700
Total	\$713,300	\$634,700
Priority A	\$713,300	\$138,100
Priority B		\$496,700
Total	\$713,300	\$634,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$22,400	\$800	\$2,100	\$23,400
Interior Architecture	\$17,400		\$3,600	
Electrical	\$31,200	\$18,800	\$1,200	\$20,700
Mechanical	\$16,400	\$17,000	\$16,800	\$2,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$97,300	\$46,500	\$33,700	\$56,600
Priority A	\$22,400	\$800	\$2,100	\$23,400
Priority B	\$60,000	\$45,700	\$27,900	\$33,200
Priority C	\$14,900		\$3,600	
Total	\$97,300	\$46,500	\$33,700	\$56,600



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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
MORRISANIA DISTRICT HEALTH CTR
Asset # : 2645

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$19,400	LIFE	**	5	\$11,600	A
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT PENTHOUSE</i>								
Masonry: Brick	70%			LIFE	**	5	\$81,300	A
Masonry: Granite	5%			LIFE	**	3-5	\$19,900	A
Panel/Paver: Limestone	10%			LIFE	**	3-5	\$39,900	A
Window Wall	5%			2025	**	6	\$4,200	A
Windows								
Aluminum	25%			2028	**	5	\$5,600	A
Aluminum	75%	0-2	\$539,200	2037	**	5	\$8,400	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Masonry: Brick	10%	Now	\$3,000	LIFE	**	3	\$2,100	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT PENTHOUSE</i>								
Masonry: Brick	40%			LIFE	**	3	\$8,400	A
Metal Rail	50%			2021	**	3	\$2,500	A
Roof								
IRMA/Protected Membrane	75%	Now	\$174,100	2022	**	5	\$9,900	A
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : OVER FIFTH FLOOR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : DENTAL AREA ON FIFTH FLOOR</i>								
Modified Bitumen	25%			2012			\$45,100	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,000	C
Ceramic Tile	5%			2040	**	5	\$2,700	C
Terrazzo	10%			LIFE	**	8	\$4,400	C
Vinyl Tile	10%	Now	\$13,600	2040	**	5	\$600	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : FIFTH FLOOR CORRIDOR</i>								
Vinyl Tile	65%			2027	**	5	\$7,200	C

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
MORRISANIA DISTRICT HEALTH CTR
Asset # : 2645

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$800	C
Gypsum Board	15%			LIFE	**	5	\$700	C
Marble Panels	5%			LIFE	**	5	\$1,500	C
Plaster	55%			LIFE	**	5	\$6,500	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	20%			2025	**	5	\$2,500	B
AcousTileSusp.Lay-In	20%			2015	**	5	\$2,500	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : DENTAL AREA ON FIFTH FLOOR</i>								
Plaster	60%			LIFE	**	5	\$5,200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2038	**	5	\$3,100	B
Switchgear								
Air Circuit Breaker	90%			2012	\$46,000	3-5	\$2,200	B
Molded Case Bkrs	10%			2038	**	3-5	\$300	B
Raceway								
Conduit	80%			2012	\$24,300			B
Conduit	20%			2032	**			B
Panelboards								
Fused Disc Sw	10%			2011	\$4,400	3	\$300	B
Molded Case Bkrs	20%			2028	**	3	\$400	B
Molded Case Bkrs	70%			2011	\$30,500	3	\$2,000	B
Wiring								
Braided Cloth	80%	2-4	\$26,900	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2032	**			B
Motor Controllers								
Locally Mounted	50%			2017	**	5	\$900	B
Locally Mounted	50%			2029	**	5	\$900	B

Ground

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
MORRISANIA DISTRICT HEALTH CTR
Asset # : 2645

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

Ground

Grounding Devices

Metal Water Pipe	50%			2025	**			B
Metal Water Pipe	50%	2-4	\$3,200	2032	**			B

Corroded, Extent : Moderate, Area Affected : 100%

Lighting

General Lighting

Emergency	3%			2012	\$800	2	\$300	B
Emergency	2%	Now	\$500	2022	**	2	\$200	B

Not in Service, Extent : Moderate, Area Affected : 100%

Exit	5%			2012	\$1,000	2	\$400	B
Fluorescent	87%			2012	\$163,500	2	\$88,600	B
Incandescent	3%			2012	\$5,600	2	\$3,100	B

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

Heating

Energy Source

Fuel Oil	100%			2012	\$89,000	4	\$1,200	B
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Conversion Equipment

Hot Water Boiler	100%			2010	\$81,300	3	\$11,800	B
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Distribution

Hot Wtr Piping/Pump	100%	Now	\$9,100	2020	**	3-4	\$6,200	B
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Leak Evident, Extent : Light, Area Affected : 10%

Terminal Devices

Air Handler/Cool/Ht	10%			2012	\$11,600	4	\$300	B
Convactor/Radiator	90%			2017	**	2	\$22,700	B

Air Conditioning

Energy Source

Electricity	100%			2020	**	5	\$400	B
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Conversion Equipment

Int Pkg Unit - Cool	10%			2010	\$46,500			B
No Component	90%							D

Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2	\$32,100	B
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Exhaust Fans

Interior	100%			2012	\$39,900	3-10	\$16,100	B
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Plumbing

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
MORRISANIA DISTRICT HEALTH CTR
Asset # : 2645

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Single Type	100%			2017	* *	3-5	\$9,300	B
Hot Water Heater Single Type	100%			2006	\$8,400	3-5	\$9,700	B
Sanitary Piping Single Type	100%			2022	* *			B
Storm Drain Piping Single Type	100%			2022	* *			B
Sump Pump(s) Single Type	100%			2010	\$8,800	4	\$2,000	B
Non-Water Piping Single Type	100%			2032	* *	3	\$800	B

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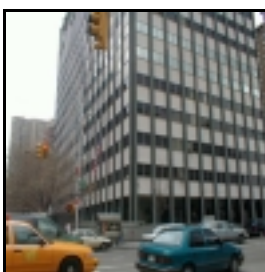
Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : PUBLIC HEALTH LABORATORY BLDG.
Address : 455 FIRST AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0001.000 / 1574 **Yr Built/Renovated** : 1968 / 1992
Area Sq Ft : 353,000 **Project Type** : HEALTH
Date of Survey : 19-Mar-2002 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,9,11,13,14

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$2,829,300	\$431,100
Interior Architecture	\$271,600	\$57,400
Electrical	\$809,200	\$1,107,200
Mechanical	\$1,286,400	\$5,640,100
Total	\$5,196,500	\$7,235,800
Priority A	\$2,829,300	\$431,100
Priority B	\$2,367,200	\$6,747,300
Priority C		\$57,400
Total	\$5,196,500	\$7,235,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$10,700		\$1,100	\$42,900
Interior Architecture		\$21,500		\$31,000
Electrical	\$146,100	\$17,200	\$144,900	\$5,100
Mechanical	\$13,500	\$19,600	\$62,900	\$95,500
Elevators/Escalators	\$96,700	\$96,700	\$96,700	\$96,700
Total	\$267,000	\$155,000	\$305,700	\$271,200
Priority A	\$10,700		\$1,100	\$42,900
Priority B	\$256,300	\$145,200	\$304,600	\$197,300
Priority C		\$9,900		\$31,000
Total	\$267,000	\$155,000	\$305,700	\$271,200



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
PUBLIC HEALTH LABORATORY BLDG.
Asset # : 1574

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$42,800	LIFE	**	5	\$4,600	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : PENTHOUSE</i>							
	<i>Exposed Reinforcing, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : PENTHOUSE</i>							
Masonry: Brick	87%			LIFE	**	5	\$386,900	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>							
Granite Panels	5%			LIFE	**	3-5	\$76,200	A
Window Wall	5%			2026	**	6	\$16,200	A
Windows								
Aluminum	15%			2035	**	5	\$13,300	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 6TH AND 7TH FLOORS</i>							
Aluminum	85%	4+	\$2,411,100	2038	**	5	\$37,600	A
	<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 50%</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
Parapets								
Masonry: Brick	75%			LIFE	**	3	\$26,900	A
Metal: Cage/Fence	25%			2013		3	\$3,200	A
Roof								
Built-Up (BUR)	75%	4+	\$276,700	2023	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 10%</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>							
Modified Bitumen	20%	Now	\$98,700	2023	**			A
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : OVER PENTHOUSE</i>							
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : OVER PENTHOUSE</i>							
Skylight, Metal/Glass	5%			2023	**	3	\$16,100	A
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$22,000	C
Ceramic Tile	5%			2041	**	5	\$19,700	C
Terrazzo	5%			LIFE	**	8	\$16,200	C
Vinyl Tile	75%			2028	**	5	\$62,000	C

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
PUBLIC HEALTH LABORATORY BLDG.
Asset # : 1574

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concr Masonry Unit	30%			LIFE	**	5	\$18,600	C
Plaster	70%			LIFE	**	5	\$57,400	C
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : AT WINDOWS.</i>								
Ceilings								
AcousTileConcealSpLn	25%			2016	**	5	\$23,300	B
Exposed Concrete	40%	Now	\$271,600	LIFE	**			B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : ROOMS THROUGHOUT BUILDING</i>								
Metal Panel	15%			LIFE	**	5	\$19,400	B
Plaster	20%			LIFE	**	5	\$12,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%	2-4	\$78,600	2043	**	5	\$12,800	B
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Needs to be upgraded to accomodate additional loads.</i>								
Switchgear								
Air Circuit Breaker	100%	2-4	\$383,400	2043	**	3-5	\$12,400	B
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
Raceway								
Busway	80%			2011	\$203,700	5	\$6,900	B
Conduit	20%			2013	\$50,900			B
Panelboards								
Fused Disc Sw	15%			2012	\$43,600	3	\$2,200	B
Molded Case Bkrs	65%			2012	\$188,800	3	\$9,500	B
Molded Case Bkrs	20%			2021	**	3	\$2,900	B
Wiring								
Braided Cloth	85%	2-4	\$347,300	2038	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	15%			2023	**			B

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

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
PUBLIC HEALTH LABORATORY BLDG.
Asset # : 1574

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2030	**	5	\$1,300	B
Locally Mounted	5%			2011	\$2,300	5	\$600	B
Motor Control Center	10%			2026	**	5	\$1,300	B
Motor Control Center	20%			2018	**	5	\$2,600	B
Motor Control Center	55%			2011	\$200,000	5	\$7,100	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2026	**			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2011	\$10,900	3-5	\$13,000	B
Generators								
Diesel	100%			2009	\$85,400	5	\$2,200	B
Batteries								
Lead/Acid	100%			2007	\$500			B
Lighting								
General Lighting								
Exit	5%			2013	\$2,200	2	\$3,200	B
Fluorescent	93%			2013	\$334,800	2	\$703,700	B
HID	2%			2013	\$9,400	2	\$15,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2023	**	5	\$59,600	B
Conversion Equipment								
PRV/L.P. Steam	100%			2009	\$166,600			B

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

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

**DEPT. OF HEALTH & MENTAL HYGIENE - 816
PUBLIC HEALTH LABORATORY BLDG.
Asset # : 1574**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	40%	Now	\$53,900	2021	**	3-4	\$18,400	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : CONTROL VALVES NOT FUNCTIONING PROPERLY</i>								
Steam Piping/Pump	60%	Now	\$112,400	2013	\$1,124,300	3	\$23,100	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement,1st Floor,2nd Floor</i>								
<i>Explanation : PIPING,TRAPS AND VALVES LEAKING</i>								
Terminal Devices								
Air Handler/Cool/Ht	80%	Now	\$69,100	2013	\$691,200	4	\$20,100	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : COILS LEAKING IN AIR HANDLING UNITS</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : AIR HANDLERS NOT SEPARATED BY AREA SERVED,CROSS CONTAMINATION EXISTS BETWEEN UNITS</i>								
Convactor/Radiator	20%			2018	**	2	\$37,500	B
Air Conditioning								
Energy Source								
Electricity	80%	2-4	\$60,800	2021	**	5	\$1,100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 50%</i>								
Steam/HW System	20%			2023	**	5	\$4,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Explanation : ADDITIONAL POWER NEEDED TO RUN UNITS CONCURRENTLY</i>								
Conversion Equipment								
Absorp Mach/Stm/HW	20%			2022	**	2	\$52,900	B
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
Centrifugal Compr El	80%			2033	**	5	\$2,500	B
Distribution								
Chilled Wtr Pipe/Pmp	100%	Now	\$131,200	2023	**	3-4	\$48,800	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$114,000	2013	\$1,139,900	4	\$22,100	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Explanation : UNITS ARE CROSS CONNECTED BETWEEN DIFFERENT AREAS MAKING BALANCING IMPOSSIBLE</i>								

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
PUBLIC HEALTH LABORATORY BLDG.
Asset # : 1574

Mechanical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Air Conditioning									
Heat Rejection									
Water Cool Tower	100%	2-4	\$154,100	2011	\$770,300				B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 20%</i>									
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>									
Ventilation									
Distribution									
Ductwork/Diffusers	100%	Now	\$463,200	LIFE	* *	2	\$238,200		B
<i>Noxious Fumes, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : BASEMENT INTERIOR EXHAUSTS INTO DRIVEWAY AREA AND IS DRAWN BACK INTO BUILDING</i>									
Exhaust Fans									
Interior									
	80%	Now	\$47,500	2013	\$237,300	3-6	\$55,000		B
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>									
<i>Explanation : AREAS ARE MIXED TOGETHER,ALLOWING CROSS CONTAMINATION</i>									
Roof									
	20%	Now	\$4,300	2013	\$42,700	2-6	\$16,100		B
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>									
<i>Explanation : REDESIGN OF SOME EXHAUST DUCTS NECESSARY TO PREVENT BACKFEED AND CROSS CONTAMINATION</i>									
Plumbing									
H/C Water Piping									
Single Type									
	100%	2-4	\$80,200	2011	\$801,600	3-5	\$48,300		B
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>									
HW Heat Exchanger									
Single Type									
	100%	2-4	\$8,300	2009	\$83,300				B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>									
Sanitary Piping									
Single Type									
	100%			2013	\$583,000				B
Storm Drain Piping									
Single Type									
	100%			2023	* *				B
Sump Pump(s)									
Single Type									
	100%	Now	\$900	2011	\$8,800	4	\$1,300		B
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>									
Non-Water Piping									
Single Type									
	100%			2033	* *	3	\$4,600		B

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

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

Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : RIVERSIDE HEALTH CENTER
Address : 160 WEST 100TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0014.000 / 1984 **Yr Built/Renovated** : 1960 / 1990
Area Sq Ft : 34,000 **Project Type** : HEALTH
Date of Survey : 23-Apr-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$427,800	\$237,700
Electrical			\$150,100
Mechanical			\$107,200
Total		\$427,800	\$495,100
Priority A		\$427,800	\$237,700
Priority B			\$257,400
Total		\$427,800	\$495,100

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$17,900			\$12,200
Interior Architecture	\$2,800	\$2,100	\$2,200	\$1,500
Electrical	\$22,600	\$12,500	\$2,600	\$12,700
Mechanical	\$8,400	\$700	\$10,300	\$5,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$55,600	\$19,200	\$19,000	\$35,600
Priority A	\$17,900			\$12,200
Priority B	\$35,300	\$19,200	\$16,800	\$21,900
Priority C	\$2,400		\$2,200	\$1,500
Total	\$55,600	\$19,200	\$19,000	\$35,600



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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
RIVERSIDE HEALTH CENTER
Asset # : 1984

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	3-5	\$20,800	A
Masonry: Brick	90%			LIFE	**	5	\$58,800	A
Windows								
Aluminum	100%	2-4	\$427,800	2037	**	5	\$6,700	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Unit Inoperable, Extent : Light, Area Affected : 10%</i>								
Parapets								
Masonry: Brick	100%			LIFE	**	3	\$20,900	A
Roof								
Modified Bitumen	100%	0-2	\$17,900	2012	\$178,900			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : AT STAIR DOOR</i>								
Interior								
Floors								
Carpet	10%			2011	\$18,500	3	\$6,000	C
Cast in Place Concrete	10%			LIFE	**	5	\$1,300	C
Ceramic Tile	5%			2040	**	5	\$1,800	C
Terrazzo	15%			LIFE	**	8	\$4,300	C
Vinyl Tile	60%			2027	**	5	\$4,400	C
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$300	C
Metal Panel	15%			LIFE	**	5	\$1,100	C
Plaster	55%			LIFE	**	5	\$4,300	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	10%			2015	**	5	\$800	B
AcousTileSusp.Lay-In	50%			2021	**	5	\$4,200	B
Exposed Concrete	10%			LIFE	**			B
Plaster	30%			LIFE	**	5	\$1,700	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2012	\$2,600	5	\$2,500	B

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
RIVERSIDE HEALTH CENTER
Asset # : 1984

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2012	\$38,300	3-5	\$1,500	B
Raceway								
Conduit	95%			2012	\$19,800			B
Conduit	5%			2038	**			B
Panelboards								
Molded Case Bkrs	100%			2011	\$29,100	3	\$1,900	B
Wiring								
Braided Cloth	80%	2-4	\$17,900	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	5%			2038	**			B
Thermoplastic	15%			2012	\$3,400			B
Motor Controllers								
Locally Mounted	80%			2010	\$14,200	5	\$1,000	B
Locally Mounted	20%	2-4	\$3,600	2032	**	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Ground								
Grounding Devices								
Metal Water Pipe	50%			2017	**			B
Metal Water Pipe	50%			2010	\$3,200			B
Lighting								
General Lighting								
Emergency	3%			2020	**	2	\$200	B
Emergency	1%			2012	\$200	2	\$100	B
Exit	3%			2020	**	2	\$200	B
Exit	2%			2012	\$300	2	\$100	B
Fluorescent	90%			2012	\$111,800	2	\$60,600	B
HID	1%			2007	\$900	2	\$700	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2032	**	3	\$500	B
Conversion Equipment								
Steam Boiler	100%			2017	**	3	\$12,100	B

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
RIVERSIDE HEALTH CENTER
Asset # : 1984

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2020	**	3-4	\$2,200	B
Steam Piping/Pump	50%			2022	**	3	\$1,700	B
Terminal Devices								
Air Handler	20%			2012	\$25,700			B
Convactor/Radiator	50%			2017	**	2	\$8,300	B
Fan Coil Unit/Heat	30%			2012	\$107,200	4	\$600	B
Air Conditioning								
Energy Source								
Electricity	100%			2020	**	5	\$200	B
Conversion Equipment								
Ext Pkg Unit - Cool	5%			2015	**			B
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$21,200	B
Exhaust Fans								
Roof	100%	Now	\$900	2012	\$19,000	2-6	\$7,200	B
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$6,100	B
Hot Water Heater								
Single Type	100%			2010	\$5,600	3-5	\$6,400	B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Non-Water Piping								
Single Type	100%			2022	**	3	\$400	B

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

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

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

Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : STATEN ISLAND DISTRICT HEALTH CR
Address : 51-63 STUYVESANT PLACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HEA0011.000 / 1983 **Yr Built/Renovated** : 1937 / 1975
Area Sq Ft : 35,813 **Project Type** : HEALTH
Date of Survey : 25-Apr-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,5

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$805,300	\$56,600
Electrical	\$103,800	\$58,900
Total	\$909,100	\$115,500
Priority A	\$805,300	\$56,600
Priority B	\$103,800	\$58,900
Total	\$909,100	\$115,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$10,900			\$24,600
Interior Architecture	\$900		\$5,100	
Electrical	\$55,900	\$6,400	\$7,600	\$7,100
Mechanical	\$27,600	\$1,900	\$23,200	\$6,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$105,200	\$18,200	\$45,700	\$47,900
Priority A	\$10,900			\$24,600
Priority B	\$93,400	\$18,200	\$40,600	\$23,300
Priority C	\$900		\$5,100	
Total	\$105,200	\$18,200	\$45,700	\$47,900



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
STATEN ISLAND DISTRICT HEALTH CR
Asset # : 1983

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$56,600	A
	<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : North Facade</i>							
Masonry: Granite	5%			LIFE	**	3-5	\$13,900	A
Pre-Cast Concrete	25%	Now	\$72,100	LIFE	**	3-5	\$53,100	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : AT CORNERS</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : AT CORNERS</i>							
Windows								
Steel	100%	Now	\$607,600	2027	**	5	\$15,700	A
	<i>Air Infiltration, Extent : Light, Area Affected : 30%</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : AT FIFTH FLOOR</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
Parapets								
Masonry: Brick	85%	Now	\$9,000	LIFE	**	3	\$12,500	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : AT NORTH EAST CORNER</i>							
	<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : East Facade</i>							
Pre-Cast Concrete	15%	Now	\$1,900	LIFE	**	3	\$700	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : AT CORNERS</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : AT CORNERS</i>							
Roof								
Modified Bitumen	100%	0-2	\$125,600	2022	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i>							
	<i>Ridging, Extent : Moderate, Area Affected : 25%</i>							
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$1,400	C
Ceramic Tile	5%			2040	**	5	\$1,900	C
Terrazzo	15%			LIFE	**	8	\$4,600	C
Vinyl Tile	60%			2027	**	5	\$4,600	C
Wood	10%			2027	**	5	\$5,500	C

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
STATEN ISLAND DISTRICT HEALTH CR
Asset # : 1983

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

Interior

Interior Walls

Ceramic Tile	5%			LIFE	**	5	\$600	C
Marble Panels	5%			LIFE	**	5	\$1,000	C
Plaster	75%			LIFE	**	5	\$6,200	C
SGFT/Glazed Masonry	15%			LIFE	**			C

Ceilings

Plaster	100%			LIFE	**	5	\$6,000	B
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Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%	2-4	\$2,600	2042	**	5	\$1,300	B
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On Extended Life, Extent : Moderate, Area Affected : 100%

Switchgear

Fused Knife Sw	100%	2-4	\$38,300	2042	**	3-5	\$1,200	B
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Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Raceway

Conduit	95%			2012			\$19,800	B
Conduit	5%			2038	**			B

Panelboards

Fused Toggle Switch	85%	2-4	\$24,700	2037	**	3	\$1,300	B
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On Extended Life, Extent : Moderate, Area Affected : 100%

Molded Case Bkrs	10%			2020	**	3	\$200	B
Molded Case Bkrs	5%			2034	**	3	\$100	B

Wiring

Braided Cloth	85%	2-4	\$19,000	2037	**			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Thermoplastic	10%			2022	**			B
Thermoplastic	5%			2038	**			B

Motor Controllers

Locally Mounted	90%			2010		5	\$1,200	B
Locally Mounted	10%	2-4	\$1,800	2032	**	5	\$100	B

On Extended Life, Extent : Moderate, Area Affected : 100%

Ground

Grounding Devices

Metal Water Pipe	100%			2010			\$6,400	B
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Lighting

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
STATEN ISLAND DISTRICT HEALTH CR
Asset # : 1983

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

Lighting

General Lighting								
Exit	2%			2020	**	2	\$100	B
Exit	3%			2007	\$400	2	\$200	B
Fluorescent	45%			2012	\$58,900	2	\$31,900	B
Fluorescent	50%			2007	\$65,400	2	\$35,500	B

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

Heating

Energy Source								
Fuel Oil	100%			2022	**	4	\$1,300	B
Conversion Equipment								
Steam Boiler	100%			2017	**	3	\$12,700	B
Distribution								
Steam Piping/Pump	100%	Now	\$17,600	2022	**	3	\$3,600	B
Terminal Devices								
Convactor/Radiator	100%			2017	**	2	\$17,600	B

Leak Evident, Extent : Light, Area Affected : 10%

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$22,300	B
Exhaust Fans								
Interior	50%			2012	\$13,900	3-10	\$5,600	B
Roof	50%			2007	\$10,000	2-10	\$6,700	B

Plumbing

H/C Water Piping								
Single Type	100%			2017	**	3-5	\$6,400	B
Hot Water Heater								
Single Type	100%			2013	\$5,900	3-5	\$6,800	B
HW Heat Exchanger								
Single Type	100%			2015	**			B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Non-Water Piping								
Single Type	100%			2032	**	3	\$600	B

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

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

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

Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : TREMONT DISTRICT HEALTH CTR
Address : 1826 ARTHUR AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HEA0005.000 / 1977 **Yr Built/Renovated** : 1940 / 1998
Area Sq Ft : 41,894 **Project Type** : HEALTH
Date of Survey : 24-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$62,300	\$71,200
Total	\$62,300	\$71,200
Priority A	\$62,300	\$71,200
Total	\$62,300	\$71,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$54,700	\$8,800	\$1,400	\$20,000
Interior Architecture	\$10,100	\$3,700	\$4,100	
Electrical	\$2,000	\$19,300	\$300	\$15,800
Mechanical	\$9,200	\$7,700	\$15,500	\$3,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$83,900	\$47,300	\$29,200	\$46,800
Priority A	\$54,700	\$8,800	\$1,400	\$20,000
Priority B	\$19,700	\$34,800	\$27,800	\$26,800
Priority C	\$9,400	\$3,700		
Total	\$83,900	\$47,300	\$29,200	\$46,800



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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
TREMONT DISTRICT HEALTH CTR
Asset # : 1977

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$3,100	A
Masonry: Brick	10%	0-2	\$7,400	LIFE	**	5	\$8,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
Masonry: Brick	70%			LIFE	**	5	\$124,600	A
Masonry: Limestone	15%			LIFE	**	3-5	\$69,300	A
Windows								
Aluminum	100%			2036	**	5	\$17,500	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Parapets								
Masonry: Brick	100%			LIFE	**	3	\$27,500	A
Roof								
Built-Up (BUR)	90%	Now	\$11,900	2022	**			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Offices 417 And 420</i>								
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Offices 417 And 420</i>								
Roll Roofing	5%	Now	\$5,500	2024	**			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Service Entrance</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Service Entrance</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Service Entrance</i>								
Skylight, Metal/Glass	5%			2040	**	3	\$4,300	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Interior								
Floors								
Carpet	20%			2015	**	3	\$11,100	C
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,600	C
Ceramic Tile	5%			2049	**	5	\$2,200	C
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Granite Panels	15%			LIFE	**	5	\$7,500	C
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Vinyl Tile	55%			2049	**	5	\$5,000	C
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
TREMONT DISTRICT HEALTH CTR
Asset # : 1977

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$1,300	C
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
Gypsum Board	80%			LIFE	**	5	\$6,100	C
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
Granite Panels	5%			LIFE	**	5	\$2,100	C
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : At Lobby</i>							
SGFT/Glazed Masonry	10%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	80%			2027	**	5	\$8,200	B
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
Exposed Concrete	5%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$1,400	B
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$3,000	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : 1600a Main Service</i>							
Transformers								
Dry Type	100%			2031	**	5	\$4,200	B
Switchgear								
Fused Disc Sw	100%			2040	**	3-5	\$1,900	B
Raceway								
Conduit	100%			2040	**			B
Panelboards								
Fused Disc Sw	5%			2036	**	3	\$100	B
Molded Case Bkrs	95%			2036	**	3	\$1,600	B
Wiring								
Thermoplastic	100%			2040	**			B
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$1,500	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2031	**			B

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
TREMONT DISTRICT HEALTH CTR
Asset # : 1977

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

Lighting

General Lighting								
Emergency	2%			2022	**	2	\$200	B
Exit	3%			2022	**	2	\$200	B
Fluorescent	93%			2022	**	2	\$77,100	B
HID	2%			2022	**	2	\$1,700	B

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

Heating

Energy Source								
Natural Gas	100%			2034	**	3	\$500	B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	3	\$9,600	B
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	3-4	\$7,100	B
Terminal Devices								
Air Handler/Cool/Ht	60%			2019	**	4	\$1,700	B
Convactor/Radiator	40%			2027	**	2	\$8,200	B

Air Conditioning

Energy Source								
Electricity	100%			2030	**	5	\$300	B
Conversion Equipment								
Reciprocating Compr	10%			2023	**	5	\$4,300	B
Ext Pkg Unit - Cool	90%			2029	**			B
Terminal Devices								
Air Handler/Dir Expansion	10%			2019	**	2	\$600	B
No Component	90%							D
Heat Rejection								
Remote Air Cond	10%			2019	**			B
No Component	90%							D

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$32,600	B
Exhaust Fans								
Interior	60%			2019	**	3-10	\$7,900	B
Roof	40%			2019	**	2-10	\$6,300	B

Plumbing

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
TREMONT DISTRICT HEALTH CTR
Asset # : 1977

System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing							
H/C Water Piping							
Brass/Copper	40%		2034	**	3-5	\$2,600	B
Galv Iron/Steel	60%		2027	**	3-5	\$3,300	B
<hr/>							
Hot Water Heater							
Gas Fired	100%		2012	\$6,800	3-5	\$7,000	B
<hr/>							
Sanitary Piping							
Cast Iron	100%		2034	**			B
<hr/>							
Storm Drain Piping							
Cast Iron	100%		2034	**			B
<hr/>							
Sump Pump(s)							
Rigid Piping	100%		2019	**	4	\$1,300	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : WASHINGTON HEIGHTS DIST. HEALTH
Address : 600 WEST 168TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HEA0003.000 / 1999 **Yr Built/Renovated** : 1939 / 2002
Area Sq Ft : 42,000 **Project Type** : HEALTH
Date of Survey : 24-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$119,000	\$202,300
Electrical		\$76,700
Mechanical		\$41,200
Total	\$119,000	\$320,200
Priority A	\$119,000	\$202,300
Priority B		\$117,900
Total	\$119,000	\$320,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$65,300			\$9,200
Interior Architecture	\$22,600		\$5,800	\$2,600
Electrical	\$43,000	\$16,800	\$400	\$16,200
Mechanical	\$11,900	\$2,400	\$14,900	\$15,000
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$156,700	\$33,000	\$34,900	\$56,800
Priority A	\$65,300			\$9,200
Priority B	\$71,000	\$33,000	\$29,900	\$47,600
Priority C	\$20,400		\$5,000	
Total	\$156,700	\$33,000	\$34,900	\$56,800



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
WASHINGTON HEIGHTS DIST. HEALTH
Asset # : 1999

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$17,000	LIFE	**	5	\$10,200	A
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Penthouse</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Penthouse</i>							
Masonry: Brick	80%			LIFE	**	5	\$163,100	A
Masonry: Limestone	5%			LIFE	**	3-5	\$26,500	A
Metal Panel	5%			2034	**	5	\$2,300	A
Windows								
Aluminum	95%	Now	\$29,300	2030	**	5	\$9,100	A
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Penthouse</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Penthouse</i>							
Steel	5%	Now	\$37,400	2029	**	5	\$1,000	A
	<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Penthouse</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Penthouse</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Penthouse</i>							
Parapets								
Masonry: Brick	70%	Now	\$6,500	LIFE	**	3	\$9,100	A
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : West Facade</i>							
Masonry: Limestone	25%	Now	\$4,200	LIFE	**	3	\$3,400	A
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Coping</i>							
Metal Rail	5%			2017	**	3	\$200	A
Roof								
Modified Bitumen	100%			2014			\$110,500	A

Interior

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
WASHINGTON HEIGHTS DIST. HEALTH
Asset # : 1999

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Carpet	15%			2013	\$34,300	3	\$8,400	C	
Cast in Place Concrete	10%			LIFE	**	5	\$3,200	C	
Ceramic Tile	5%			2042	**	5	\$2,200	C	
Panel/Paver: Cer/Brk	15%			2030	**	5	\$5,700	C	
Vinyl Tile	25%			2042	**	5	\$2,300	C	
Vinyl Tile	10%	Now	\$7,400	2029	**	5	\$500	C	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Auditorium</i>									
Vinyl Tile	20%			2049	**	5	\$1,800	C	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : First Floor</i>									
Interior Walls									
Concr Masonry Unit	15%			LIFE	**	5	\$2,200	C	
Glass: Single Pane	5%			LIFE	**	5	\$3,300	C	
Gypsum Board	25%			LIFE	**	5	\$1,900	C	
Gypsum Board	20%			LIFE	**	5	\$1,500	C	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Marble Panels	5%			LIFE	**	5	\$2,400	C	
Plaster	30%			LIFE	**	5	\$5,800	C	
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Senior Citizens Room In Basement</i>									
Ceilings									
AcousTileConcealSpLn	25%			2023	**	5	\$2,600	B	
AcousTileSusp.Lay-In	25%			2023	**	5	\$2,600	B	
AcousTileSusp.Lay-In	15%			2027	**	5	\$1,500	B	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Gypsum Board	10%			LIFE	**	5	\$900	B	
Plaster	25%			LIFE	**	5	\$3,500	B	

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2040	**	5	\$3,000	B	
Switchgear									
Fused Disc Sw	100%			2040	**	3-5	\$1,900	B	

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

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
WASHINGTON HEIGHTS DIST. HEALTH
Asset # : 1999

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	30%			2040	**			B
Conduit	70%			2014	\$21,300			B
Panelboards								
Fused Knife Sw	5%	2-4	\$1,500	2039	**	3	\$100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
Fused Toggle Switch	55%	2-4	\$16,000	2039	**	3	\$1,000	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	30%			2036	**	3	\$500	B
Molded Case Bkrs	10%			2022	**	3	\$200	B
Wiring								
Braided Cloth	70%	2-4	\$23,600	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	30%			2040	**			B
Motor Controllers								
Locally Mounted	95%			2031	**	5	\$1,500	B
Locally Mounted	5%			2012	\$1,100	5	\$100	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2019	**			B
Lighting								
General Lighting								
Emergency	2%			2014	\$400	2	\$200	B
Exit	3%			2014	\$500	2	\$200	B
Fluorescent	50%			2014	\$76,700	2	\$41,600	B
Fluorescent	44%			2022	**	2	\$36,600	B
HID	1%			2014	\$1,100	2	\$800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2024	**	5	\$6,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : FROM COLUMBIA UNIV.</i>								
Conversion Equipment								
PRV/L.P. Steam	100%			2010	\$18,300			B
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Explanation : FROM COLUMBIA UNIV.</i>								

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

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
WASHINGTON HEIGHTS DIST. HEALTH
Asset # : 1999

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$4,200	B
			<i>Recent Replace Evident, Extent : Moderate, Area Affected : 25%</i>					
			<i>Explanation : FROM COLUMBIA UNIV.</i>					
Terminal Devices								
Air Handler	40%			2019	**			B
Convactor/Radiator	60%			2019	**	2	\$12,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$300	B
Conversion Equipment								
Reciprocating Compr	60%			2023	**	5	\$26,100	B
Ext Pkg Unit - Cool	20%			2017	**			B
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$6,300	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2019	**	4	\$2,400	B
Heat Rejection								
Air Condenser Unit	100%			2023	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$32,700	B
Exhaust Fans								
Interior	50%			2014	\$16,300	3-10	\$7,600	B
Roof	50%			2019	**	2-10	\$7,900	B
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2034	**	3-5	\$600	B
Galv Iron/Steel	90%			2019	**	3-5	\$5,000	B
HW Heat Exchanger								
Low Temp	100%			2014	\$9,200			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B
Sump Pump(s)								
Rigid Piping	100%			2009	\$8,800	4	\$2,000	B

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**DEPT. OF HEALTH & MENTAL HYGIENE - 816
WASHINGTON HEIGHTS DIST. HEALTH
Asset # : 1999**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Non-Water Piping								
Natural Gas	100%			2014	\$41,200	3	\$700	B
		<i>Not in Service, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gas Meter Behind Electrical Panel</i>						

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

Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : WESTCHESTER DISTRICT HEALTH CTR PART OF WESTCHESTER SQ. BR. LIB.
Address : 2527 GLEBE AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HEA0006.000 / 1978 **Yr Built/Renovated** : 1955 / 2001
Area Sq Ft : 35,461 **Project Type** : HEALTH
Date of Survey : 20-Nov-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$75,500	\$45,300
Interior Architecture		\$47,900	\$44,000
Electrical			\$156,400
Total		\$123,400	\$245,700
Priority A		\$75,500	\$45,300
Priority B			\$156,400
Priority C		\$47,900	\$44,000
Total		\$123,400	\$245,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$8,300		\$4,900
Interior Architecture		\$6,800		\$2,600
Electrical	\$30,900	\$2,600	\$13,200	\$15,900
Mechanical	\$12,200	\$9,300	\$10,500	\$4,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$47,100	\$31,000	\$27,700	\$32,200
Priority A		\$8,300		\$4,900
Priority B	\$47,100	\$19,100	\$27,700	\$24,600
Priority C		\$3,600		\$2,600
Total	\$47,100	\$31,000	\$27,700	\$32,200



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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
WESTCHESTER DISTRICT HEALTH CTR PART OF WESTCHESTER SQ. BR. LIB.
Asset # : 1978

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	100%	Now	\$75,500	LIFE	**	5	\$45,300	A	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Courtyard, Spandrels, North Facade</i>									
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>									
<i>Location : third floor windows</i>									
Windows									
Aluminum	100%			2021	**	5	\$16,600	A	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick	100%			LIFE	**	3	\$14,800	A	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Roof									
Roll Roofing	100%			2018	**			A	
<i>Recent Replace Evident, Extent : Light, Area Affected : 90%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Carpet	20%			2009	\$44,000	3	\$10,700	C	
Terrazzo	20%			LIFE	**	8	\$6,900	C	
Vinyl Tile	60%			2028	**	5	\$5,200	C	
Interior Walls									
Plaster	65%	Now	\$47,900	LIFE	**	5	\$5,200	C	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Corridor(s), Basement, suspected drain failure in south wall areaway</i>									
SGFT/Glazed Masonry	35%			LIFE	**			C	
Ceilings									
AcousTile, Adhered	65%			2016	**	5	\$6,400	B	
Plaster	35%			LIFE	**	5	\$2,400	B	

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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%			2023	**	5	\$2,600	B	
Switchgear									
Molded Case Bkrs	100%			2013	\$38,300	3-5	\$1,600	B	

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
WESTCHESTER DISTRICT HEALTH CTR PART OF WESTCHESTER SQ. BR. LIB.
Asset # : 1978

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2013	\$20,900			B
Panelboards								
Molded Case Bkrs	80%			2012	\$23,200	3	\$1,200	B
Molded Case Bkrs	20%			2029	**	3	\$400	B
Wiring								
Braided Cloth	80%	2-4	\$17,900	2038	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	20%			2033	**			B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$1,300	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2018	**			B
Lighting								
General Lighting								
Emergency	5%			2013	\$1,000	2	\$400	B
Exit	5%			2013	\$800	2	\$300	B
Fluorescent	80%			2013	\$118,100	2	\$64,000	B
HID	5%			2008	\$5,200	2	\$4,000	B
Incandescent	5%			2008	\$7,400	2	\$4,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2039	**	3	\$500	B
		<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>						
Conversion Equipment								
Hot Water Boiler	100%			2030	**	3	\$9,300	B
		<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	3-4	\$7,100	B
Terminal Devices								
Air Handler	20%			2013	\$30,600			B
Convactor/Radiator	80%			2018	**	2	\$15,900	B
Ventilation								

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
WESTCHESTER DISTRICT HEALTH CTR PART OF WESTCHESTER SQ. BR. LIB.
Asset # : 1978

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$25,200	B
Exhaust Fans								
Interior	100%			2013	\$31,400	3-10	\$12,600	B
Plumbing								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$6,200	B
Hot Water Heater								
Single Type	100%			2011	\$6,600	3-5	\$7,800	B
Sanitary Piping								
Single Type	100%			2023	**			B
Storm Drain Piping								
Single Type	100%			2023	**			B
Sump Pump(s)								
Single Type	100%	Now	\$8,800	2018	**	4	\$1,300	B
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

DEPT. OF HEALTH & MENTAL HYGIENE - FY 2004

Asset Name : WILLIAMSBURG DISTRICT HEALTH CTR
Address : 151 MAUJER STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HEA0019.000 / 1987 **Yr Built/Renovated** : 1936 / 1986
Area Sq Ft : 27,172 **Project Type** : HEALTH
Date of Survey : 19-Nov-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$121,200	\$50,800
Interior Architecture		\$103,500	\$481,900
Electrical			\$84,400
Total		\$224,700	\$617,100
Priority A		\$121,200	\$50,800
Priority B		\$51,600	\$84,400
Priority C		\$51,800	\$481,900
Total		\$224,700	\$617,100

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$28,000			\$10,300
Interior Architecture	\$42,200	\$700		\$5,100
Electrical	\$9,200	\$1,400	\$9,200	\$1,500
Mechanical	\$4,000	\$7,100	\$4,900	\$10,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$87,400	\$13,100	\$18,100	\$31,300
Priority A	\$28,000			\$10,300
Priority B	\$30,600	\$12,400	\$18,100	\$15,900
Priority C	\$28,800	\$700		\$5,100
Total	\$87,400	\$13,100	\$18,100	\$31,300



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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816
WILLIAMSBURG DISTRICT HEALTH CTR
Asset # : 1987

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	\$84,800	LIFE	**	5	\$50,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Bulkheads,Stairs and at lintels throughout floors 1 thru 3</i>								
Masonry: Brownstone	10%			LIFE	**	3-5	\$16,000	A
Granite Panels	2%	Now	\$6,900	LIFE	**	3-5	\$4,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Exterior Steps at Main Entrance</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Steps at Main Entrance</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$36,500	2029	**	5	\$5,700	A
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : SILLS AND LINTELS</i>								
<hr/>								
Parapets								
Masonry: Brick	75%	Now	\$14,500	LIFE	**	3	\$10,000	A
<i>Repointing Failure, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brownstone	25%	Now	\$6,600	LIFE	**	3-5	\$4,200	A
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Roll Roofing	100%			2018	**			A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Ceramic Tile	5%			2028	**	5	\$1,400	C
Terrazzo	20%			LIFE	**	8	\$4,600	C
Traffic Topping	50%			2013	\$337,900	5	\$8,900	C
Vinyl Tile	25%			2016	**	5	\$1,500	C
<hr/>								
Interior Walls								
Ceramic Tile	10%			LIFE	**	5	\$900	C
Fabric on Framing	25%	Now	\$28,800	2012	\$144,000	5	\$900	C
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Soffit(s),Throughout</i>								
Gypsum Board	15%			LIFE	**	5	\$400	C
Marble Panels	5%			LIFE	**	5	\$800	C
Plaster	45%	Now	\$51,800	LIFE	**	5	\$2,800	C
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement exterior walls throughout,Soffit(s)</i>								

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
WILLIAMSBURG DISTRICT HEALTH CTR
Asset # : 1987

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%	2-4	\$13,400	2022	**	5	\$1,300	B
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Plaster	60%	2-4	\$51,600	LIFE	**	5	\$2,700	B
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Tower,Bulkheads,Basement</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2013	\$2,600	5	\$2,000	B
Raceway								
Conduit	100%			2013	\$20,900			B
Panelboards								
Molded Case Bkrs	100%			2012	\$19,400	3	\$1,100	B
Wiring								
Thermoplastic	100%			2013	\$22,400			B
Motor Controllers								
Locally Mounted	100%			2011	\$13,300	5	\$1,000	B
Lighting								
General Lighting								
Emergency	5%			2013	\$700	2	\$300	B
Exit	5%			2013	\$500	2	\$200	B
Fluorescent	85%			2013	\$84,400	2	\$45,700	B
HID	5%			2018	**	2	\$2,700	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2033	**	3	\$300	B
Conversion Equipment								
Steam Boiler	100%			2026	**	3	\$9,600	B
Distribution								
Steam Piping/Pump	100%			2023	**	3	\$3,600	B

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DEPT. OF HEALTH & MENTAL HYGIENE - 816
WILLIAMSBURG DISTRICT HEALTH CTR
Asset # : 1987

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices Convactor/Radiator	100%			2018	**	2	\$13,300	B
Air Conditioning								
Energy Source Electricity	100%			2029	**	5	\$200	B
Conversion Equipment Ext Pkg Unit - Cool	25%			2022	**			B
No Component	75%							D
Terminal Devices Air Handler/Cool	25%			2018	**	4	\$600	B
No Component	75%							D
Heat Rejection Air Condenser Unit	100%			2022	**			B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$16,900	B
Exhaust Fans Roof	100%			2018	**	2-10	\$10,200	B
Plumbing								
H/C Water Piping Single Type	100%			2018	**	3-5	\$4,200	B
Hot Water Heater Single Type	100%			2014	\$4,400	3-5	\$5,800	B
HW Heat Exchanger Single Type	100%			2022	**			B
Sanitary Piping Single Type	100%			2033	**			B
Storm Drain Piping Single Type	100%			2033	**			B
Sump Pump(s) Single Type	100%			2011	\$8,800	4	\$1,300	B
Non-Water Piping Single Type	100%			2033	**	3	\$300	B

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

HEALTH AND HOSPITALS CORP.

Program / Asset #	Borough	Page #
BUILDINGS		
HEALTH & HOSPITALS CORP.		
HHC0001.010 / 70	MANHATTAN	1
Name : BELLEVUE HOSPITAL BLDG C-D		
HHC0001.020 / 71	MANHATTAN	7
Name : BELLEVUE HOSPITAL BLDG E		
HHC0001.040 / 73	MANHATTAN	12
Name : BELLEVUE HOSPITAL BLDG H		
HHC0001.050 / 74	MANHATTAN	17
Name : BELLEVUE HOSPITAL BLDG I-K		
HHC0001.060 / 75	MANHATTAN	20
Name : BELLEVUE HOSPITAL BLDG J		
HHC0001.120 / 1006	MANHATTAN	26
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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

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 /
Area Sq Ft : 224,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 09-Feb-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$3,572,400	\$704,100
Interior Architecture		\$864,800	\$831,800
Electrical		\$1,047,900	\$758,500
Mechanical		\$1,830,400	\$791,500
Total		\$7,315,400	\$3,085,900
Priority A		\$3,572,400	\$704,100
Priority B		\$2,878,200	\$2,381,800
Priority C		\$864,800	
Total		\$7,315,400	\$3,085,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$10,600		\$80,400
Interior Architecture	\$6,700	\$18,900	\$18,200	
Electrical	\$103,600	\$22,100	\$104,300	\$4,800
Mechanical	\$37,800	\$67,300	\$83,400	\$40,200
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$183,600	\$154,400	\$241,300	\$161,000
Priority A		\$10,600		\$80,400
Priority B	\$183,600	\$124,900	\$223,100	\$80,600
Priority C		\$18,900	\$18,200	
Total	\$183,600	\$154,400	\$241,300	\$161,000



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$10,500	A
Copper/Terne	5%	4+	\$52,000	2026	**	5	\$4,800	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout, South Facade</i>								
Masonry: Brick	80%	4+	\$846,700	LIFE	**	5	\$484,700	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	4+	\$42,500	LIFE	**	3-5	\$103,900	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	4+	\$197,800	LIFE	**	3-5	\$108,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : cornice.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice.</i>								
Windows								
Wood	100%	Now	\$2,001,200	2036	**	5	\$65,100	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	15%	2-4	\$44,600	LIFE	**	3	\$11,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Worm/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
Masonry: Brick	85%	2-4	\$154,400	LIFE	**	3	\$51,100	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
Built-Up (BUR)	65%	2-4	\$233,200	2021	**				A
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>									
<i>Location : Throughout 6th./8th.fl.roofs.</i>									
Copper/Terne	10%			2026	**	5	\$4,300		A
IRMA/Protected Membrane	25%			2011	\$154,400	5	\$16,800		A
Interior									
Floors									
Carpet	15%			2007	\$234,500	3	\$54,500		C
Cast in Place Concrete	10%			LIFE	**	5	\$10,500		C
Ceramic Tile	5%			2026	**	5	\$14,200		C
Terrazzo	5%			LIFE	**	8	\$11,600		C
Vinyl Tile	25%	Now	\$630,300	2051	**	5	\$7,400		C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout 6th.,7th.,8th.floors.</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>									
<i>Location : Throughout 6th.,7th.,8th.floors.</i>									
Vinyl Tile	40%			2026	**	5	\$23,700		C
Interior Walls									
Ceramic Tile	5%			LIFE	**	5	\$1,900		C
Gypsum Board	20%			LIFE	**	5	\$2,200		C
Granite Panels	5%			LIFE	**	5	\$3,000		C
Plaster	55%			LIFE	**	5	\$15,000		C
SGFT/Glazed Masonry	15%			LIFE	**				C
Ceilings									
AcousTile,Adhered	20%			2020	**	5	\$13,400		B
AcousTile,Adhered	30%			2014	\$478,400	5	\$20,100		B
AcousTileSusp.Lay-In	20%			2014	\$353,300	5	\$13,400		B
Gypsum Board	15%			LIFE	**	5	\$4,600		B
Plaster	15%			LIFE	**	5	\$6,900		B

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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%			2011	\$82,300	5	\$16,200		B
Transformers									
Dry Type	100%			2016	**	5	\$22,600		B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Air Circuit Breaker	10%	2-4	\$40,100	2041	**	3-5	\$800	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	90%	2-4	\$361,300	2041	**	3-5	\$6,800	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Raceway								
Conduit	100%			2011	\$266,600			B
Panelboards								
Fused Toggle Switch	50%	2-4	\$152,100	2036	**	3	\$4,600	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	50%	2-4	\$152,100	2036	**	3	\$4,600	B
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 30%</i>								
Wiring								
Braided Cloth	80%	2-4	\$342,200	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2011	\$85,600			B
Motor Controllers								
Locally Mounted	90%			2009	\$42,700	5	\$7,400	B
Motor Control Center	10%			2009	\$38,100	5	\$800	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2016	**	3-5	\$7,500	B
Lighting								
General Lighting								
Exit	5%			2011	\$1,700	2	\$2,300	B
Fluorescent	90%			2011	\$243,300	2	\$488,400	B
HID	5%			2011	\$17,700	2	\$27,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2021	**	5	\$42,700	B
Conversion Equipment								
PRV/L.P. Steam	100%			2014	\$125,100			B
Distribution								
Hot Wtr Piping/Pump	100%			2019	**	3-4	\$32,900	B

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	99%			2016	**	2	\$133,000	B
Fan Coil Unit/Heat	1%			2019	**	4	\$200	B
Air Conditioning								
Energy Source								
Electricity	100%			2010	\$57,100	5	\$1,900	B
Conversion Equipment								
Int Pkg Unit - Cool/Ht	10%			2009	\$401,400			B
No Component	90%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2011	\$98,500	3-4	\$42,700	B
Terminal Devices								
Air Handler/Cool/Ht	10%			2006	\$8,600	4	\$2,400	B
No Component	90%							D
Heat Rejection								
Water Cool Tower	100%	Now	\$57,800	2016	**			B
								<i>Not in Service, Extent : Severe, Area Affected : 100%</i>
								<i>Location : ROOF</i>
								<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>
								<i>Location : ROOF</i>
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$1,739,400	LIFE	**	2	\$170,800	B
								<i>Not in Service, Extent : Severe, Area Affected : 100%</i>
								<i>Location : THROUGHOUT</i>
								<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>
								<i>Location : THROUGHOUT</i>
Exhaust Fans								
Roof	100%			2021	**	2-10	\$103,100	B
								<i>Not in Service, Extent : Severe, Area Affected : 100%</i>
								<i>Location : ROOF</i>
								<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>
								<i>Location : ROOF</i>
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$36,500	B
Hot Water Heater								
Single Type	100%			2009	\$46,900	3-5	\$51,900	B
HW Heat Exchanger								
Single Type	100%			2014	\$62,500			B
Sanitary Piping								
Single Type	100%			2021	**			B

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

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Single Type	100%			2021	* *			B
Sump Pump(s) Single Type	100%	Now	\$1,900	2005	\$9,300	4	\$1,300	B
		<i>Damaged, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Boiler Room</i>						
Non-Water Piping Single Type	100%			2021	* *	3	\$3,300	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : BELLEVUE HOSPITAL BLDG E
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.020 / 71 **Yr Built/Renovated** : 1940 /
Area Sq Ft : 325,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 09-Feb-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,7

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$2,042,100	\$1,382,400
Interior Architecture	\$163,800	\$220,200
Electrical	\$218,800	\$2,183,100
Mechanical		\$2,340,900
Total	\$2,424,700	\$6,126,600
Priority A	\$2,042,100	\$1,382,400
Priority B	\$218,800	\$4,651,800
Priority C	\$163,800	\$92,400
Total	\$2,424,700	\$6,126,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$49,600	\$1,500		\$86,200
Interior Architecture	\$4,000	\$10,900	\$12,700	
Electrical	\$111,000	\$4,200	\$113,000	\$2,500
Mechanical	\$57,500	\$47,800	\$62,400	\$35,500
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$261,600	\$103,900	\$227,500	\$163,700
Priority A	\$49,600	\$1,500		\$86,200
Priority B	\$212,000	\$91,500	\$214,800	\$77,400
Priority C		\$10,900	\$12,700	
Total	\$261,600	\$103,900	\$227,500	\$163,700



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	2%	4+	\$15,200	LIFE	**	5	\$2,100	A
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	40%	4+	\$459,800	LIFE	**	5	\$263,200	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	30%			LIFE	**	5	\$197,400	A
Masonry: Granite	5%	4+	\$46,200	LIFE	**	3-5	\$112,800	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Masonry: Limestone	3%			LIFE	**	3-5	\$70,600	A
Pre-Cast Concrete	5%			LIFE	**	3-5	\$86,400	A
Stainless Steel	15%			LIFE	**			A
Windows								
Aluminum	15%			2019	**	5	\$12,100	A
Wood	85%	Now	\$1,494,300	2036	**	5	\$48,600	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	3	\$1,800	A
Masonry: Brick	85%	2-4	\$34,100	LIFE	**	3	\$22,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout,East Facade,West Facade</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout,West Facade,East Facade</i>								
Metal Rail	10%			2020	**	3	\$800	A
Roof								
IRMA/Protected Membrane	90%			2011	\$768,100	5	\$83,700	A
Traffic Topping	10%			2011	\$63,200	5	\$3,000	A

Interior

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.*

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2007	\$163,800	3	\$38,100	C
Ceramic Tile	5%			2039	**	5	\$14,800	C
Terrazzo	20%			LIFE	**	8	\$48,700	C
Vinyl Tile	35%			2026	**	5	\$21,700	C
Vinyl Tile	30%			2039	**	5	\$18,600	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$6,100	C
Gypsum Board	20%			LIFE	**	5	\$7,000	C
Plaster	50%			LIFE	**	5	\$43,800	C
SGFT/Glazed Masonry	25%			LIFE	**			C
Ceilings								
AcousTile,Adhered	10%			2014	\$127,800	5	\$5,400	B
AcousTileSusp.Lay-In	15%			2020	**	5	\$8,000	B
Exposed Concrete	15%			LIFE	**			B
Plaster	60%			LIFE	**	5	\$22,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Air Circuit Breaker	25%			2011	\$46,800	3-5	\$4,500	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	75%			2011	\$140,500	3-5	\$12,700	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Raceway								
Conduit	100%			2011	\$241,800			B
Panelboards								
Molded Case Bkrs	100%			2010	\$243,400	3	\$13,400	B
Wiring								
Braided Cloth	80%	2-4	\$218,800	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2011	\$54,700			B
Motor Controllers								
Locally Mounted	90%			2009	\$412,600	5	\$10,800	B
Locally Mounted	10%			2016	**	5	\$1,200	B

Lighting

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

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

Lighting

General Lighting								
Exit	5%			2011	\$5,900	2	\$2,400	B
Fluorescent	95%			2011	\$1,043,300	2	\$540,000	B

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

Heating

Energy Source								
District Steam	100%			2021	**	5	\$44,700	B
Conversion Equipment								
PRV/L.P. Steam	100%			2014	\$131,000			B
Distribution								
Hot Wtr Piping/Pump	50%			2027	**	3-4	\$17,200	B
Steam Piping/Pump	50%			2011	\$736,900	3	\$19,300	B
Terminal Devices								
Air Handler	50%			2011	\$569,100			B
Convactor/Radiator	50%			2016	**	2	\$70,400	B

Air Conditioning

Energy Source								
Electricity	100%			2019	**	5	\$2,000	B
Conversion Equipment								
Int Pkg Unit - Cool	20%			2012	\$543,700			B
No Component	80%							D

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$178,900	B
Exhaust Fans								
Interior	75%			2011	\$175,000	3-10	\$77,800	B
Roof	25%			2011	\$42,000	2-10	\$27,000	B

Plumbing

H/C Water Piping								
Single Type	100%			2016	**	3-5	\$38,200	B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
Hot Water Heater								
Single Type	100%			2009	\$49,100	3-5	\$54,400	B
HW Heat Exchanger								
Single Type	100%	Now	\$13,100	2014	\$65,500			B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : BASEMENT</i>								

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Single Type	100%			2021	* *			B
Storm Drain Piping Single Type	100%			2021	* *			B
Sump Pump(s) Single Type	100%			2005	\$9,300	4	\$2,000	B
Non-Water Piping Single Type	100%			2021	* *	3	\$3,500	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

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 / 1999
Area Sq Ft : 1,520,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Jan-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,12,16,20,22

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$327,100	\$457,700
Interior Architecture	\$228,300	\$9,197,800
Electrical	\$184,400	\$5,266,200
Mechanical	\$12,646,900	\$51,478,000
Total	\$13,386,700	\$66,399,600
Priority A	\$327,100	\$457,700
Priority B	\$12,831,300	\$65,319,000
Priority C	\$228,300	\$623,000
Total	\$13,386,700	\$66,399,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$24,400		\$4,500	\$464,200
Interior Architecture				
Electrical	\$10,200	\$716,900	\$22,300	\$697,700
Mechanical	\$286,200	\$234,300	\$484,400	\$264,300
Elevators/Escalators	\$363,200	\$363,200	\$363,200	\$363,200
Total	\$684,100	\$1,314,300	\$874,500	\$1,789,300
Priority A	\$24,400		\$4,500	\$464,200
Priority B	\$659,700	\$1,314,300	\$870,000	\$1,325,100
Priority C				
Total	\$684,100	\$1,314,300	\$874,500	\$1,789,300



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

** 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

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Pre-Cast Concrete	100%			LIFE	**	3-5	\$1,506,600	A	
Windows									
Aluminum	100%			2027	**	5	\$654,200	A	
Parapets									
Pre-Cast Concrete	100%			LIFE	**	3	\$16,500	A	
Roof									
Paver: Asphalt	70%			2020	**	5	\$48,800	A	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>									
Single Ply Membrane	10%			2016	**			A	
Skylight, Metal/Glass	3%			2031	**	3	\$13,500	A	
Traffic Topping	17%			2019	**	5	\$7,400	A	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
Interior									
Floors									
Cast in Place Concrete	15%	Now	\$80,400	LIFE	**	5	\$104,900	C	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Stair(s), landing treads and risers at stair E(22nd fl) and stair W. at roof., Stair(s)</i>									
Ceramic Tile	5%			2039	**	5	\$94,200	C	
Slate	3%			LIFE	**	5	\$18,200	C	
Vinyl Tile	75%			2026	**	5	\$295,700	C	
Wood	2%			2039	**	5	\$55,800	C	
Interior Walls									
Ceramic Tile	5%			LIFE	**	5	\$29,800	C	
Concr Masonry Unit	10%			LIFE	**	5	\$32,100	C	
Gypsum Board	20%			LIFE	**	5	\$34,000	C	
Plaster	65%			LIFE	**	5	\$276,100	C	
Ceilings									
AcousTileConcealSpLn	60%			2014	\$8,143,700	5	\$267,200	B	
Gypsum Board	20%			LIFE	**	5	\$40,700	B	
Metal Panel	20%			LIFE	**	5	\$123,300	B	

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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%			2031	**	5	\$109,800	B	

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

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

** 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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2016	**	5	\$153,600	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Explanation : 112.5 KVA RATED</i>							
Switchgear								
Air Circuit Breaker	75%			2011	\$501,800	3-5	\$62,800	B
Fused Disc Sw	25%			2031	**	3-5	\$16,900	B
Raceway								
Conduit	100%			2011	\$967,100			B
Panelboards								
Molded Case Bkrs	25%			2027	**	3	\$15,700	B
Molded Case Bkrs	75%			2010	\$737,700	3	\$47,100	B
Wiring								
Rubber	40%			2010	\$437,600			B
Thermoplastic	60%			2011	\$656,500			B
Motor Controllers								
Locally Mounted	35%			2009	\$641,800	5	\$19,500	B
Motor Control Center	65%			2009	\$1,191,900	5	\$36,300	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2009	\$6,700			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2009	\$9,700	3-5	\$51,200	B
Generators								
Diesel	80%			2007	\$52,700	5	\$7,400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Explanation : FOUR 400 KW GENERATORS</i>							
Diesel	20%			2020	**	5	\$1,900	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Explanation : ONE 600 KW GENERATOR</i>							
Batteries								
Nickel Cadium	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2016	**	2	\$15,100	B
Fluorescent	85%			2016	**	2	\$3,068,500	B
HID	10%			2016	**	2	\$361,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

** 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2031	**	5	\$284,100	B
Conversion Equipment								
Hot Water Boiler	50%			2016	**	3	\$209,400	B
PRV/L.P. Steam	50%			2020	**			B
Distribution								
Hot Wtr Piping/Pump	50%			2019	**	3-4	\$109,500	B
Steam Piping/Pump	50%			2011	\$4,680,300	3	\$122,500	B
Terminal Devices								
Air Handler	30%			2011	\$2,168,500			B
Convactor/Radiator	10%			2016	**	2	\$89,400	B
Fan Coil Unit/Heat	60%			2011	\$12,043,900	4	\$63,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2019	**	5	\$12,700	B
Conversion Equipment								
Centrifugal Compr El	30%			2021	**	5	\$4,400	B
Centrifugal Compr Tu	70%			2014	\$31,979,300	3	\$706,300	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2021	**	3-4	\$271,900	B
Terminal Devices								
Air Handler/Cool/Ht	30%			2006	\$1,708,300	4	\$47,400	B
Induction Unit	70%			2006	\$5,223,700			B
Heat Rejection								
Water Cool Tower	100%			2005	\$3,848,200			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$1,136,400	B
Exhaust Fans								
Interior	100%			2006	\$1,482,100	3-10	\$570,700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$242,500	B
Hot Water Heater								
Single Type	100%			2009	\$312,000	3-5	\$345,300	B
Sanitary Piping								
Single Type	100%			2031	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B

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

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

** 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Single Type	100%			2009	\$9,300	4	\$2,000	B
Non-Water Piping Single Type	10%			2031	**	3	\$2,200	B
No Component	90%							D

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

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 /
Area Sq Ft : 25,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 09-Feb-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$358,600	
Interior Architecture	\$307,200	\$66,900
Electrical	\$117,200	
Mechanical		\$287,800
Total	\$782,900	\$354,800
Priority A	\$358,600	
Priority B	\$424,400	\$287,800
Priority C		\$66,900
Total	\$782,900	\$354,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				
Interior Architecture	\$700			
Electrical	\$43,700	\$12,800		\$12,500
Mechanical	\$27,200	\$3,300		\$1,100
Total	\$71,600	\$16,200		\$13,600
Priority A				
Priority B	\$70,900	\$16,200		\$13,600
Priority C	\$700			
Total	\$71,600	\$16,200		\$13,600



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

** 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	100%			LIFE	**	5	\$19,000	A	
Windows									
Wood	100%	4+	\$206,900	2036	**	5	\$6,700	A	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>									
<i>Location : Throughout</i>									
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Roof									
Built-Up (BUR)	100%	Now	\$151,600	2021	**			A	
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>									
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	95%			LIFE	**	5	\$11,700	C	
Panel/Paver: Cer/Brk	5%			2010	\$66,900	5	\$1,500	C	
Interior Walls									
Concr Masonry Unit	20%			LIFE	**	5	\$1,000	C	
Masonry: Brick	80%			LIFE	**	5	\$13,300	C	
Ceilings									
Exposed Concrete	50%			LIFE	**			B	
Masonry:Vault Struct	50%	Now	\$307,200	LIFE	**			B	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Mechanical rooms</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Mechanical rooms</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 55%</i>									
<i>Location : Mechanical rooms</i>									

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

Under 600 Volts

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2011	\$21,800			B
Panelboards								
Fused Disc Sw	100%	2-4	\$20,300	2036	**	3	\$1,000	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Wiring								
Braided Cloth	100%	0-2	\$23,400	2036	**			B
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Lighting								
General Lighting								
Exit	5%			2006	\$700	2	\$300	B
Fluorescent	95%			2006	\$117,200	2	\$60,600	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2011	\$7,800	5	\$5,000	B
Distribution								
Steam Piping/Pump	100%	Now	\$16,600	2011	\$165,500	3	\$3,200	B
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : BASEMENT</i>								
Plumbing								
H/C Water Piping								
Single Type	100%			2009	\$70,800	3-5	\$5,000	B
Sanitary Piping								
Single Type	100%			2011	\$51,500			B
Storm Drain Piping								
Single Type	100%			2011	\$33,100			B
Sump Pump(s)								
Single Type	100%			2005	\$9,300	4	\$2,000	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : BELLEVUE HOSPITAL BLDG J
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.060 / 75 **Yr Built/Renovated** : 1932 /
Area Sq Ft : 56,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 09-Feb-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$1,403,500	\$103,300
Interior Architecture	\$1,061,300	
Electrical		\$329,400
Mechanical	\$71,500	\$970,200
Total	\$2,536,300	\$1,402,900
Priority A	\$1,403,500	\$103,300
Priority B	\$494,000	\$1,299,600
Priority C	\$638,800	
Total	\$2,536,300	\$1,402,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$24,900		\$15,500	\$9,400
Interior Architecture	\$33,900			
Electrical	\$49,600	\$700	\$26,700	\$800
Mechanical	\$28,200	\$11,700	\$46,900	\$5,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$140,400	\$16,400	\$93,100	\$19,300
Priority A	\$24,900		\$15,500	\$9,400
Priority B	\$81,700	\$16,400	\$77,600	\$9,800
Priority C	\$33,900			
Total	\$140,400	\$16,400	\$93,100	\$19,300



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

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

HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG J
Asset # : 75

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$541,500	LIFE	**	5	\$103,300	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 65%</i>							
	<i>Location : Throughout</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 45%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%	4+	\$42,200	LIFE	**	3-5	\$23,100	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Stucco Cement	15%			2019	**	3-5	\$61,100	A
Windows								
Steel	30%	Now	\$252,600	2026	**	5	\$6,200	A
	<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Wood	70%	Now	\$316,300	2036	**	5	\$10,300	A
	<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Split/Cracked, Extent : Severe, Area Affected : 65%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							

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

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

HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG J
Asset # : 75

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	20%	Now	\$92,300	LIFE	**	3	\$6,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$24,900	LIFE	**	3	\$3,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : cornice</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : cornice</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : cornice</i>								
No Component	70%							D
Roof								
Asphalt Shingle	50%	Now	\$67,500	2026	**	5	\$4,200	A
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout,Upper Roof</i>								
<i>Punct/Tear/Impct Dmg, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout,Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout,Upper Roof</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 55%</i>								
<i>Location : Throughout,Upper Roof</i>								
Built-Up (BUR)	50%	Now	\$91,100	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout,Lower Roof</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout,Lower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout,Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout,Lower Roof</i>								

Interior

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG J
Asset # : 75

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	**	5	\$16,000	C
Terrazzo	5%			LIFE	**	8	\$3,000	C
Vinyl Tile	10%	0-2	\$64,000	2051	**	5	\$800	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Wood	25%	Now	\$213,700	2039	**	5	\$13,300	C
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout, 2nd Floor</i>								
<hr/>								
Interior Walls								
Masonry: Brick	40%	Now	\$199,400	LIFE	**	5	\$6,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	40%	Now	\$161,600	LIFE	**	5	\$2,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	20%	4+	\$33,900	LIFE	**			C
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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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 J
Asset # : 75**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	20%	Now	\$103,600	LIFE	**			B
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor</i>								
Exposed Struc: Steel	10%	4+	\$76,400	LIFE	**			B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor</i>								
Plaster	70%	Now	\$242,500	LIFE	**	5	\$8,200	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Air Circuit Breaker	100%			2011	\$53,500	3-5	\$3,100	B
Raceway								
Conduit	100%			2011	\$31,800			B
Panelboards								
Molded Case Bkrs	50%			2010	\$22,800	3	\$1,200	B
Molded Case Bkrs	50%	2-4	\$22,800	2036	**	3	\$1,200	B
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 30%</i>								
Lighting								
General Lighting								
Exit	5%			2011	\$1,400	2	\$600	B
Fluorescent	95%			2011	\$253,000	2	\$131,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2011	\$16,900	5	\$10,800	B

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

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG J
Asset # : 75

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment PRV/L.P. Steam	100%			2007	\$31,800			B
Distribution Steam Piping/Pump	100%	Now	\$71,500	2011	\$357,400	3	\$7,000	B
<i>Broken, Extent : Severe, Area Affected : 20%</i> <i>Location : BASEMENT</i>								
Terminal Devices Convactor/Radiator	40%			2016	**	2	\$13,700	B
Fan Coil Unit/Heat	60%			2011	\$459,900	4	\$2,400	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$43,400	B
Exhaust Fans Roof	100%			2021	**	2-10	\$23,900	B
Plumbing								
H/C Water Piping Single Type	100%			2009	\$152,900	3-5	\$10,800	B
Hot Water Heater Single Type	100%			2009	\$11,900	3-5	\$13,200	B
Sanitary Piping Single Type	100%			2021	**			B
Storm Drain Piping Single Type	100%	Now	\$21,400	2021	**			B
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i> <i>Location : BASEMENT</i>								
Sump Pump(s) Single Type	100%			2009	\$9,300	4	\$2,000	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : BELLEVUE HOSPITAL BLDG Z
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.120 / 1006 **Yr Built/Renovated** : 1969 /
Area Sq Ft : 1,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 10-Feb-2000 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET**Total**

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture			\$200	
Interior Architecture				
Electrical	\$1,200		\$600	
Mechanical				
Total	\$1,200		\$800	
Priority A			\$200	
Priority B	\$1,200		\$700	
Priority C				
Total	\$1,200		\$800	



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

*** 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Masonry: Brick	100%			LIFE	**	5	\$10,300	A
Windows								
Metal Louvers	10%			2027	**	5	\$300	A
No Component	90%							D
Roof								
Built-Up (BUR)	100%			2011	\$15,300			A
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$600	C
Interior Walls								
Concr Masonry Unit	100%			LIFE	**	5		C
Ceilings								
Exposed Concrete	100%			LIFE	**			B

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2031	**	3-5	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : AIR BKR IN SWGEAR IS BLDG SERVICE DISCONNECT</i>								
Raceway								
Conduit	100%			2031	**			B
Panelboards								
Molded Case Bkrs	100%			2010	\$10,100	3	\$100	B
Wiring								
Thermoplastic	100%			2031	**			B
Motor Controllers								
Locally Mounted	100%			2009	\$4,700	5	\$100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	**	3-5	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : LOCATED IN SWGEAR.</i>								
Generators								
Diesel	100%			2020	**	5		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : TWO 600 KW CAT. UNITS</i>								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Nickel Cadium	100%			2005	\$600			B
Lighting								
General Lighting								
HID	100%			2011	\$4,000	2	\$2,900	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Unit Heater-Dir Fired	10%			2012	\$400	3		B
No Component	90%							D
Ventilation								
Exhaust Fans								
Wall Unit	100%			2016	**			B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$200	B
Sanitary Piping								
Single Type	100%			2031	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B

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

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : BELLEVUE HOSPITAL EMERGENCY & F BUILDING
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.030 / 72 **Yr Built/Renovated** : 1926 / 1997
Area Sq Ft : 65,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 09-Feb-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$193,500
Electrical	\$35,900	\$637,300
Mechanical		\$1,589,700
Total	\$35,900	\$2,420,500
Priority A		\$193,500
Priority B	\$35,900	\$2,227,000
Total	\$35,900	\$2,420,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture			\$5,800	\$10,000
Interior Architecture	\$15,200			
Electrical	\$56,200	\$3,700	\$57,200	
Mechanical	\$16,200	\$30,100	\$42,800	\$11,000
Total	\$87,600	\$33,800	\$105,700	\$21,000
Priority A			\$5,800	\$10,000
Priority B	\$87,600	\$33,800	\$100,000	\$11,000
Priority C				
Total	\$87,600	\$33,800	\$105,700	\$21,000



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$193,500	A
Masonry: Granite	5%			LIFE	**	3-5	\$34,900	A
Windows								
Aluminum	100%			2027	**	5	\$11,500	A
Roof								
Single Ply Membrane	100%			2016	**			A
Interior								
Floors								
Ceramic Tile	3%			2039	**	5	\$4,800	C
Vinyl Tile	97%			2039	**	5	\$32,700	C
Interior Walls								
Gypsum Board	90%			LIFE	**	5	\$7,400	C
Plaster	10%			LIFE	**	5	\$2,000	C
Ceilings								
AcousTileSusp.Lay-In	80%			2020	**	5	\$30,500	B
Gypsum Board	20%			LIFE	**	5	\$3,500	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2031	**	5	\$4,700	B
Transformers								
Dry Type	100%			2024	**	5	\$6,600	B
Switchgear								
Fused Disc Sw	100%			2031	**	3-5	\$2,900	B
Raceway								
Conduit	75%			2011	\$53,200			B
Conduit	25%			2031	**			B
Panelboards								
Molded Case Bkrs	50%			2027	**	3	\$1,400	B
Molded Case Bkrs	50%			2010	\$40,600	3	\$1,400	B
Wiring								
Braided Cloth	50%	2-4	\$35,900	2036	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	50%			2031	**			B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2009	\$86,900	5	\$2,400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	**	3-5	\$2,200	B
Lighting								
General Lighting								
Exit	5%			2011	\$3,200	2	\$1,300	B
Fluorescent	90%			2011	\$456,700	2	\$277,800	B
HID	5%			2011	\$3,000	2	\$2,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2021	**	5	\$24,300	B
Conversion Equipment								
PRV/L.P. Steam	100%			2014	\$71,100			B
Distribution								
Steam Piping/Pump	100%			2021	**	3	\$15,700	B
Terminal Devices								
Air Handler/Cool/Ht	50%			2011	\$184,500	4	\$5,100	B
Convactor/Radiator	50%			2016	**	2	\$38,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	**	5	\$1,100	B
Conversion Equipment								
Ext Pkg - Cool/Ht	100%			2014	\$756,000			B
Terminal Devices								
Air Handler/Cool/Ht	100%			2011	\$486,900	4	\$9,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$97,200	B
Exhaust Fans								
Roof	100%			2011	\$91,200	2-10	\$58,600	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$20,700	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing									
	Hot Water Heater Single Type	100%			2009	\$26,700	3-5	\$29,500	B
	Sanitary Piping Single Type	100%			2031	* *			B
	Storm Drain Piping Single Type	100%			2031	* *			B
	Sump Pump(s) Single Type	100%			2009	\$9,300	4	\$2,000	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : BRONX MUNICIPAL HOSPITAL BLDG B - BOILER HOUSE
Address : PELHAM PKWY & EAST CHESTER RD.
Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0002.080 / 81 Yr Built/Renovated : 1955 /
Area Sq Ft : 8,856 Project Type : HEALTH & HOSPITALS CORP.
Date of Survey : 29-Nov-1999 Landmark Status : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$92,600	\$175,100
Electrical		\$132,800	
Mechanical			\$157,100
Total		\$225,400	\$332,200
Priority A		\$92,600	\$175,100
Priority B		\$132,800	\$157,100
Total		\$225,400	\$332,200

EXPENSE BUDGET		FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture					\$800
Interior Architecture					
Electrical		\$25,500	\$3,800	\$6,100	\$100
Mechanical		\$11,300	\$1,100	\$4,200	\$2,400
Total		\$36,800	\$4,900	\$10,300	\$3,200
Priority A					\$800
Priority B		\$36,800	\$4,900	\$10,300	\$2,500
Priority C					
Total		\$36,800	\$4,900	\$10,300	\$3,200



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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG B - BOILER HOUSE
Asset # : 81

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Concr Masonry Unit	3%			LIFE	**	3-5	\$2,700	A	
Masonry: Brick	97%	Now	\$53,700	LIFE	**	5	\$30,700	A	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>									
<i>Location : RETAINING WALL ALONG SOUTH SIDE</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : AT BREECHING</i>									
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>									
<i>Location : AT BREECHING</i>									
<i>Spalling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : RETAINING WALL ALONG SOUTH SIDE</i>									
Windows									
Aluminum	50%	4+	\$38,900	2036	**	5	\$600	A	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>									
<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 100%</i>									
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>									
Aluminum	50%			2019	**	5	\$1,200	A	
Roof									
Modified Bitumen	100%			2011			\$175,100	A	
Interior									
Floors									
Cast in Place Concrete	100%			LIFE	**	5	\$5,800	C	
Interior Walls									
SGFT/Glazed Masonry	100%			LIFE	**			C	
Ceilings									
Exposed Concrete	50%			LIFE	**			B	
Exposed Struc: Steel	50%			LIFE	**			B	

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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%	2-4	\$1,400	2041	**	5	\$300	B	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
Switchgear									
Air Circuit Breaker	100%	2-4	\$66,900	2041	**	3-5	\$300	B	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
Raceway									
Conduit	100%			2011			\$16,100	B	

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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG B - BOILER HOUSE
Asset # : 81

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2010	\$15,200	3	\$400	B
Wiring								
Braided Cloth	80%	2-4	\$10,400	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2011	\$2,600			B
Motor Controllers								
Locally Mounted	70%			2009	\$1,200	5	\$200	B
Locally Mounted	30%	2-4	\$500	2031	**	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,700	2031	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : COVERED WITH PAINT.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2009	\$9,700	3-5	\$300	B
Generators								
Diesel	100%			2007	\$65,900	5	\$100	B
Batteries								
Nickel Cadium	100%			2005	\$600			B
Lighting								
General Lighting								
Fluorescent	5%			2011	\$700	2	\$1,500	B
HID	95%			2011	\$18,400	2	\$28,300	B
Lightning Protection								
Arresters								
Copper	100%			2006	\$3,800			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	100%			2011	\$27,200	4	\$500	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : IN GROUND</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : IN GROUND</i>								
<i>Explanation : TANKS IN GROUND</i>								

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HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG B - BOILER HOUSE
Asset # : 81

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$10,800	2016	**	3	\$4,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Explanation : 1 BOILER PERMANENTLY OUT OF SERVICE</i>								
Distribution Steam Piping/Pump	100%			2021	**	3	\$1,500	B
Terminal Devices								
Convactor/Radiator	5%			2016	**	2	\$400	B
Fan Coil Unit/Heat	95%			2011	\$157,100	4	\$800	B
Plumbing								
H/C Water Piping Single Type	100%			2016	**	3-5	\$2,000	B
Hot Water Heater Single Type	100%			2009	\$2,600	3-5	\$2,800	B
HW Heat Exchanger Single Type	100%			2007	\$3,400			B
Sanitary Piping Single Type	100%			2021	**			B
Storm Drain Piping Single Type	100%			2021	**			B
Sump Pump(s) Single Type	100%			2012	\$9,300	4	\$1,300	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : BRONX MUNICIPAL HOSPITAL BLDG C - LAUNDRY BLDG.
Address : PELHAM PKWY & EAST CHESTER RD.
Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0002.070 / 80 Yr Built/Renovated : 1955 / 1998
Area Sq Ft : 28,000 Project Type : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Nov-1999 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$183,500	\$333,300
Electrical		\$56,100
Total	\$183,500	\$389,400
Priority A	\$183,500	\$333,300
Priority B		\$56,100
Total	\$183,500	\$389,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture			\$1,200	
Interior Architecture	\$34,800			
Electrical	\$11,600	\$400	\$12,100	\$500
Mechanical	\$1,500	\$3,000	\$5,300	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$51,800	\$7,400	\$22,600	\$6,500
Priority A			\$1,200	
Priority B	\$17,000	\$7,400	\$21,400	\$6,500
Priority C	\$34,800			
Total	\$51,800	\$7,400	\$22,600	\$6,500



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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG C - LAUNDRY BLDG.
Asset # : 80

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$35,900	A
<hr/>								
Windows								
Aluminum	30%			2027	**	5	\$2,300	A
Aluminum	70%	4+	\$183,500	2036	**	5	\$2,700	A
			<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>					
			<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>					
			<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 50%</i>					
<hr/>								
Roof								
Modified Bitumen	100%			2011			\$297,400	A
<hr/>								
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$21,500	LIFE	**	5	\$11,200	C
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : FIRST FLOOR</i>					
<hr/>								
Interior Walls								
Concr Masonry Unit	20%			LIFE	**	5	\$800	C
SGFT/Glazed Masonry	10%	Now	\$13,300	LIFE	**			C
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : FIRST FLOOR</i>					
SGFT/Glazed Masonry	70%			LIFE	**			C
<hr/>								
Ceilings								
Exposed Concrete	50%			LIFE	**			B
Plaster	50%			LIFE	**	5	\$2,500	B

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2037	**	3-5	\$1,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Explanation : 800A FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>					
<hr/>								
Raceway								
Conduit	100%			2037	**			B
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2033	**	3	\$1,200	B
<hr/>								
Wiring								
Thermoplastic	100%			2037	**			B

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

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HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG C - LAUNDRY BLDG.
Asset # : 80

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2028	**	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : FOR SUMP PUMP ONLY.</i>								
Ground								
Grounding Devices								
Metal Water Pipe	100%			2028	**			B
Lighting								
General Lighting								
Fluorescent	50%			2019	**	2	\$29,000	B
Incandescent	50%			2011	\$56,100	2	\$29,000	B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2021	**	5	\$4,600	B
Conversion Equipment								
PRV/L.P. Steam	100%			2020	**			B
Distribution								
Steam Piping/Pump	10%			2031	**	3	\$300	B
No Component	90%							D
<i>Not in Service, Extent : Moderate, Area Affected : 90%</i>								
Terminal Devices								
Air Handler	30%			2011	\$34,900			B
Fan Coil Unit/Heat	70%			2016	**	4	\$1,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$18,300	B
Exhaust Fans								
Interior	60%			2011	\$14,300	3-10	\$6,400	B
Wall Unit	40%			2011	\$13,000			B
Plumbing								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$3,900	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 20%</i>								
HW Heat Exchanger								
Single Type	100%			2014	\$6,700			B

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HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG C - LAUNDRY BLDG.
Asset # : 80

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Single Type	100%			2021	**			B
Storm Drain Piping Single Type	100%			2021	**			B
Sump Pump(s) Single Type	100%			2015	**	4	\$1,300	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : BRONX MUNICIPAL HOSPITAL BLDG D - STOREHOUSE
Address : PELHAM PKWY & EAST CHESTER RD.
Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0002.060 / 59 Yr Built/Renovated : 1955 /
Area Sq Ft : 50,000 Project Type : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Nov-1999 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$89,100	\$1,046,100
Interior Architecture	\$67,900	\$144,600
Electrical	\$197,100	\$470,400
Mechanical	\$61,100	\$111,000
Total	\$415,100	\$1,772,100
Priority A	\$89,100	\$1,046,100
Priority B	\$258,200	\$658,100
Priority C	\$67,900	\$67,900
Total	\$415,100	\$1,772,100

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				\$5,300
Interior Architecture				\$500
Electrical	\$84,200		\$46,800	\$14,900
Mechanical	\$5,900	\$13,500	\$18,500	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	
Total	\$94,100	\$17,400	\$69,300	\$24,700
Priority A				
Priority B	\$94,100	\$17,400	\$69,300	\$19,400
Priority C				\$5,300
Total	\$94,100	\$17,400	\$69,300	\$24,700



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG D - STOREHOUSE
Asset # : 59

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Masonry: Brick	100%			LIFE	**	5	\$155,500	A
Windows Aluminum	100%			2019	**	5	\$8,800	A
Roof Modified Bitumen	100%	0-2	\$89,100	2011	\$890,600			A
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>								
Interior								
Floors								
Carpet	10%	Now	\$67,900	2013	\$67,900	3	\$15,800	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT OFFICES</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT OFFICES</i>								
Cast in Place Concrete	70%			LIFE	**	5	\$32,000	C
Ceramic Tile	5%			2039	**	5	\$6,100	C
Vinyl Tile	15%			2039	**	5	\$3,900	C
Interior Walls								
Cast in Place Concrete	40%			LIFE	**	5	\$12,400	C
Gypsum Board	10%			LIFE	**	5	\$600	C
SGFT/Glazed Masonry	50%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	10%			2014	\$76,700	5	\$2,900	B
Exposed Concrete	40%			LIFE	**			B
Plaster	50%			LIFE	**	5	\$10,000	B

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment Fused Disc Sw	100%	2-4	\$25,800	2041	**	5	\$1,800	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Switchgear Molded Case Bkrs	100%	2-4	\$80,300	2041	**	3-5	\$1,700	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Raceway Conduit	100%			2011	\$53,800			B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG D - STOREHOUSE
Asset # : 59

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	20%	2-4	\$12,200	2036	**	3	\$400	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	80%			2010	\$48,700	3	\$1,700	B
Wiring								
Braided Cloth	100%	2-4	\$54,700	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Motor Controllers								
Locally Mounted	100%	2-4	\$62,100	2031	**	5	\$900	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Lighting								
General Lighting								
Exit	2%			2011	\$1,000	2	\$400	B
Fluorescent	95%			2011	\$368,000	2	\$223,900	B
Incandescent	3%			2011	\$11,600	2	\$7,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2031	**	5	\$18,500	B
Conversion Equipment								
PRV/L.P. Steam	100%			2020	**			B
Distribution								
Steam Piping/Pump	100%	Now	\$61,100	2021	**	3	\$12,000	B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
Terminal Devices								
Convactor/Radiator	10%			2024	**	2	\$5,800	B
Fan Coil Unit/Heat	90%			2016	**	4	\$6,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$74,200	B
Exhaust Fans								
Interior	60%			2011	\$58,000	3-10	\$25,800	B
Wall Unit	40%			2011	\$53,000			B
Plumbing								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$15,800	B

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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG D - STOREHOUSE
Asset # : 59

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Single Type	100%			2014	\$27,200			B
Sanitary Piping Single Type	100%			2031	* *			B
Storm Drain Piping Single Type	100%			2021	* *			B
Sump Pump(s) Single Type	100%			2012	\$9,300	4	\$1,300	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : BRONX MUNICIPAL HOSPITAL BLDG E - MAINTENANCE BLDG.
Address : PELHAM PKWY & EAST CHESTER RD.
Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0002.050 / 58 Yr Built/Renovated : 1955 /
Area Sq Ft : 25,818 Project Type : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Nov-1999 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$59,000	\$464,800
Electrical		\$38,000
Total	\$59,000	\$502,800
Priority A	\$59,000	\$464,800
Priority B		\$38,000
Total	\$59,000	\$502,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				
Interior Architecture				
Electrical	\$29,400	\$300	\$10,900	\$200
Mechanical	\$2,900	\$5,200	\$4,100	\$3,700
Total	\$32,300	\$5,500	\$15,000	\$3,900
Priority A				
Priority B	\$32,300	\$5,500	\$15,000	\$3,900
Priority C				
Total	\$32,300	\$5,500	\$15,000	\$3,900



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG E - MAINTENANCE BLDG.
Asset # : 58

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Masonry: Brick	100%			LIFE	**	5	\$117,800	A
Windows Aluminum	100%	0-2	\$59,000	2019	**	5	\$8,800	A
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i> <i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
Roof Modified Bitumen	100%			2011	\$347,000			A
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$7,100	C
Ceramic Tile	5%			2039	**	5	\$1,400	C
Quarry Tile	5%			2024	**	5	\$1,200	C
Vinyl Tile	20%			2039	**	5	\$1,100	C
Interior Walls								
Concr Masonry Unit	10%			LIFE	**	5	\$200	C
Gypsum Board	10%			LIFE	**	5	\$100	C
Plaster	15%			LIFE	**	5	\$400	C
SGFT/Glazed Masonry	65%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	10%			2014	\$17,100	5	\$600	B
Exposed Concrete	10%			LIFE	**			B
Plaster	80%			LIFE	**	5	\$3,500	B

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	2-4	\$1,400	2041	**	5	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Explanation : MISSING COVER. ON EXTENDED LIFE.</i>								
Switchgear								
Molded Case Bkrs	100%			2011	\$17,800	3-5	\$1,300	B
Raceway								
Conduit	100%			2011	\$19,400			B
Panelboards								
Fused Disc Sw	20%			2010	\$3,000	3	\$200	B
Molded Case Bkrs	80%			2010	\$12,200	3	\$900	B

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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG E - MAINTENANCE BLDG.
Asset # : 58

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	85%	2-4	\$11,600	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	15%			2011	\$2,000			B
Motor Controllers								
Locally Mounted	50%	2-4	\$5,700	2031	**	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Locally Mounted	50%			2009	\$5,700	5	\$500	B
Lighting								
General Lighting								
Fluorescent	100%			2011	\$38,000	2	\$52,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2031	**	5	\$4,100	B
Conversion Equipment								
PRV/L.P. Steam	100%			2020	**			B
Distribution								
Steam Piping/Pump	100%			2021	**	3	\$2,700	B
Terminal Devices								
Convactor/Radiator	60%			2024	**	2	\$7,800	B
Fan Coil Unit/Heat	40%			2016	**	4	\$600	B
Air Conditioning								
Energy Source								
Electricity	10%			2027	**	5		B
No Component	90%							D
Conversion Equipment								
Ext Pkg Unit - Cool	10%			2020	**			B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$16,500	B
Exhaust Fans								
Interior	100%			2011	\$21,500	3-10	\$9,600	B
Plumbing								

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HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG E - MAINTENANCE BLDG.
Asset # : 58

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Single Type	100%			2024	* *	3-5	\$3,500	B
HW Heat Exchanger Single Type	100%			2014	\$6,000			B
Sanitary Piping Single Type	100%			2021	* *			B
Storm Drain Piping Single Type	100%			2021	* *			B
Sump Pump(s) Single Type	100%			2009	\$9,300	4	\$2,000	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : BRONX MUNICIPAL HOSPITAL BLDG F - STAFF HOUSE
Address : PELHAM PKWY & EAST CHESTER RD.
Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0002.040 / 57 Yr Built/Renovated : 1955 / 1998
Area Sq Ft : 55,300 Project Type : HEALTH & HOSPITALS CORP.
Date of Survey : 01-Dec-1999 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5,6

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$148,700
Electrical	\$43,800	\$312,000
Total	\$43,800	\$460,800
Priority A		\$148,700
Priority B	\$43,800	\$312,000
Total	\$43,800	\$460,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$35,000			\$4,800
Interior Architecture	\$1,200			
Electrical	\$16,400	\$2,800	\$17,500	
Mechanical	\$11,900	\$4,700	\$9,500	\$5,600
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$70,500	\$13,500	\$32,900	\$16,300
Priority A	\$35,000			\$4,800
Priority B	\$34,800	\$13,500	\$32,900	\$11,500
Priority C	\$700			
Total	\$70,500	\$13,500	\$32,900	\$16,300



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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG F - STAFF HOUSE
Asset # : 57

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$148,700	A
Windows								
Aluminum	100%			2019	**	5	\$2,400	A
Parapets								
Masonry: Brick	100%			LIFE	**	3	\$14,400	A
			<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>					
Roof								
Built-Up (BUR)	80%			2019	**			A
			<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>					
Traffic Topping	20%	Now	\$35,000	2021	**	5	\$800	A
			<i>Blisters, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : OVER SECOND FLOOR</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : OVER SECOND FLOOR</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : OVER SECOND FLOOR</i>					
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$800	C
Ceramic Tile	5%			2039	**	5	\$2,200	C
Raised Access Floor	5%			2020	**	5	\$1,400	C
Vinyl Tile	85%			2039	**	5	\$8,000	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$1,300	C
Masonry: Brick	5%			LIFE	**	5	\$2,300	C
Plaster	80%			LIFE	**	5	\$15,000	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	10%			2020	**	5	\$1,100	B
Gypsum Board	15%			LIFE	**	5	\$700	B
Plaster	75%			LIFE	**	5	\$5,500	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2031	**	5	\$4,000	B

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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG F - STAFF HOUSE
Asset # : 57

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Switchgear									
Molded Case Bkrs	100%			2031	**	3-5	\$2,500	B	
Raceway									
Conduit	90%			2011	\$48,400			B	
Conduit	10%			2031	**			B	
Panelboards									
Molded Case Bkrs	90%			2010	\$54,800	3	\$2,100	B	
Molded Case Bkrs	10%			2027	**	3	\$200	B	
Wiring									
Braided Cloth	80%	2-4	\$43,800	2036	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	20%			2031	**			B	
Motor Controllers									
Locally Mounted	100%			2009	\$74,500	5	\$2,000	B	
Ground									
Grounding Devices									
Metal Water Pipe	100%			2009	\$6,700			B	
Stand-by Power									
Transfer Switches									
Automatic	100%			2024	**	3-5	\$1,900	B	
Generators									
Not Accessible	100%							D	
Batteries									
Not Accessible	100%							D	
Lighting									
General Lighting									
Exit	5%			2011	\$900	2	\$400	B	
Fluorescent	95%			2011	\$134,400	2	\$81,800	B	

Mechanical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Heating									
Energy Source									
District Steam	100%	Now	\$1,100	2021	**	5	\$3,400	B	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : CONDENSATE IS BEING DUMPED INSTEAD OF RETURNED TO BOILER PLANT</i>									

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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG F - STAFF HOUSE
Asset # : 57

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment PRV/L.P. Steam	100%			2014	\$19,800			B
Distribution								
Hot Wtr Piping/Pump	70%			2027	**	3-4	\$3,700	B
Steam Piping/Pump	30%	Now	\$6,700	2021	**	3	\$1,300	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
Terminal Devices								
Air Handler	20%			2016	**			B
Convactor/Radiator	80%			2024	**	2	\$17,100	B
Air Conditioning								
Energy Source								
Electricity	5%			2027	**	5		B
No Component	95%							D
Conversion Equipment								
Int Pkg Unit - Cool	5%			2012	\$20,600			B
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$27,100	B
Exhaust Fans								
Interior	40%			2011	\$14,100	3-10	\$6,300	B
Roof	60%			2011	\$15,200	2-10	\$9,800	B
Plumbing								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$5,800	B
HW Heat Exchanger								
Single Type	100%			2014	\$9,900			B
Sanitary Piping								
Single Type	100%			2031	**			B
Storm Drain Piping								
Single Type	100%			2031	**			B
Sump Pump(s)								
Single Type	100%			2009	\$9,300	4	\$2,000	B

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

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : BRONX MUNICIPAL HOSPITAL BLDG G - AUDITORIUM
Address : PELHAM PKWY & EAST CHESTER RD.
Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0002.090 / 82 Yr Built/Renovated : 1962 /
Area Sq Ft : 11,400 Project Type : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Nov-1999 Landmark Status : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$50,400	
Mechanical	\$35,300	\$45,500
Total	\$85,700	\$45,500
Priority A	\$50,400	
Priority B	\$35,300	\$45,500
Total	\$85,700	\$45,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$3,600		\$900	\$11,200
Interior Architecture				
Electrical	\$10,900	\$25,100	\$200	\$5,200
Mechanical	\$42,300	\$2,900	\$6,200	\$1,800
Total	\$56,800	\$28,000	\$7,300	\$18,200
Priority A	\$3,600		\$900	\$11,200
Priority B	\$53,200	\$28,000	\$6,400	\$7,000
Priority C				
Total	\$56,800	\$28,000	\$7,300	\$18,200



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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG G - AUDITORIUM
Asset # : 82

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%	Now	\$3,100	LIFE	**	3-5	\$5,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT ENTRANCE</i>								
Masonry: Brick	85%	Now	\$50,400	LIFE	**	5	\$28,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
Masonry: Limestone	10%			LIFE	**	3-5	\$12,100	A
Windows								
Aluminum	100%			2027	**	5	\$1,900	A
Parapets								
Masonry: Brick	75%			LIFE	**	3	\$18,200	A
Metal Rail	25%			2020	**	3	\$1,900	A
Roof								
Single Ply Membrane	100%			2016	**			A
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	**	5	\$2,800	C
Ceramic Tile	5%			2039	**	5	\$800	C
Terrazzo	15%			LIFE	**	8	\$1,900	C
Vinyl Tile	15%			2039	**	5	\$500	C
Wood	15%			2039	**	5	\$3,300	C
Interior Walls								
Concr Masonry Unit	20%			LIFE	**	5	\$200	C
Masonry: Brick	60%			LIFE	**	5	\$1,900	C
Plaster	20%			LIFE	**	5	\$300	C
Ceilings								
Exposed Concrete	20%			LIFE	**			B
Plaster	80%			LIFE	**	5	\$1,900	B

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2011	\$19,400			B
Panelboards								
Molded Case Bkrs	100%			2010	\$10,100	3	\$500	B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG G - AUDITORIUM
Asset # : 82

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$10,900	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2011	\$2,700			B
Motor Controllers								
Locally Mounted	100%			2009	\$7,600	5	\$400	B
Lighting								
General Lighting								
Emergency	5%			2006	\$800	2	\$100	B
Exit	5%			2006	\$300	2	\$100	B
Fluorescent	10%			2006	\$2,100	2	\$2,900	B
Incandescent	80%			2006	\$16,700	2	\$23,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2031	**	5	\$2,300	B
Conversion Equipment								
Heat Exchanger	40%			2014	\$900	3	\$100	B
PRV/L.P. Steam	60%			2020	**			B
Distribution								
Hot Wtr Piping/Pump	40%			2019	**	3-4	\$700	B
Steam Piping/Pump	60%	Now	\$4,500	2021	**	3	\$900	B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
Terminal Devices								
Air Handler/Cool/Ht	60%			2011	\$20,700	4	\$600	B
Convactor/Radiator	40%			2016	**	2	\$2,900	B
Air Conditioning								
Energy Source								
District Steam	100%			2011	\$4,600	5	\$2,300	B
Conversion Equipment								
Absorp Mach/Stm/HW	100%	Now	\$35,300	2026	**	2	\$8,100	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : UNIT LOCATED IN BASEMENT OF NURSES RESIDENCE</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG G - AUDITORIUM
Asset # : 82

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pmp	100%	Now	\$5,200	2031	**	3-4	\$1,900	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2011	\$45,500	4	\$800	B
Heat Rejection								
Water Cool Tower	100%	Now	\$30,700	2016	**			B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$9,100	B
Exhaust Fans								
Interior	20%			2011	\$2,400	3-10	\$1,100	B
Roof	80%			2011	\$6,800	2-10	\$4,400	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$1,900	B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B
Sump Pump(s)								
Single Type	100%			2009	\$9,300	4	\$2,000	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : BRONX MUNICIPAL HOSPITAL BLDG M - JACOBI BLDG.
Address : PELHAM PKWY & EAST CHESTER RD.
Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0002.010 / 55 Yr Built/Renovated : 1955 / 1998
Area Sq Ft : 736,000 Project Type : HEALTH & HOSPITALS CORP.
Date of Survey : 29-Nov-1999 Landmark Status : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,5,7,8,11,12,PH

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$2,496,500	\$10,766,600
Interior Architecture		\$89,000	\$725,100
Electrical		\$382,900	\$4,569,100
Mechanical		\$461,900	\$1,038,800
Total		\$3,430,300	\$17,099,700
Priority A		\$2,496,500	\$10,766,600
Priority B		\$880,100	\$5,698,600
Priority C		\$53,600	\$634,500
Total		\$3,430,300	\$17,099,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$22,300		\$68,400
Interior Architecture			\$36,500	
Electrical	\$323,300	\$26,500	\$328,400	\$14,200
Mechanical	\$61,800	\$90,900	\$147,500	\$170,900
Elevators/Escalators	\$152,000	\$152,000	\$152,000	\$152,000
Total	\$537,100	\$291,700	\$664,400	\$405,500
Priority A		\$22,300		\$68,400
Priority B	\$537,100	\$269,400	\$627,800	\$337,100
Priority C			\$36,500	
Total	\$537,100	\$291,700	\$664,400	\$405,500



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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG M - JACOBI BLDG.
Asset # : 55

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$37,700	A
<i>Recent Construction, Extent : Moderate, Area Affected : 100%</i> <i>Location : SOUTH SIDE</i>								
Masonry: Brick	85%	Now	\$559,400	LIFE	**	5	\$640,500	A
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i> <i>Location : East Facade</i> <i>Spalling, Extent : Moderate, Area Affected : 5%</i> <i>Location : West Facade</i>								
Metal Panel	5%			2031	**	5	\$17,100	A
Window Wall	5%			2024	**	6	\$27,400	A
Windows								
Aluminum	100%	Now	\$994,000	2010	\$9,940,500	5	\$147,900	A
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i> <i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 100%</i> <i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	3	\$84,500	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Masonry: Brick	35%			LIFE	**	3	\$59,100	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i>								
Masonry: Brick	15%	Now	\$38,300	LIFE	**	3	\$25,300	A
<i>Spalling, Extent : Moderate, Area Affected : 15%</i> <i>Location : PENTHOUSE</i> <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : PENTHOUSE AND MECAHANICAL ROOM OVER OUTPATIENT AREA</i>								
Roof								
Built-Up (BUR)	20%			2019	**			A
Built-Up (BUR)	65%	Now	\$756,300	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i> <i>Location : OVER SECOND FLOOR</i> <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> <i>Location : OVER AUDITORIUM AND 12TH FLOORS</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : OVER FIRST, 11TH AND 12TH FLOORS</i>								
Sloped Glazing	5%			LIFE	**	3	\$36,400	A
Traffic Topping	10%	Now	\$148,400	2021	**	5	\$3,500	A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i> <i>Location : OVER 7TH FLOOR</i> <i>Water Penetration, Extent : Light, Area Affected : 5%</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : OVER 7TH FLOOR</i>								

Interior

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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG M - JACOBI BLDG.
Asset # : 55

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2010	\$471,700	3	\$109,600	C
Cast in Place Concrete	10%			LIFE	**	5	\$31,700	C
Ceramic Tile	5%			2039	**	5	\$42,700	C
Quarry Tile	5%			2024	**	5	\$36,300	C
Terrazzo	5%			LIFE	**	8	\$35,000	C
Vinyl Tile	10%			2046	**	5	\$17,900	C
Vinyl Tile	50%			2026	**	5	\$89,400	C
Under Construction	5%							D
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$11,600	C
Concr Masonry Unit	5%			LIFE	**	5	\$6,200	C
Gypsum Board	10%			LIFE	**	5	\$6,600	C
Marble Panels	5%			LIFE	**	5	\$20,800	C
Plaster	45%			LIFE	**	5	\$74,100	C
SGFT/Glazed Masonry	25%			LIFE	**			C
Under Construction	5%							D
Ceilings								
AcousTileSusp.Lay-In	10%			2024	**	5	\$20,200	B
AcousTileSusp.Lay-In	35%			2020	**	5	\$70,700	B
Exposed Concrete	10%			LIFE	**			B
Plaster	40%			LIFE	**	5	\$55,300	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i> <i>Location : AUDITORIUM AND 12TH FLOOR</i>								
Under Construction	5%							D

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	50%			2009	\$6,300	5	\$37,200	B
Dry Type	40%			2016	**	5	\$29,700	B
Dry Type	10%			2028	**	5	\$7,400	B

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HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG M - JACOBI BLDG.
Asset # : 55

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Air Circuit Breaker	70%			2011	\$243,500	3-5	\$28,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : MAIN AIR CIRCUIT BREAKER IN THE SWITCHBOARD.</i>								
Fused Disc Sw	30%			2037	**	3-5	\$9,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 3000A MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>								
Raceway								
Conduit	90%			2011	\$435,200			B
Conduit	10%			2037	**			B
Panelboards								
Fused Disc Sw	5%			2010	\$24,300	3	\$1,500	B
Molded Case Bkrs	10%			2019	**	3	\$3,000	B
Molded Case Bkrs	80%			2010	\$389,400	3	\$24,300	B
Molded Case Bkrs	5%			2033	**	3	\$1,500	B
Wiring								
Braided Cloth	70%	2-4	\$382,900	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2021	**			B
Thermoplastic	10%			2037	**			B
Motor Controllers								
Locally Mounted	5%			2028	**	5	\$1,400	B
Locally Mounted	5%			2009	\$45,800	5	\$1,400	B
Motor Control Center	80%			2009	\$733,500	5	\$21,600	B
Motor Control Center	10%			2028	**	5	\$2,700	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,700	2031	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Stand-by Power								
Transfer Switches								
Automatic	50%			2028	**	3-5	\$12,400	B
Automatic	50%			2016	**	3-5	\$12,400	B
Generators								
Diesel	50%			2014	\$32,900	5	\$2,300	B
Diesel	50%			2024	**	5	\$2,300	B
Batteries								
Lead/Acid	50%			2006	\$300			B
Nickel Cadium	50%			2005	\$300			B

Lighting

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HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG M - JACOBI BLDG.
Asset # : 55

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

Lighting

General Lighting								
Exit	2%			2019	**	2	\$2,700	B
Exit	3%			2011	\$10,100	2	\$4,100	B
Fluorescent	85%			2011	\$2,688,700	2	\$1,391,600	B
Fluorescent	10%			2019	**	2	\$163,700	B

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

Heating

Energy Source								
District Steam	100%			2031	**	5	\$128,800	B

Conversion Equipment								
PRV/L.P. Steam	100%			2020	**			B

Distribution								
Hot Wtr Piping/Pump	40%	Now	\$61,100	2027	**	3-4	\$39,700	B

*Corroded, Extent : Severe, Area Affected : 10%
Location : SUB BASEMENT*

Steam Piping/Pump	60%	Now	\$127,300	2031	**	3	\$50,000	B
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*Corroded, Extent : Severe, Area Affected : 10%
Location : SUB BASEMENT*

Terminal Devices								
Air Handler/Cool/Ht	35%			2016	**	4	\$19,000	B
Convactor/Radiator	65%			2024	**	2	\$263,500	B

Air Conditioning

Energy Source								
Electricity	40%			2027	**	5	\$2,300	B
Steam/HW System	60%			2021	**	5	\$30,700	B

Conversion Equipment								
Absorp Mach/Stm/HW	20%			2020	**	2	\$114,400	B
Reciprocating Compr	10%	Now	\$20,600	2020	**	5	\$42,800	B

*Unit Inoperable, Extent : Severe, Area Affected : 100%
Location : PENTHOUSE*

Ext Pkg Unit - Cool	5%			2020	**			B
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No Component	65%							D
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Distribution								
Chilled Wtr Pipe/Pmp	30%			2031	**	3-4	\$31,700	B
No Component	70%							D

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HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG M - JACOBI BLDG.
Asset # : 55

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	30%			2016	**	4	\$14,300	B
No Component	70%							D
Heat Rejection								
Air Condenser Unit	40%			2020	**			B
Water Cool Tower	60%			2015	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$515,400	B
Exhaust Fans								
Interior	95%			2011	\$638,500	3-10	\$283,800	B
Roof	5%			2011	\$24,200	2-10	\$15,600	B
Plumbing								
H/C Water Piping								
Single Type	100%	4+	\$181,600	2024	**	3-5	\$104,400	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
HW Heat Exchanger								
Single Type	100%			2014	\$188,700			B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B
Sump Pump(s)								
Single Type	100%			2012	\$9,300	4	\$1,300	B
Non-Water Piping								
Single Type	100%			2031	**	3	\$10,000	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : BRONX MUNICIPAL HOSPITAL BLDG N - NURSES RESIDENCE
Address : PELHAM PKWY & EAST CHESTER RD.
Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0002.030 / 56 Yr Built/Renovated : 1962 /
Area Sq Ft : 225,800 Project Type : HEALTH & HOSPITALS CORP.
Date of Survey : 01-Dec-1999 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,7,9,11,13,PH

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$3,617,800	\$243,800
Interior Architecture		\$574,500	\$780,300
Electrical		\$294,700	\$1,907,300
Mechanical		\$1,220,900	\$700,100
Total		\$5,708,000	\$3,631,500
Priority A		\$3,617,800	\$243,800
Priority B		\$1,954,100	\$3,243,000
Priority C		\$136,100	\$144,700
Total		\$5,708,000	\$3,631,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$6,300	\$2,500	\$4,500	\$27,600
Interior Architecture		\$25,000		
Electrical	\$87,500	\$25,500	\$88,900	\$9,100
Mechanical	\$25,800	\$37,400	\$58,100	\$32,600
Elevators/Escalators	\$64,200	\$64,200	\$64,200	\$64,200
Total	\$183,700	\$154,600	\$215,600	\$133,500
Priority A	\$6,300	\$2,500	\$4,500	\$27,600
Priority B	\$177,400	\$127,100	\$211,100	\$105,900
Priority C		\$25,000		
Total	\$183,700	\$154,600	\$215,600	\$133,500



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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG N - NURSES RESIDENCE
Asset # : 56

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$358,800	LIFE	**	5	\$205,400	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 13TH FLOOR SOUTH FACADE</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade,East Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade,East Facade</i>								
Metal Panel	2%	Now	\$5,600	2031	**	5	\$1,000	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : PENTHOUSE</i>								
Granite Panels	5%			LIFE	**	3-5	\$39,100	A
Window Wall	3%			2024	**	6	\$5,000	A
Windows								
Aluminum	10%			2027	**	5	\$9,000	A
Aluminum	85%	Now	\$2,579,000	2036	**	5	\$38,400	A
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 50%</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
Steel	5%	Now	\$184,100	2026	**	5	\$4,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : STAIRS</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
Parapets								
Masonry: Brick	85%	Now	\$71,300	LIFE	**	3	\$47,200	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT PENTHOUSE CORNERS</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : THIRD FLOOR MECHANICAL ROOM</i>								
Metal Rail	15%			2020	**	3	\$2,600	A

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

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

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

HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG N - NURSES RESIDENCE
Asset # : 56

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	60%	Now	\$229,500	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER 13TH, 3RD AND 2ND FLOORS</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : OVER GYM, SECOND, THIRD AND 13TH FLOORS</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER 13TH 3RD AND 2ND FLOORS</i>								
Traffic Topping	40%	Now	\$195,100	2021	**	5	\$4,600	A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER 13TH AND SECOND FLOORS</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER SECOND FLOOR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : OVER POOL</i>								
Interior								
Floors								
Carpet	10%			2012	\$144,700	3	\$33,600	C
Ceramic Tile	5%			2039	**	5	\$13,100	C
Quarry Tile	5%			2024	**	5	\$11,100	C
Terrazzo	5%			LIFE	**	8	\$10,800	C
Traffic Topping	5%			2016	**	5	\$8,300	C
Vinyl Tile	5%	Now	\$35,000	2039	**	5	\$1,400	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : ROOM 9N10</i>								
Vinyl Tile	25%			2026	**	5	\$13,700	C
Vinyl Tile	10%			2046	**	5	\$5,500	C
Vinyl Tile	30%			2039	**	5	\$16,500	C
Interior Walls								
Concr Masonry Unit	10%	Now	\$101,100	LIFE	**	5	\$3,800	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : PENTHOUSE STAIR</i>								
Marble Panels	5%			LIFE	**	5	\$6,400	C
Plaster	65%			LIFE	**	5	\$32,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : LIBRARY</i>								
SGFT/Glazed Masonry	15%			LIFE	**			C
Wood	5%			LIFE	**	5	\$1,900	C

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HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG N - NURSES RESIDENCE
Asset # : 56

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2014	\$472,100	5	\$15,500	B
AcousTileSusp.Lay-In	15%	Now	\$73,600	2020	**	5	\$4,600	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : THROUGHOUT</i>								
AcousTileSusp.Lay-In	5%	Now	\$81,800	2026	**	5	\$1,500	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 13TH FLOOR CORRIDOR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 13TH FLOOR CORRIDOR</i>								
AcousTileSusp.Lay-In	10%			2014	\$163,500	5	\$6,200	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
AcousTileSusp.Lay-In	5%			2024	**	5	\$3,100	B
Metal Panel	5%	Now	\$199,000	LIFE	**	5	\$4,300	B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : POOL</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : POOL</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : POOL</i>								
Plaster	10%	Now	\$84,100	LIFE	**	5	\$4,200	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : GYM</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : GYM, LIBRARY</i>								
Plaster	25%			LIFE	**	5	\$10,600	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2011	\$187,300	3-5	\$11,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : MAIN AIR CIRCUIT BREAKER ATTACHED TO THE SWB</i>								
Raceway								
Conduit	90%			2011	\$217,600			B
Conduit	10%			2021	**			B
Panelboards								
Molded Case Bkrs	90%			2010	\$219,000	3	\$8,400	B
Molded Case Bkrs	10%			2019	**	3	\$900	B

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HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG N - NURSES RESIDENCE
Asset # : 56

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	\$246,200	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	10%			2021	**			B
Motor Controllers								
Locally Mounted	20%			2009	\$91,700	5	\$1,700	B
Motor Control Center	80%			2009	\$366,800	5	\$6,600	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2009	\$6,700			B
Lighting								
General Lighting								
Emergency	2%			2011	\$2,600	2	\$900	B
Emergency	2%			2016	**	2	\$900	B
Exit	2%			2011	\$2,100	2	\$800	B
Exit	2%			2006	\$2,100	2	\$800	B
Fluorescent	80%			2011	\$776,400	2	\$401,800	B
HID	2%			2006	\$13,700	2	\$10,000	B
Incandescent	5%			2006	\$48,500	2	\$25,100	B
Incandescent	5%			2011	\$48,500	2	\$25,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2031	**	5	\$39,500	B
Conversion Equipment								
PRV/L.P. Steam	100%			2020	**			B
Distribution								
Hot Wtr Piping/Pump	60%			2027	**	3-4	\$18,300	B
Steam Piping/Pump	40%			2031	**	3	\$10,200	B
Terminal Devices								
Air Handler	40%			2011	\$402,300			B
Convactor/Radiator	60%			2016	**	2	\$74,600	B
Air Conditioning								

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HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL BLDG N - NURSES RESIDENCE
Asset # : 56

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	5%			2027	**	5	\$100	B
No Component	95%							D
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : ABSORPTION SYSTEM FOR AUDITORIUM IS LOCATED IN BASEMENT-OUT OF SERVICE</i>								
Conversion Equipment								
Ext Pkg Unit - Cool	5%			2020	**			B
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$158,100	B
Exhaust Fans								
Interior	100%			2011	\$206,200	3-10	\$91,700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$33,700	B
HW Heat Exchanger								
Single Type	100%			2014	\$57,900			B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B
Sump Pump(s)								
Single Type	100%	Now	\$4,600	2012	\$9,300	4	\$1,300	B
<i>Other Observation, Extent : Severe, Area Affected : 50%</i> <i>Explanation : SUMP PUMP IN POOL MECHANICAL ROOM NOT WORKING - AREA FLOODED</i>								
Pool Filter/Treatment								
Single Type	100%	Now	\$1,220,900	2020	**			B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i> <i>Location : Basement</i> <i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : FILTER /PUMP ROOM</i> <i>Explanation : FLOODED</i>								
Non-Water Piping								
Single Type	100%			2031	**	3	\$3,100	B

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : BRONX MUNICIPAL HOSPITAL VAN ETTEN
Address : PELHAM PKWY & EAST CHESTER RD.
Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0002.020 / 2846 Yr Built/Renovated : 1954 /
Area Sq Ft : 474,700 Project Type : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Nov-1999 Landmark Status : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,6,7,PH

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$7,701,800	\$476,000
Interior Architecture		\$154,300	\$1,482,400
Electrical		\$483,400	\$3,130,800
Mechanical		\$175,400	\$2,633,400
Total		\$8,515,000	\$7,722,600
Priority A		\$7,701,800	\$476,000
Priority B		\$759,200	\$6,897,200
Priority C		\$54,000	\$349,400
Total		\$8,515,000	\$7,722,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				\$60,500
Interior Architecture	\$9,800		\$23,600	
Electrical	\$170,100	\$49,500	\$167,300	\$45,900
Mechanical	\$31,700	\$41,500	\$108,500	\$69,300
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
Total	\$259,000	\$138,400	\$346,700	\$223,100
Priority A				\$60,500
Priority B	\$259,000	\$138,400	\$323,200	\$162,600
Priority C			\$23,600	
Total	\$259,000	\$138,400	\$346,700	\$223,100



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HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL VAN ETTEN
Asset # : 2846

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$143,600	LIFE	**	5	\$14,900	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : STEPS AT SERVICE AREA</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : BALCONY</i>								
Masonry: Brick	15%	Now	\$112,100	LIFE	**	5	\$64,200	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : PENTHOUSE AT NORTH SIDE</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : COLUMN AT SERVICE AREA</i>								
Masonry: Brick	75%			LIFE	**	5	\$320,900	A
Windows								
Aluminum	100%	4+	\$6,106,000	2036	**	5	\$90,900	A
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Thin Profile/Gauge, Extent : Light, Area Affected : 100%</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
Parapets								
Masonry: Brick	20%	Now	\$54,900	LIFE	**	3	\$36,300	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : PENTHOUSE</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : PENTHOUSE</i>								
Masonry: Brick	30%			LIFE	**	3	\$54,500	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Masonry: Brick	50%			LIFE	**	3	\$90,800	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i>								
Roof								
Built-Up (BUR)	90%	Now	\$1,125,700	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : MAIN ROOF AND FIRST, SECOND, AND THIRD FLOORS</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER MAIN ROOF</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : MAIN ROOF FIRST, SECOND, AND THIRD FLOORS</i>								
Traffic Topping	10%	Now	\$159,500	2021	**	5	\$3,800	A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : EAST AND WEST ENDS OF EIGHTH FLOOR ROOF</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : EAST AND WEST ENDS OF EIGHTH FLOOR ROOF</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : EAST AND WEST ENDS OF EIGHTH FLOOR ROOF</i>								

Interior

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**HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL VAN ETTEN
Asset # : 2846**

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Carpet	10%			2010	\$304,200	3	\$70,700	C	
Cast in Place Concrete	15%			LIFE	**	5	\$30,700	C	
Ceramic Tile	5%			2039	**	5	\$27,500	C	
Quarry Tile	5%			2024	**	5	\$23,400	C	
Terrazzo	10%			LIFE	**	8	\$45,200	C	
Vinyl Tile	55%	Now	\$54,000	2039	**	5	\$31,700	C	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : AUDITORIUM BALCONY</i>									
Interior Walls									
Ceramic Tile	5%			LIFE	**	5	\$7,500	C	
Gypsum Board	10%			LIFE	**	5	\$4,300	C	
Marble Panels	5%			LIFE	**	5	\$13,400	C	
Plaster	30%			LIFE	**	5	\$31,900	C	
SGFT/Glazed Masonry	50%			LIFE	**			C	
Ceilings									
AcousTileConcealSpLn	25%			2014	\$992,500	5	\$32,600	B	
AcousTileSusp.Lay-In	15%			2020	**	5	\$19,500	B	
Exposed Concrete	10%			LIFE	**			B	
Fiber Board	3%			2012	\$140,500			B	
Gypsum Board	10%			LIFE	**	5	\$5,900	B	
Metal Panel	12%	Now	\$100,400	LIFE	**	5	\$21,600	B	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : BASEMENT CORRIDOR</i>									
Plaster	25%			LIFE	**	5	\$22,300	B	

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Switchgear									
Air Circuit Breaker	100%			2011	\$267,600	3-5	\$26,200	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100% Explanation : MAIN AIR CIRCUIT BREAKER IN THE SWITCHBOARD.</i>									
Raceway									
Conduit	100%			2011	\$362,700			B	
Panelboards									
Fused Disc Sw	5%			2010	\$18,300	3	\$1,000	B	
Molded Case Bkrs	85%			2010	\$310,300	3	\$16,700	B	
Molded Case Bkrs	10%			2019	**	3	\$2,000	B	

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HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL VAN ETTEN
Asset # : 2846

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	85%	2-4	\$348,700	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	15%			2011	\$61,500			B
Motor Controllers								
Locally Mounted	80%			2009	\$550,100	5	\$14,000	B
Locally Mounted	10%	2-4	\$68,800	2031	**	5	\$900	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Motor Control Center	10%			2009	\$68,800	5	\$1,700	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,700	2031	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2009	\$9,700	3-5	\$16,000	B
Generators								
Diesel	100%			2007	\$65,900	5	\$2,900	B
Batteries								
Nickel Cadium	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2011	\$10,900	2	\$4,400	B
Fluorescent	20%			2016	**	2	\$211,200	B
Fluorescent	70%			2011	\$1,428,100	2	\$739,100	B
HID	1%			2011	\$14,400	2	\$10,600	B
Incandescent	4%			2011	\$81,600	2	\$42,200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2031	**	5	\$83,100	B
Conversion Equipment								
Heat Exchanger	40%			2014	\$33,500	3	\$4,600	B
PRV/L.P. Steam	60%			2014	\$146,000			B

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HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL VAN ETTEN
Asset # : 2846

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	60%			2019	**	3-4	\$38,400	B
Steam Piping/Pump	40%			2021	**	3	\$21,500	B
Terminal Devices								
Air Handler	40%			2011	\$845,700			B
Convactor/Radiator	60%			2016	**	2	\$156,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	**	5	\$3,700	B
Conversion Equipment								
Reciprocating Compr	20%			2014	\$266,200	5	\$110,300	B
Ext Pkg Unit - Cool	20%			2014	\$362,000			B
No Component	60%							D
Distribution								
Chilled Wtr Pipe/Pmp	20%			2021	**	3-4	\$15,900	B
No Component	80%							D
Terminal Devices								
Air Handler/Cool	20%			2011	\$133,200	4	\$6,200	B
No Component	80%							D
Heat Rejection								
Air Condenser Unit	20%			2014	\$62,700			B
Water Cool Tower	20%			2009	\$90,000			B
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$332,400	B
Exhaust Fans								
Interior	90%			2011	\$390,100	3-10	\$173,400	B
Roof	10%			2011	\$31,200	2-10	\$20,100	B
Plumbing								
H/C Water Piping								
Single Type	100%	4+	\$117,100	2024	**	3-5	\$67,300	B
<i>Corroded, Extent : Light, Area Affected : 10%</i>								
HW Heat Exchanger								
Single Type	100%			2014	\$121,700			B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B

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HEALTH AND HOSPITALS CORP. - 819
BRONX MUNICIPAL HOSPITAL VAN ETTEN
Asset # : 2846

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sump Pump(s)								
Single Type	100%	Now	\$900	2009	\$9,300	4	\$1,300	B
	<i>Broken, Extent : Moderate, Area Affected : 25%</i>							

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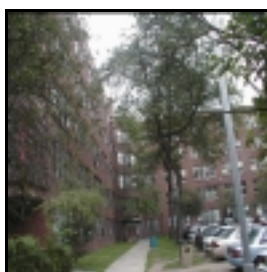
Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : COLER MEMORIAL HOSPITAL BLDG A
Address : ROOSEVELT ISLAND
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 : 16-Oct-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,6,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$802,700	\$806,700
Interior Architecture	\$41,200	\$37,300
Electrical	\$68,400	\$756,800
Mechanical		\$226,200
Total	\$912,300	\$1,827,000
Priority A	\$802,700	\$806,700
Priority B	\$68,400	\$983,000
Priority C	\$41,200	\$37,300
Total	\$912,300	\$1,827,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$1,300	\$4,000	\$2,200	\$16,000
Interior Architecture	\$27,800	\$6,200		\$3,200
Electrical	\$5,400	\$54,400	\$3,800	\$56,200
Mechanical	\$25,000	\$43,200	\$49,800	\$15,100
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$83,200	\$131,500	\$79,400	\$114,200
Priority A	\$1,300	\$4,000	\$2,200	\$16,000
Priority B	\$64,700	\$127,400	\$77,200	\$95,000
Priority C	\$17,300			\$3,200
Total	\$83,200	\$131,500	\$79,400	\$114,200



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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Masonry: Brick	100%			LIFE	**	5	\$494,600	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i> <i>Location : Throughout</i>							
Windows Aluminum	100%			2011	\$270,600	5	\$8,100	A
Parapets Masonry: Brick	95%			LIFE	**	3	\$45,300	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i> <i>Location : Throughout</i>							
Masonry: Limestone	5%	4+	\$1,300	LIFE	**	3	\$2,500	A
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i> <i>Location : Coping</i>							
Roof								
IRMA/Protected Membrane	85%			2007	\$667,000	5	\$72,700	A
	<i>Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout</i>							
IRMA/Protected Membrane	12%			2007	\$94,200	5	\$10,300	A
	<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> <i>Location : Walkways</i>							
Metal Panel	3%			2017	**	5	\$4,300	A
Interior								
Floors								
Carpet	5%			2008	\$41,200	3	\$12,800	C
Terrazzo	5%			LIFE	**	8	\$6,100	C
Vinyl Tile	90%			2040	**	5	\$28,100	C
Interior Walls								
Gypsum Board	5%			LIFE	**	5	\$1,200	C
Plaster	60%			LIFE	**	5	\$37,300	C
SGFT/Glazed Masonry	35%			LIFE	**			C
Ceilings								
AcousTile,Adhered	25%	4+	\$10,500	2015	**	5	\$4,400	B
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i> <i>Location : Corridor(s)</i> <i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 5%</i> <i>Location : Corridor(s)</i>							
AcousTileSusp.Lay-In	35%			2021	**	5	\$12,400	B
Plaster	40%			LIFE	**	5	\$9,700	B

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

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

** 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment Not Accessible	100%							D
Switchgear Not Accessible	100%							D
Raceway Conduit	70%			2012	\$84,600			B
Conduit	30%			2032	**			B
Panelboards Molded Case Bkrs	50%			2011	\$60,800	3	\$5,100	B
Molded Case Bkrs	50%			2028	**	3	\$3,800	B
Wiring Braided Cloth	50%	2-4	\$68,400	2037	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	50%			2032	**			B
Motor Controllers Locally Mounted	40%			2010	\$86,000	5	\$2,700	B
Locally Mounted	60%			2025	**	5	\$4,100	B
Ground								
Grounding Devices Not Accessible	100%							D
Stand-by Power								
Transfer Switches Automatic	100%			2017	**	3-5	\$6,800	B
Lighting								
General Lighting Exit	5%			2017	**	2	\$1,200	B
Fluorescent	95%			2012	\$525,300	2	\$271,900	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source District Steam	100%			2022	**	5	\$22,500	B
Conversion Equipment Heat Exchanger	80%			2015	**	3	\$1,900	B
PRV/L.P. Steam	20%			2015	**			B

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

** 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	80%			2020	**	3-4	\$14,700	B
Steam Piping/Pump	20%			2022	**	3	\$2,900	B
Terminal Devices								
Air Handler	20%			2012	\$114,600			B
Convactor/Radiator	80%			2017	**	2	\$56,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$1,000	B
Conversion Equipment								
Reciprocating Compr	40%			2021	**	5	\$59,800	B
No Component	60%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$22,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	**	4	\$12,500	B
Heat Rejection								
Air Condenser Unit	60%			2021	**			B
Remote Air Cond	40%			2017	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$90,100	B
Exhaust Fans								
Interior	95%			2012	\$111,600	3-10	\$43,000	B
Roof	5%			2012	\$4,200	2-10	\$2,700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$22,300	B
HW Heat Exchanger								
Single Type	100%			2021	**			B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2010	\$9,300	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2032	**	3	\$2,300	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG
Address : ROOSEVELT ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0003.020 / 84 **Yr Built/Renovated** : 1950 /
Area Sq Ft : 327,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 16-Oct-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$2,244,700	\$2,647,600
Interior Architecture		\$77,400
Electrical	\$205,100	\$1,892,600
Mechanical	\$116,500	\$1,343,900
Total	\$2,566,300	\$5,961,400
Priority A	\$2,244,700	\$2,647,600
Priority B	\$321,600	\$3,272,000
Priority C		\$41,800
Total	\$2,566,300	\$5,961,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$4,900	\$37,600	\$2,000	\$31,900
Interior Architecture	\$20,800	\$10,800	\$15,300	
Electrical	\$9,600	\$133,600	\$1,400	\$137,000
Mechanical	\$65,600	\$34,400	\$118,300	\$27,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$108,900	\$224,300	\$144,900	\$204,700
Priority A	\$4,900	\$37,600	\$2,000	\$31,900
Priority B	\$83,100	\$186,700	\$127,500	\$172,800
Priority C	\$20,800		\$15,300	
Total	\$108,900	\$224,300	\$144,900	\$204,700



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

** 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$6,700	A
Masonry: Brick	90%	4+	\$90,300	LIFE	**	5	\$258,400	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	5%			2032	**	3-5	\$195,900	A
Windows								
Aluminum	95%			2011	\$2,101,700	5	\$62,600	A
Aluminum	5%			2028	**	5	\$3,300	A
Parapets								
Masonry: Brick	30%			LIFE	**	3	\$37,500	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 5%</i>								
Masonry: Limestone	5%	4+	\$3,400	LIFE	**	3	\$6,600	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
Metal Rail	65%			2021	**	3	\$19,000	A
Roof								
Built-Up (BUR)	5%	Now	\$67,100	2022	**			A
<i>Vegetation Growth, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	60%	2-4	\$27,700	2007	\$1,386,900	5	\$75,500	A
<i>Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	25%	2-4	\$577,900	2022	**	5	\$31,500	A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : A to C connection</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	5%			LIFE	**	3	\$42,000	A
Traffic Topping	5%			2012	\$85,600	5	\$4,100	A

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$13,600	C
Ceramic Tile	3%			2040	**	5	\$11,000	C
Terrazzo	7%			LIFE	**	8	\$21,000	C
Vinyl Tile	40%			2040	**	5	\$30,600	C
Vinyl Tile	40%			2027	**	5	\$30,600	C
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$3,000	C
Plaster	55%			LIFE	**	5	\$41,800	C
SGFT/Glazed Masonry	35%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	25%			2021	**	5	\$21,600	B
Exposed Concrete	10%			LIFE	**			B
Metal Panel	5%			LIFE	**	5	\$6,000	B
Plaster	60%			LIFE	**	5	\$35,500	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
Switchgear								
Not Accessible	100%							D
Raceway								
Conduit	80%			2012	\$193,400			B
Conduit	20%			2032	**			B
Panelboards								
Molded Case Bkrs	75%			2011	\$182,500	3	\$13,500	B
Molded Case Bkrs	25%			2028	**	3	\$3,400	B
Wiring								
Braided Cloth	75%	2-4	\$205,100	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	25%			2032	**			B
Motor Controllers								
Locally Mounted	50%			2010	\$229,200	5	\$6,000	B
Locally Mounted	50%			2025	**	5	\$6,000	B

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							D
Stand-by Power								
Transfer Switches Not Accessible	100%							D
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Lighting								
General Lighting								
Exit	2%			2017	**	2	\$1,200	B
Exit	3%			2012	\$4,300	2	\$1,800	B
Fluorescent	95%			2012	\$1,287,400	2	\$666,300	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source District Steam	100%			2022	**	5	\$55,200	B
Conversion Equipment								
Heat Exchanger	80%			2015	**	3	\$4,600	B
PRV/L.P. Steam	20%			2015	**			B
Distribution								
Hot Wtr Piping/Pump	80%	Now	\$52,300	2020	**	3-4	\$34,000	B
			<i>Leak Evident, Extent : Light, Area Affected : 5%</i>					
Steam Piping/Pump	20%	Now	\$18,200	2022	**	3	\$7,100	B
			<i>Leak Evident, Extent : Light, Area Affected : 5%</i>					
Terminal Devices								
Air Handler	20%			2012	\$280,900			B
Convactor/Radiator	80%			2017	**	2	\$138,900	B
Air Conditioning								
Energy Source Electricity	100%			2028	**	5	\$2,500	B
Conversion Equipment								
Reciprocating Compr	35%			2021	**	5	\$128,200	B
Ext Pkg Unit - Cool	25%			2025	**			B
No Component	40%							D

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

** 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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pmp	35%			2022	**	3-4	\$18,500	B
No Component	65%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2012	\$663,800	4	\$20,500	B
Heat Rejection								
Air Condenser Unit	35%			2021	**			B
No Component	65%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$220,800	B
Exhaust Fans								
Interior	100%			2012	\$288,000	3-10	\$110,900	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$63,800	B
Hot Water Heater								
Single Type	20%			2013	\$12,100	3-5	\$13,400	B
No Component	80%							D
HW Heat Exchanger								
Single Type	100%			2015	**			B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2010	\$9,300	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2032	**	3	\$5,700	B

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

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

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

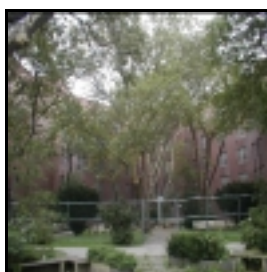
Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : COLER MEMORIAL HOSPITAL BLDG C - NORTH BLDG
Address : ROOSEVELT ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0003.030 / 85 **Yr Built/Renovated** : 1950 /
Area Sq Ft : 188,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 16-Oct-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$583,400	\$1,639,800
Interior Architecture		\$41,400
Electrical	\$82,100	\$967,500
Mechanical		\$530,600
Total	\$665,400	\$3,179,400
Priority A	\$583,400	\$1,639,800
Priority B	\$82,100	\$1,498,100
Priority C		\$41,400
Total	\$665,400	\$3,179,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$4,700	\$3,800		\$19,100
Interior Architecture	\$22,500	\$2,700	\$9,600	
Electrical	\$26,400	\$57,100	\$9,900	\$58,000
Mechanical	\$59,300	\$1,100	\$57,500	\$13,900
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$137,600	\$89,300	\$101,600	\$115,700
Priority A	\$4,700	\$3,800		\$19,100
Priority B	\$121,300	\$85,500	\$92,000	\$96,600
Priority C	\$11,700		\$9,600	
Total	\$137,600	\$89,300	\$101,600	\$115,700



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

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$427,000	LIFE	**	5	\$488,900	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Penthouse</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lintels</i>								
<hr/>								
Windows								
Aluminum	95%			2011	\$256,200	5	\$7,600	A
Glass Block	5%			LIFE	**	5	\$200	A
<hr/>								
Parapets								
Masonry: Brick	95%	Now	\$41,000	LIFE	**	3	\$54,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Penthouse</i>								
Masonry: Limestone	5%	Now	\$3,900	LIFE	**	3	\$3,000	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Coping</i>								
<hr/>								
Roof								
IRMA/Protected Membrane	90%			2012	\$845,100	5	\$92,100	A
IRMA/Protected Membrane	7%			2007	\$65,700	5	\$7,200	A
Metal Panel	3%	Now	\$800	2025	**	5	\$2,600	A
<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Stair,Bulkheads</i>								
<hr/>								
Interior								
Floors								
Ceramic Tile	10%			2040	**	5	\$15,300	C
Terrazzo	5%			LIFE	**	8	\$6,300	C
Vinyl Tile	60%			2027	**	5	\$19,200	C
Vinyl Tile	25%			2015	**	5	\$8,000	C
<hr/>								
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$3,800	C
Plaster	65%			LIFE	**	5	\$41,400	C
SGFT/Glazed Masonry	20%			LIFE	**			C
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	60%			2015	**	5	\$21,700	B
AcousTileSusp.Lay-In	15%			2021	**	5	\$5,400	B
Plaster	25%			LIFE	**	5	\$6,200	B

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2022	**	5	\$13,600	B
Switchgear								
Molded Case Bkrs	80%			2012	\$74,900	3-5	\$6,700	B
Molded Case Bkrs	20%	2-4	\$18,700	2042	**	3-5	\$1,300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Raceway								
Conduit	80%			2012	\$96,700			B
Conduit	20%			2032	**			B
Panelboards								
Molded Case Bkrs	70%			2011	\$85,200	3	\$7,300	B
Molded Case Bkrs	30%			2028	**	3	\$2,300	B
Wiring								
Braided Cloth	60%	2-4	\$82,100	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	40%			2032	**			B
Motor Controllers								
Locally Mounted	20%			2025	**	5	\$1,400	B
Locally Mounted	80%			2010	\$171,900	5	\$5,500	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2010	\$9,700	3-5	\$6,400	B
Lighting								
General Lighting								
Exit	2%			2017	**	2	\$500	B
Exit	3%			2012	\$1,800	2	\$700	B
Fluorescent	95%			2012	\$538,800	2	\$278,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2022	**	5	\$23,100	B

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

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

** 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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger	50%			2015	**	3	\$1,200	B
PRV/L.P. Steam	50%			2015	**			B
Distribution								
Hot Wtr Piping/Pump	50%	Now	\$13,700	2020	**	3-4	\$8,900	B
			<i>Leak Evident, Extent : Light, Area Affected : 5%</i>					
Steam Piping/Pump	50%	Now	\$19,000	2022	**	3	\$7,500	B
			<i>Leak Evident, Extent : Light, Area Affected : 5%</i>					
Terminal Devices								
Air Handler	50%			2012	\$293,900			B
Convactor/Radiator	50%			2017	**	2	\$36,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$92,400	B
Exhaust Fans								
Interior	100%			2017	**	3-10	\$53,600	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$26,700	B
HW Heat Exchanger								
Single Type	100%			2021	**			B
Sanitary Piping								
Single Type	100%			2012	\$236,800			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2010	\$9,300	4	\$2,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING
Address : ROOSEVELT ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0003.050 / 87 **Yr Built/Renovated** : 1956 /
Area Sq Ft : 42,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 16-Oct-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,PH

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$146,400	\$1,257,700
Electrical			\$192,300
Mechanical			\$230,000
Total		\$146,400	\$1,680,000
Priority A		\$146,400	\$1,257,700
Priority B			\$422,300
Total		\$146,400	\$1,680,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$28,200	\$13,100	\$14,600	\$8,800
Interior Architecture	\$4,700	\$2,300	\$2,700	
Electrical	\$22,800	\$24,100	\$600	\$24,300
Mechanical	\$15,400	\$19,900	\$23,800	\$11,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$75,000	\$63,400	\$45,700	\$48,700
Priority A	\$28,200	\$13,100	\$14,600	\$8,800
Priority B	\$44,800	\$50,300	\$28,300	\$39,900
Priority C	\$2,000		\$2,700	
Total	\$75,000	\$63,400	\$45,700	\$48,700



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

** 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$146,400	LIFE	**	5	\$167,600	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lintels,4th Floor</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<hr/>								
Windows								
Aluminum	95%			2011	\$821,700	5	\$24,500	A
Metal Louvers	5%			2020	**	5	\$22,300	A
<hr/>								
Parapets								
Masonry: Brick	60%	Now	\$17,000	LIFE	**	3	\$22,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Masonry: Limestone	10%			LIFE	**	3	\$4,000	A
Metal Rail	30%			2021	**	3	\$2,600	A
<hr/>								
Roof								
IRMA/Protected Membrane	100%			2012	\$268,400	5	\$29,200	A
<i>Insul Miss/Displaced, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,400	C
Terrazzo	20%			LIFE	**	8	\$10,700	C
Vinyl Tile	40%			2027	**	5	\$5,500	C
Vinyl Tile	30%			2040	**	5	\$4,100	C
<hr/>								
Interior Walls								
Gypsum Board	25%			LIFE	**	5	\$1,100	C
Plaster	60%			LIFE	**	5	\$6,500	C
SGFT/Glazed Masonry	15%			LIFE	**			C
<hr/>								
Ceilings								
AcousTile,Adhered	10%			2015	**	5	\$1,500	B
AcousTileSusp.Lay-In	30%			2021	**	5	\$4,600	B
AcousTileSusp.Lay-In	25%			2015	**	5	\$3,900	B
Metal Panel	10%			LIFE	**	5	\$2,100	B
Plaster	25%			LIFE	**	5	\$2,600	B

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

Under 600 Volts

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

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

** 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2012	\$93,700	3-5	\$1,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : MAIN AIR CIRCUIT BREAKER IN THE SWITCHBOARD.</i>								
Raceway								
Conduit	90%			2012	\$26,800			B
Conduit	10%			2032	**			B
Panelboards								
Molded Case Bkrs	60%			2011	\$39,500	3	\$1,400	B
Molded Case Bkrs	30%			2020	**	3	\$700	B
Molded Case Bkrs	10%			2028	**	3	\$200	B
Wiring								
Braided Cloth	80%	2-4	\$21,500	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2032	**			B
Motor Controllers								
Locally Mounted	70%			2010	\$6,500	5	\$1,100	B
Locally Mounted	30%			2025	**	5	\$500	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Exit	2%			2017	**	2	\$200	B
Exit	3%			2012	\$200	2	\$300	B
Fluorescent	95%			2012	\$59,100	2	\$118,700	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2022	**	5	\$9,800	B
Conversion Equipment								
Heat Exchanger	100%			2015	**	3	\$1,000	B
Distribution								
Hot Wtr Piping/Pump	100%			2020	**	3-4	\$8,000	B

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	60%			2012	\$150,100			B
Convactor/Radiator	40%			2017	**	2	\$12,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$400	B
Conversion Equipment								
Reciprocating Compr	60%			2021	**	5	\$39,200	B
No Component	40%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$9,800	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	**	4	\$5,500	B
Heat Rejection								
Water Cool Tower	100%			2010	\$79,900			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$39,300	B
Exhaust Fans								
Interior	100%			2017	**	3-10	\$22,800	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$11,400	B
HW Heat Exchanger								
Single Type	100%			2015	**			B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2013	\$9,300	4	\$2,000	B

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

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

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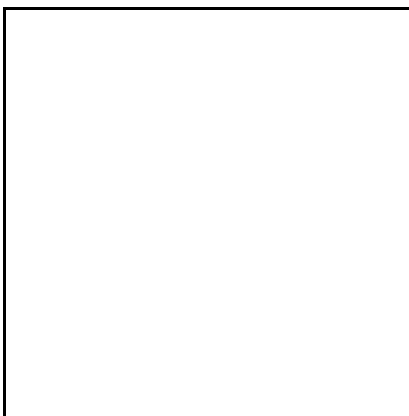
Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

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 / 1999
Area Sq Ft : 8,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Feb-2001 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$109,900	
Total	\$109,900	
Priority A	\$109,900	
Total	\$109,900	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$47,000			\$7,800
Interior Architecture	\$200	\$100		
Electrical	\$7,000	\$2,700		\$2,800
Mechanical	\$500		\$1,500	\$200
Total	\$54,700	\$2,800	\$1,500	\$10,800
Priority A	\$47,000			\$7,800
Priority B	\$7,500	\$2,800	\$1,500	\$3,000
Priority C	\$200			
Total	\$54,700	\$2,800	\$1,500	\$10,800



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

** 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 Code	
Exterior									
Exterior Walls									
Masonry: Brick	85%	Now	\$32,100	LIFE	**	5	\$18,300	A	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : AT MAIN ENTRANCE</i>									
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : AT MAIN ENTRANCE</i>									
Metal Coiling Doors	15%			2017	**	3	\$23,100	A	
Windows									
Aluminum	100%	2-4	\$63,200	2037	**	5	\$900	A	
<i>Air Infiltration, Extent : Light, Area Affected : 50%</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>									
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>									
Parapets									
Masonry: Brick	100%	Now	\$9,100	LIFE	**	3	\$6,100	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
Roof									
Built-Up (BUR)	65%	2-4	\$46,700	2022	**			A	
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>									
Modified Bitumen	35%			2012			\$33,600	A	
Interior									
Floors									
Cast in Place Concrete	90%			LIFE	**	5	\$2,500	C	
Ceramic Tile	5%			2040	**	5	\$400	C	
Vinyl Tile	5%			2047	**	5	\$100	C	
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>									
Interior Walls									
Ceramic Tile	5%			LIFE	**	5	\$100	C	
Concr Masonry Unit	15%			LIFE	**	5	\$200	C	
Gypsum Board	20%			LIFE	**	5	\$100	C	
Masonry: Brick	60%			LIFE	**	5	\$2,700	C	
Ceilings									
AcousTileConcealSpLn	10%			2021	**	5	\$200	B	
Exposed Concrete	90%			LIFE	**			B	

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

Under 600 Volts

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

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

** 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	80%			2012	\$6,900			B
Conduit	20%			2038	**			B
Panelboards								
Molded Case Bkrs	20%			2034	**	3	\$100	B
Molded Case Bkrs	80%			2011	\$8,100	3	\$400	B
Wiring								
Braided Cloth	80%	2-4	\$6,800	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2038	**			B
Motor Controllers								
Locally Mounted	100%			2010	\$7,200	5	\$300	B
Lighting								
General Lighting								
Exit	5%			2020	**	2	\$100	B
Fluorescent	90%			2012	\$21,000	2	\$12,800	B
HID	5%			2012	\$1,000	2	\$700	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%			2022	**	3	\$700	B
Terminal Devices								
Air Handler	50%			2017	**			B
Convactor/Radiator	10%			2025	**	2	\$400	B
Fan Coil Unit/Heat	40%			2017	**	4	\$200	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$100	B
Conversion Equipment								
Ext Pkg Unit - Cool	25%			2021	**			B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$4,500	B
Plumbing								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Single Type	100%			2017	* *	3-5	\$1,300	B
Sanitary Piping Single Type	100%			2022	* *			B
Storm Drain Piping Single Type	100%			2022	* *			B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : CONEY ISLAND HOSPITAL BLDG G
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.060 / 67 **Yr Built/Renovated** : 1934 /
Area Sq Ft : 13,100 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Feb-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$321,600	\$39,900
Total	\$321,600	\$39,900
Priority A	\$321,600	\$39,900
Total	\$321,600	\$39,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$49,600	\$300	\$1,200	\$7,900
Interior Architecture	\$1,300	\$600	\$600	
Electrical	\$43,900		\$6,100	\$200
Mechanical	\$2,700	\$10,000	\$4,000	\$900
Total	\$97,600	\$10,900	\$11,900	\$8,900
Priority A	\$49,600	\$300	\$1,200	\$7,900
Priority B	\$46,700	\$10,600	\$10,100	\$1,000
Priority C	\$1,300		\$600	
Total	\$97,600	\$10,900	\$11,900	\$8,900



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	15%			2027	**	5	\$2,400	A
Masonry: Brick	80%	Now	\$139,200	LIFE	**	5	\$39,900	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ALONG SECOND FLOOR WINDOWS</i>								
Masonry: Limestone	5%			LIFE	**	3-5	\$8,900	A
Windows								
Steel	35%	Now	\$91,400	2027	**	5	\$2,300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
Wood	65%	Now	\$91,000	2037	**	5	\$3,000	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Masonry: Brick	100%	Now	\$24,600	LIFE	**	3	\$16,300	A
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT CORNERS</i>								
Roof								
Built-Up (BUR)	95%	0-2	\$25,000	2022	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
Skylight, Metal/Glass	5%			2012		3	\$800	A
Interior								
Floors								
Ceramic Tile	5%			2040	**	5	\$900	C
Terrazzo	10%			LIFE	**	8	\$1,400	C
Vinyl Tile	35%			2027	**	5	\$1,300	C
Vinyl Tile	50%			2040	**	5	\$1,800	C
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$300	C
Plaster	85%			LIFE	**	5	\$4,000	C

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

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	30%			2021	**	5	\$1,200	B
Plaster	70%			LIFE	**	5	\$1,900	B

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

Under 600 Volts

Raceway

Conduit	90%			2012	\$15,400			B
Conduit	10%			2032	**			B

Panelboards

Fused Knife Sw	60%	2-4	\$12,200	2037	**	3	\$300	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
Fused Toggle Switch	30%	2-4	\$6,100	2037	**	3	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	10%			2028	**	3	\$100	B

Wiring

Braided Cloth	90%	2-4	\$19,600	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	10%			2032	**			B

Lighting

General Lighting

Emergency	2%			2017	**	2	\$100	B
Exit	5%			2017	**	2	\$100	B
Fluorescent	93%			2017	**	2	\$30,400	B

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

Heating

Energy Source

District Steam	100%			2022	**	5	\$2,600	B
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Conversion Equipment

PRV/L.P. Steam	100%			2015	**			B
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Distribution

Steam Piping/Pump	100%			2022	**	3	\$1,700	B
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Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices Convactor/Radiator	100%			2017	**	2	\$8,100	B
Air Conditioning								
Energy Source Electricity	100%			2028	**	5	\$100	B
Conversion Equipment Ext Pkg Unit - Cool	10%			2021	**			B
No Component	90%							D
Plumbing								
H/C Water Piping Single Type	100%			2017	**	3-5	\$3,000	B
Hot Water Heater Single Type	100%			2013	\$2,800	3-5	\$3,100	B
Sanitary Piping Single Type	100%			2022	**			B
Storm Drain Piping Single Type	100%			2022	**			B
Sump Pump(s) Single Type	100%			2006	\$9,300	4	\$2,000	B
Non-Water Piping Single Type	100%			2012	\$16,900	3	\$200	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : CONEY ISLAND HOSPITAL HAMMETT
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.020 / 89 **Yr Built/Renovated** : 1910 / 1999
Area Sq Ft : 74,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Feb-2001 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5,6

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$297,500	\$188,800
Electrical		\$49,000	\$214,300
Mechanical			\$60,100
Total		\$346,500	\$463,200
Priority A		\$297,500	\$188,800
Priority B		\$49,000	\$274,400
Total		\$346,500	\$463,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$86,300	\$100	\$1,900	\$25,600
Interior Architecture	\$8,300	\$1,100	\$2,200	
Electrical	\$1,600	\$21,500	\$4,200	\$21,800
Mechanical	\$8,100	\$28,200	\$21,400	\$4,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$116,200	\$62,800	\$41,500	\$63,500
Priority A	\$86,300	\$100	\$1,900	\$25,600
Priority B	\$25,100	\$62,700	\$37,400	\$37,900
Priority C	\$4,700		\$2,200	
Total	\$116,200	\$62,800	\$41,500	\$63,500



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	5%			2027	**	5	\$3,200	A
Masonry: Brick	85%	Now	\$297,500	LIFE	**	5	\$170,300	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : AT PENTHOUSE</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : East Facade</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : East Facade</i>							
	<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : East Facade</i>							
Masonry: Limestone	5%	Now	\$32,700	LIFE	**	3-5	\$35,800	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : THROUGHOUT</i>							
Stucco Cement	5%			2020	**	3-5	\$39,600	A
Windows								
Aluminum	100%			2028	**	5	\$3,300	A
Parapets								
Masonry: Brick	90%	Now	\$26,300	LIFE	**	3	\$17,400	A
	<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>							
Masonry: Limestone	5%	Now	\$2,600	LIFE	**	3	\$1,000	A
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : AT COPING</i>							
Metal: Cage/Fence	5%			2012	\$1,600	3	\$300	A
Roof								
Built-Up (BUR)	5%	0-2	\$9,200	2022	**			A
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : OVER CANOPY</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : OVER CANOPY</i>							
Built-Up (BUR)	10%	0-2	\$3,700	2012	\$18,500			A
	<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : OVER PENTHOUSE</i>							
Built-Up (BUR)	80%			2017	**			A
Traffic Topping	5%			2012	\$11,800	5	\$600	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,200	C
Ceramic Tile	5%			2040	**	5	\$3,000	C
Vinyl Tile	35%			2027	**	5	\$4,400	C
Vinyl Tile	50%			2040	**	5	\$6,300	C

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

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

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

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

Interior

Interior Walls

Glass: Single Pane	5%			LIFE	**	5	\$4,300	C
Gypsum Board	15%			LIFE	**	5	\$1,500	C
Plaster	80%			LIFE	**	5	\$20,100	C

Ceilings

AcousTileConcealSpLn	50%			2015	**	5	\$7,200	B
AcousTileSusp.Lay-In	15%			2021	**	5	\$2,100	B
Exposed Concrete	10%			LIFE	**			B
Plaster	25%			LIFE	**	5	\$2,400	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2012	\$14,400	5	\$5,400	B
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Switchgear

Molded Case Bkrs	75%			2012	\$50,200	3-5	\$2,500	B
Molded Case Bkrs	25%			2022	**	3-5	\$800	B

Raceway

Conduit	70%			2012	\$43,000			B
Conduit	30%			2038	**			B

Panelboards

Fused Disc Sw	10%			2020	**	3	\$400	B
Molded Case Bkrs	40%			2020	**	3	\$1,600	B
Molded Case Bkrs	30%			2034	**	3	\$900	B
Molded Case Bkrs	20%			2011	\$9,100	3	\$800	B

Wiring

Braided Cloth	70%	2-4	\$49,000	2037	**			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Thermoplastic	30%			2038	**			B
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Motor Controllers

Locally Mounted	100%			2029	**	5	\$2,700	B
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Ground

Grounding Devices

Not Accessible	100%							D
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Stand-by Power

Transfer Switches

Automatic	100%			2025	**	3-5	\$2,500	B
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Lighting

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

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

Lighting

General Lighting								
Emergency	5%			2020	**	2	\$500	B
Exit	5%			2020	**	2	\$500	B
Fluorescent	40%			2020	**	2	\$46,400	B
Fluorescent	50%			2012	\$112,000	2	\$58,000	B

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

Heating

Energy Source								
District Steam	100%			2012	\$5,700	5	\$9,100	B
Conversion Equipment								
Heat Exchanger	40%			2021	**	3	\$400	B
No Component	60%							D
Distribution								
Hot Wtr Piping/Pump	40%			2028	**	3-4	\$2,800	B
Steam Piping/Pump	60%			2022	**	3	\$3,500	B
Terminal Devices								
Air Handler	20%			2012	\$18,600			B
Convactor/Radiator	40%			2017	**	2	\$11,500	B
Induction Unit	40%			2021	**	4	\$2,300	B

Air Conditioning

Energy Source								
Electricity	100%			2028	**	5	\$400	B
Conversion Equipment								
Reciprocating Compr	60%			2021	**	5	\$36,300	B
No Component	40%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$9,100	B
Terminal Devices								
Fan Coil - Cool/Heat	100%			2017	**			B
Heat Rejection								
Air Condenser Unit	100%			2021	**			B

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$36,500	B

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans Roof	100%	Now	\$1,700	2012	\$34,200	2-6	\$12,400	B
<i>Unit Inoperable, Extent : Light, Area Affected : 5%</i>								
Plumbing								
H/C Water Piping Single Type	100%			2025	**	3-5	\$9,000	B
Sanitary Piping Single Type	100%			2022	**			B
Storm Drain Piping Single Type	100%			2012	\$60,100			B
Sump Pump(s) Single Type	100%			2006	\$9,300	4	\$2,000	B

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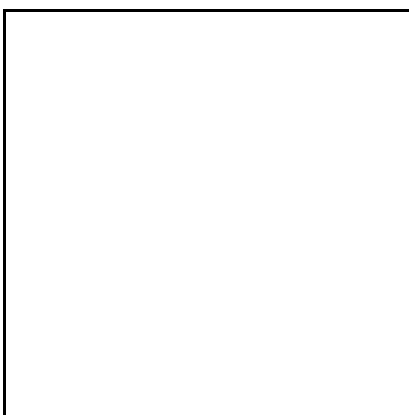
Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : CONEY ISLAND HOSPITAL MAIN BLDG
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.010 / 88 **Yr Built/Renovated** : 1954 / 1999
Area Sq Ft : 602,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Feb-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,10,11,PH

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$9,644,100	\$833,100
Interior Architecture		\$43,900	\$174,800
Electrical		\$566,300	\$3,269,300
Mechanical		\$714,700	\$6,926,300
Total		\$10,969,100	\$11,203,500
Priority A		\$9,644,100	\$833,100
Priority B		\$1,281,000	\$10,252,200
Priority C		\$43,900	\$118,200
Total		\$10,969,100	\$11,203,500

EXPENSE BUDGET		FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$2,900	\$2,700	\$14,400	\$101,200
Interior Architecture		\$32,300	\$44,200	\$11,000	
Electrical		\$17,100	\$257,000	\$24,700	\$269,400
Mechanical		\$68,300	\$74,700	\$199,600	\$78,900
Elevators/Escalators		\$124,400	\$124,400	\$124,400	\$124,400
Total		\$245,000	\$502,900	\$374,000	\$573,800
Priority A		\$2,900	\$2,700	\$14,400	\$101,200
Priority B		\$209,800	\$489,100	\$348,700	\$472,700
Priority C		\$32,300	\$11,100	\$11,000	
Total		\$245,000	\$502,900	\$374,000	\$573,800



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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$103,600	LIFE	**	5	\$10,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : ALONG OVERHANG AT SOUTH SIDE</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : ALONG OVERHANG AT SOUTH SIDE</i>								
Masonry: Brick	80%	Now	\$862,600	LIFE	**	5	\$493,800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 9TH AND 11TH FLOORS</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : AT STAIR BULKHEAD TO PENTHOUSE</i>								
Metal Panel	5%			2032	**	5	\$14,000	A
Panel/Paver: Limestone	10%	Now	\$199,100	LIFE	**	3-5	\$211,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT FIRST FLOOR BASE AND 11TH FLOOR SPANDREL</i>								
Windows								
Aluminum	5%			2028	**	5	\$12,100	A
Aluminum	95%	Now	\$7,735,700	2037	**	5	\$115,100	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%</i>								
<i>Thermally Inefficient, Extent : Light, Area Affected : 100%</i>								
Parapets								
Masonry: Brick	75%	Now	\$156,800	LIFE	**	3	\$103,800	A
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : THROUGHOUT</i>								
Metal Rail	25%			2021	**	3	\$8,100	A

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
Built-Up (BUR)	40%	0-2	\$381,200	2022	**				A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : OVER 10TH FLOOR</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : OVER 10TH FLOOR</i>									
Built-Up (BUR)	30%			2020	**				A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
Copper/Terne	5%			2040	**	5	\$5,800		A
IRMA/Protected Membrane	10%	Now	\$205,100	2022	**	5	\$8,900		A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : OVER 8TH FLOOR</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : OVER 8TH FLOOR</i>									
IRMA/Protected Membrane	5%			2012		5	\$8,900		A
Traffic Topping	10%			2012		5	\$5,800		A
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$26,000		C
Ceramic Tile	5%			2040	**	5	\$35,000		C
Quarry Tile	5%			2025	**	5	\$29,700		C
Raised Access Floor	5%			2021	**	5	\$22,200		C
Vinyl Tile	15%			2047	**	5	\$22,000		C
Vinyl Tile	60%			2040	**	5	\$87,900		C
Interior Walls									
Ceramic Tile	5%			LIFE	**	5	\$9,500		C
Gypsum Board	15%			LIFE	**	5	\$8,100		C
Plaster	55%			LIFE	**	5	\$74,200		C
SGFT/Glazed Masonry	25%			LIFE	**				C
Ceilings									
AcousTileConcealSpLn	25%			2021	**	5	\$41,400		B
AcousTileSusp.Lay-In	15%			2021	**	5	\$24,800		B
Metal Panel	10%			LIFE	**	5	\$22,900		B
Plaster	50%			LIFE	**	5	\$56,600		B

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

Under 600 Volts

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

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

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2012	\$54,900	5	\$21,800	B
Fused Disc Sw	25%			2038	**	5	\$10,900	B
Fused Disc Sw	25%			2012	\$27,400	5	\$10,900	B
Switchgear								
Air Circuit Breaker	50%			2012	\$174,000	3-5	\$14,300	B
Fused Disc Sw	25%			2012	\$87,000	3-5	\$6,700	B
Molded Case Bkrs	25%			2038	**	3-5	\$7,800	B
Raceway								
Conduit	75%			2012	\$362,700			B
Conduit	25%			2038	**			B
Panelboards								
Fused Disc Sw	10%			2011	\$48,700	3	\$3,300	B
Molded Case Bkrs	10%			2028	**	3	\$2,500	B
Molded Case Bkrs	20%			2020	**	3	\$6,600	B
Molded Case Bkrs	20%			2034	**	3	\$5,000	B
Molded Case Bkrs	40%			2011	\$194,700	3	\$13,300	B
Wiring								
Braided Cloth	70%	2-4	\$382,900	2037	**			B
								<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>
Thermoplastic	30%			2038	**			B
Motor Controllers								
Locally Mounted	10%			2010	\$91,700	5	\$2,200	B
Locally Mounted	5%			2017	**	5	\$1,100	B
Locally Mounted	5%	2-4	\$45,800	2032	**	5	\$600	B
								<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>
Motor Control Center	65%			2010	\$596,000	5	\$14,400	B
Motor Control Center	15%	Now	\$137,500	2032	**	5	\$1,700	B
								<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	3-5	\$22,100	B
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
General Lighting								
Emergency	1%			2020	**	2	\$1,300	B
Exit	5%			2020	**	2	\$5,600	B
Fluorescent	30%			2020	**	2	\$402,300	B
Fluorescent	63%			2012	\$1,632,400	2	\$844,900	B
Incandescent	1%			2012	\$25,900	2	\$13,400	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%	Now	\$16,400	2022	**	5	\$52,800	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : LINE FROM POWER PLANT</i>								
Conversion Equipment								
Heat Exchanger	80%			2015	**	3	\$8,700	B
PRV/L.P. Steam	20%			2015	**			B
Distribution								
Hot Wtr Piping/Pump	80%			2020	**	3-4	\$68,700	B
Steam Piping/Pump	20%	Now	\$69,500	2022	**	3	\$13,600	B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
Terminal Devices								
Air Handler/Cool/Ht	20%			2012	\$320,700	4	\$8,900	B
Convactor/Radiator	80%	Now	\$376,300	2017	**	2	\$212,500	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10TH AND 11TH FLOORS</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$4,700	B
Conversion Equipment								
Int Pkg Unit - Cool	10%			2010	\$641,400			B
Reciprocating Compr	70%			2015	**	5	\$490,400	B
Ext Pkg Unit - Cool	20%			2015	**			B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2022	**	3-4	\$101,000	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2012	\$2,115,400	4	\$39,100	B

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

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

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

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

System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning							
Heat Rejection							
Remote Air Cond	70%		2012	\$2,082,500			B
No Component	30%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	**	2	\$422,200	B
Exhaust Fans							
Interior	100%		2012	\$550,600	3-10	\$212,000	B
Plumbing							
H/C Water Piping							
Single Type	100%		2017	**	3-5	\$121,900	B
Hot Water Heater							
Single Type	100%		2010	\$115,900	3-5	\$128,300	B
HW Heat Exchanger							
Single Type	100%		2015	**			B
Sanitary Piping							
Single Type	100%		2022	**			B
Storm Drain Piping							
Single Type	100%		2012	\$695,500			B
Sump Pump(s)							
Single Type	100%		2006	\$9,300	4	\$2,000	B

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

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

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 / 1999
Area Sq Ft : 12,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Feb-2001 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$411,100	\$40,300
Electrical		\$32,900	\$394,200
Mechanical			\$233,400
Total		\$444,100	\$667,800
Priority A		\$411,100	\$40,300
Priority B		\$32,900	\$627,500
Total		\$444,100	\$667,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$11,300	\$200	\$1,100	\$17,800
Interior Architecture	\$200		\$100	
Electrical	\$4,900	\$8,300	\$1,000	\$8,300
Mechanical	\$1,500	\$2,400	\$3,400	\$2,100
Total	\$17,900	\$10,800	\$5,600	\$28,100
Priority A	\$11,300	\$200	\$1,100	\$17,800
Priority B	\$6,400	\$10,700	\$4,400	\$10,400
Priority C	\$200		\$100	
Total	\$17,900	\$10,800	\$5,600	\$28,100



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$140,600	LIFE	**	5	\$40,300	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Metal Coiling Doors	10%			2017	**	3	\$31,900	A
Windows								
Aluminum	25%			2028	**	5	\$800	A
Steel	75%	Now	\$100,000	2027	**	5	\$2,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Concr Masonry Unit	25%	Now	\$3,300	LIFE	**	3	\$4,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT INTERIOR FACE</i>								
Masonry: Brick	65%	Now	\$38,000	LIFE	**	3	\$12,600	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT CORNERS</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Metal Rail	10%			2015	**	3	\$500	A
Roof								
Built-Up (BUR)	15%			2020	**			A
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Copper/Terne	10%			2027	**	5	\$2,200	A
Modified Bitumen	35%	Now	\$86,500	2022	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : SLOPED ROOF</i>								
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : SLOPED ROOF</i>								
Single Ply Membrane	30%			2020	**			A
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Skylight, Metal/Glass	10%	Now	\$46,000	2032	**	3	\$11,600	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								

Interior

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

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

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

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

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

Interior

Floors

Cast in Place Concrete	95%			LIFE	**	5	\$7,700	C
Ceramic Tile	2%			2040	**	5	\$400	C
Vinyl Tile	3%			2027	**	5	\$100	C

Interior Walls

Masonry: Brick	100%			LIFE	**	5	\$5,300	C
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Ceilings

Exposed Concrete	100%			LIFE	**			B
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Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2032	**	5	\$900	B
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Switchgear

Molded Case Bkrs	100%			2032	**	3-5	\$700	B
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Raceway

Conduit	80%			2012	\$329,900			B
Conduit	20%			2022	**			B

Panelboards

Molded Case Bkrs	50%			2020	**	3	\$300	B
Molded Case Bkrs	50%			2011	\$24,300	3	\$300	B

Wiring

Braided Cloth	20%	2-4	\$4,400	2037	**			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Thermoplastic	80%			2032	**			B
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Motor Controllers

Locally Mounted	50%			2017	**	5	\$200	B
Locally Mounted	20%			2025	**	5	\$100	B
Locally Mounted	30%			2010	\$1,700	5	\$100	B

Ground

Grounding Devices

Not Accessible	100%							D
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Stand-by Power

Transfer Switches

Automatic	100%			2025	**	3-5	\$400	B
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** Replacement cost estimated to be beyond ten years is not included in this report.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	50%			2021	**	5		B
Diesel	50%			2008	\$32,900	5		B
Batteries								
Lead/Acid	50%			2006	\$300			B
Nickel Cadium	50%			2007	\$300			B
Lighting								
General Lighting								
Emergency	2%			2012	\$400	2	\$100	B
Exit	3%			2012	\$100	2	\$100	B
Fluorescent	20%			2012	\$17,700	2	\$8,400	B
HID	70%			2012	\$39,900	2	\$29,400	B
Incandescent	5%			2012	\$4,400	2	\$2,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	100%			2022	**	4	\$800	B
Conversion Equipment								
Steam Boiler	100%			2025	**	3	\$5,600	B
Distribution								
Steam Piping/Pump	100%			2022	**	3	\$2,100	B
Terminal Devices								
Fan Coil Unit/Heat	100%			2012	\$233,400	4	\$1,200	B
Ventilation								
Exhaust Fans								
Roof	100%			2012	\$12,400	2-10	\$8,000	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$3,800	B
Hot Water Heater								
Single Type	100%			2010	\$3,600	3-5	\$4,000	B
HW Heat Exchanger								
Single Type	100%			2015	**			B
Sanitary Piping								
Single Type	100%			2012	\$33,900			B

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Single Type	100%			2012	\$21,800			B
Non-Water Piping Single Type	100%			2022	* *	3	\$300	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : CUMBERLAND NFCC BLDG B
Address : 100 NORTH PORTLAND AVENUE
Borough : BROOKLYN
Program / Asset # : HHC0017.010 / 1003
Area Sq Ft : 36,900
Date of Survey : 16-Apr-2002
Areas Surveyed : Basement, Roof, Floors 1,2,PH
Agency's Number : N/A
Yr Built/Renovated : 1954 / 2001
Project Type : HEALTH & HOSPITALS CORP.
Landmark Status : NONE

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$735,400	\$84,300
Electrical		\$36,100
Total	\$735,400	\$120,400
Priority A	\$735,400	\$84,300
Priority B		\$36,100
Total	\$735,400	\$120,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$8,000			\$9,500
Interior Architecture		\$3,300		\$2,700
Electrical	\$36,300	\$700	\$12,900	\$2,700
Mechanical	\$1,800	\$8,400	\$5,500	\$9,900
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$58,000	\$24,200	\$30,200	\$36,600
Priority A	\$8,000			\$9,500
Priority B	\$50,000	\$23,300	\$30,200	\$24,400
Priority C		\$900		\$2,700
Total	\$58,000	\$24,200	\$30,200	\$36,600



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

** 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	98%			LIFE	**	5	\$84,300	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
Masonry: Marble	2%			LIFE	**	3-5	\$6,200	A
Windows								
Steel	100%	2-4	\$640,200	2028	**	5	\$15,800	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	3	\$20,900	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
Masonry: Marble	10%	Now	\$8,000	LIFE	**	3	\$2,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : COPING</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : COPING</i>								
Roof								
Built-Up (BUR)	25%			2021	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : OVER SECOND FLOOR</i>								
Built-Up (BUR)	75%	Now	\$95,200	2023	**			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : VARIOUS ROOMS ON SECOND FLOOR</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$1,300	C
Ceramic Tile	5%			2041	**	5	\$1,800	C
Terrazzo	15%			LIFE	**	8	\$4,500	C
Vinyl Tile	70%			2048	**	5	\$5,300	C
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Interior Walls								
Ceramic Tile	4%			LIFE	**	5	\$600	C
Concr Masonry Unit	10%			LIFE	**	5	\$800	C
Glass: Single Pane	2%			LIFE	**	5	\$700	C
Gypsum Board	60%			LIFE	**	5	\$2,600	C
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Metal Panel	2%			LIFE	**	5	\$200	C
Marble Panels	2%			LIFE	**	5	\$500	C
SGFT/Glazed Masonry	20%			LIFE	**			C

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	15%			2016	**	5	\$1,300	B
AcousTileSusp.Lay-In	40%			2026	**	5	\$3,400	B
Exposed Concrete	15%			LIFE	**			B
Gypsum Board	30%			LIFE	**	5	\$1,200	B

Recent Installation, Extent : Moderate, Area Affected : 100%

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2013	\$2,700	5	\$2,300	B
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Switchgear

Molded Case Bkrs	90%			2013	\$36,100	3-5	\$1,500	B
Molded Case Bkrs	10%			2039	**	3-5	\$200	B

Raceway

Conduit	90%			2013	\$19,700			B
Conduit	10%			2039	**			B

Panelboards

Molded Case Bkrs	20%			2035	**	3	\$400	B
Molded Case Bkrs	80%			2012	\$24,300	3	\$1,200	B

Wiring

Braided Cloth	70%	2-4	\$16,400	2038	**			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Thermoplastic	30%			2039	**			B
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Recent Installation, Extent : Moderate, Area Affected : 100%

Motor Controllers

Locally Mounted	80%			2030	**	5	\$1,100	B
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Recent Installation, Extent : Moderate, Area Affected : 100%

Locally Mounted	20%			2011	\$3,700	5	\$300	B
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Ground

Grounding Devices

Metal Water Pipe	100%	2-4	\$6,700	2033	**			B
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Corroded, Extent : Moderate, Area Affected : 100%

Lighting

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

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

*** 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**

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

Lighting

General Lighting								
Emergency	4%			2021	**	2	\$300	B
Exit	5%			2021	**	2	\$300	B
Fluorescent	88%			2021	**	2	\$61,100	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
HID	1%			2008	\$900	2	\$700	B
Incandescent	2%			2013	\$2,700	2	\$1,400	B

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

Heating

Energy Source								
District Steam	100%			2033	**	5	\$5,500	B
Conversion Equipment								
Heat Exchanger	40%			2022	**	3	\$200	B
PRV/L.P. Steam	60%			2022	**			B
Distribution								
Hot Wtr Piping/Pump	40%			2029	**	3-4	\$2,500	B
Steam Piping/Pump	60%			2033	**	3	\$2,100	B
Terminal Devices								
Air Handler/Cool/Ht	20%			2018	**	4	\$700	B
Convactor/Radiator	80%			2030	**	2	\$13,800	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

Air Conditioning

Energy Source								
Electricity	100%			2035	**	5	\$200	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Conversion Equipment								
Ext Pkg Unit - Cool	100%			2026	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$21,900	B
Exhaust Fans								
Interior	100%			2018	**	3-10	\$11,000	B

Plumbing

H/C Water Piping								
Single Type	100%			2026	**	3-5	\$6,300	B

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

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

** 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**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Single Type	100%			2033	* *			B
Storm Drain Piping Single Type	100%			2033	* *			B
Sump Pump(s) Single Type	100%			2014	\$9,300	4	\$2,000	B
Non-Water Piping Single Type	100%			2033	* *	3	\$400	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : CUMBERLAND NFCC BLDG C
Address : 100 NORTH PORTLAND AVENUE
Borough : BROOKLYN
Program / Asset # : HHC0017.020 / 2727
Area Sq Ft : 117,900
Date of Survey : 16-Apr-2002
Areas Surveyed : Basement, Roof, Floors 1,3,5,PH
Agency's Number : N/A
Yr Built/Renovated : 1967 / 2001
Project Type : HEALTH & HOSPITALS CORP.
Landmark Status : NONE

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$2,258,200	\$304,100
Electrical		\$70,900	\$405,800
Mechanical		\$271,200	\$676,500
Total		\$2,600,300	\$1,386,500
Priority A		\$2,258,200	\$304,100
Priority B		\$342,100	\$1,082,400
Total		\$2,600,300	\$1,386,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				\$62,200
Interior Architecture		\$12,300	\$7,300	\$1,900
Electrical	\$12,200	\$37,000	\$11,100	\$47,100
Mechanical	\$34,400	\$32,500	\$51,200	\$19,900
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$64,400	\$99,600	\$87,300	\$148,900
Priority A				\$62,200
Priority B	\$64,400	\$89,500	\$87,300	\$84,800
Priority C		\$10,100		\$1,900
Total	\$64,400	\$99,600	\$87,300	\$148,900



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$393,200	LIFE	**	5	\$225,100	A
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT CORNERS</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : SIXTH FLOOR</i>								
Masonry: Limestone	5%	Now	\$49,000	LIFE	**	3-5	\$53,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : WINDOW SILLS</i>								
Metal Panel	7%			2033	**	5	\$9,600	A
Granite Panels	8%	Now	\$151,200	LIFE	**	3-5	\$82,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Window Wall	5%			2026	**	6	\$10,900	A
Windows								
Aluminum	85%	2-4	\$1,305,800	2038	**	5	\$19,400	A
<i>Air Infiltration, Extent : Light, Area Affected : 25%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
Glass Block	5%			LIFE	**	5	\$1,200	A
Metal Louvers	10%			2029	**	5	\$79,100	A
Parapets								
Masonry: Brick	100%	Now	\$124,200	LIFE	**	3	\$41,100	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT CORNERS</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
Roof								
Built-Up (BUR)	100%	Now	\$234,800	2023	**			A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : VARIOUS LOCATIONS ON FIFTH FLOOR</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$4,600	C
Ceramic Tile	5%			2041	**	5	\$6,100	C
Terrazzo	15%			LIFE	**	8	\$15,100	C
Vinyl Tile	15%			2048	**	5	\$3,900	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : FIRST FLOOR</i>								
Vinyl Tile	55%			2041	**	5	\$14,100	C

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Glass Block	5%			LIFE	**	5	\$4,200	C
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Glass: Single Pane	3%			LIFE	**	5	\$4,100	C
Gypsum Board	60%			LIFE	**	5	\$9,700	C
Metal Panel	5%			LIFE	**	5	\$1,900	C
Plaster	12%			LIFE	**	5	\$4,800	C
SGFT/Glazed Masonry	15%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	15%			2026	**	5	\$4,400	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : FIRST FLOOR</i>								
AcousTileSusp.Lay-In	50%			2022	**	5	\$14,500	B
Exposed Concrete	15%			LIFE	**			B
Linear Metal	10%			LIFE	**			B
Plaster	10%			LIFE	**	5	\$2,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2013	\$25,800	5	\$8,500	B
Transformers								
Dry Type	100%			2018	**	5	\$11,900	B
Switchgear								
Air Circuit Breaker	100%			2013	\$80,300	3-5	\$5,600	B
Raceway								
Conduit	90%			2013	\$84,800			B
Conduit	10%			2033	**			B
Panelboards								
Molded Case Bkrs	10%			2029	**	3	\$600	B
Molded Case Bkrs	90%			2012	\$73,000	3	\$4,400	B
Wiring								
Braided Cloth	65%	2-4	\$70,900	2038	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	10%			2033	**			B
Thermoplastic	25%			2023	**			B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2011	\$10,900	5	\$400	B
Locally Mounted	30%			2030	**	5	\$1,300	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Motor Control Center	40%			2030	**	5	\$1,700	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Motor Control Center	20%			2018	**	5	\$900	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2011	\$6,700			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2011	\$9,700	3-5	\$4,300	B
Generators								
Diesel	100%			2009	\$65,900	5	\$700	B
Batteries								
Lead/Acid	100%			2008	\$600			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Lighting								
General Lighting								
Emergency	2%			2013	\$1,200	2	\$400	B
Exit	5%			2013	\$2,400	2	\$1,000	B
Fluorescent	20%			2013	\$91,000	2	\$47,100	B
Fluorescent	72%			2018	**	2	\$169,500	B
HID	1%			2013	\$3,200	2	\$2,400	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2033	**	5	\$18,500	B
Conversion Equipment								
Heat Exchanger	40%			2016	**	3	\$800	B
PRV/L.P. Steam	60%			2026	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	40%	0-2	\$35,100	2029	**	3-4	\$5,700	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
Steam Piping/Pump	60%			2023	**	3	\$9,600	B
Terminal Devices								
Air Handler/Cool/Ht	60%			2018	**	4	\$7,000	B
Convactor/Radiator	20%	2-4	\$24,300	2018	**	2	\$9,300	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
Fan Coil Unit/Heat	20%			2013	\$261,800	4	\$2,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	5	\$800	B
Conversion Equipment								
Centrifugal Compr El	60%			2023	**	5	\$600	B
Reciprocating Compr	40%			2016	**	5	\$49,200	B
Distribution								
Chilled Wtr Pipe/Pmp	100%	2-4	\$85,500	2023	**	3-4	\$15,200	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2013	\$371,300	4	\$10,300	B
Heat Rejection								
Air Condenser Unit	40%			2022	**			B
Water Cool Tower	60%			2007	\$150,600			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$74,100	B
Exhaust Fans								
Interior	80%			2013	\$43,400	3-10	\$29,800	B
Roof	20%			2013	\$13,900	2-10	\$8,900	B
Plumbing								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$18,400	B
Hot Water Heater								
Single Type	100%	Now	\$2,000	2007	\$20,300	3-5	\$17,100	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
HW Heat Exchanger								
Single Type	100%			2009	\$27,100			B
Sanitary Piping								
Single Type	100%			2023	**			B

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Single Type	100%			2023	* *			B
Non-Water Piping Single Type	100%			2023	* *	3	\$1,900	B

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : ELMHURST HOSPITAL AMBULATORY CARE BUILDING
Address : 79-01 BROADWAY, ELMHURST
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.050 / 4132 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 132,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Dec-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$90,500
Interior Architecture	\$144,800	
Total	\$144,800	\$90,500
Priority A		\$90,500
Priority C	\$144,800	
Total	\$144,800	\$90,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$3,700		\$5,100	\$21,900
Interior Architecture	\$20,400	\$8,100		\$11,200
Electrical	\$40,800		\$40,200	
Mechanical	\$37,400		\$52,600	\$17,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$114,200	\$19,900	\$109,700	\$62,400
Priority A	\$3,700		\$5,100	\$21,900
Priority B	\$90,100	\$19,900	\$104,600	\$29,300
Priority C	\$20,400			\$11,200
Total	\$114,200	\$19,900	\$109,700	\$62,400



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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$90,500	A
Metal Panel	5%			2032	**	5	\$2,400	A
Window Wall	10%			2025	**	6	\$7,800	A
Windows								
Aluminum	95%			2028	**	5	\$18,100	A
Glass Block	5%			LIFE	**	5	\$500	A
Parapets								
Masonry: Brick	100%			LIFE	**	3	\$27,500	A
Roof								
Single Ply Membrane	95%			2017	**			A
Skylight, Metal/Glass	5%			2032	**	3	\$15,000	A
Interior								
Floors								
Carpet	25%			2008	\$144,800	3	\$44,900	C
Ceramic Tile	5%			2040	**	5	\$5,200	C
Terrazzo	10%			LIFE	**	8	\$8,600	C
Vinyl Tile	60%			2040	**	5	\$13,200	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$5,900	C
Concr Masonry Unit	10%			LIFE	**	5	\$6,300	C
Gypsum Board	85%			LIFE	**	5	\$28,400	C
Ceilings								
AcousTileSusp.Lay-In	65%			2021	**	5	\$16,100	B
Gypsum Board	10%			LIFE	**	5	\$1,100	B
Metal Panel	25%			LIFE	**	5	\$8,600	B

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2032	**			B
Panelboards								
Molded Case Bkrs	100%			2028	**	3	\$5,500	B
Wiring								
Thermoplastic	100%			2032	**			B

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Motor Control Center	90%			2025	**	5	\$4,400	B
Motor Control Center	10%			2025	**	5	\$500	B
Lighting								
General Lighting								
Exit	5%			2017	**	2	\$800	B
Fluorescent	90%			2017	**	2	\$181,000	B
HID	5%			2017	**	2	\$10,100	B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2028	**	3-4	\$9,100	B
Steam Piping/Pump	50%			2032	**	3	\$10,100	B
Terminal Devices								
Air Handler/Cool/Ht	50%			2017	**	4	\$7,400	B
Convactor/Radiator	50%			2025	**	2	\$37,000	B
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$23,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	**	4	\$13,100	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$94,000	B
Exhaust Fans								
Interior	50%			2017	**	3-10	\$27,200	B
Roof	50%			2017	**	2-10	\$28,400	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$23,300	B
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : ELMHURST HOSPITAL BLDG A,B,C,D, E & F
Address : 79-01 BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.010 / 68 **Yr Built/Renovated** : 1954 / 2001
Area Sq Ft : 750,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Dec-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,5,8,9,10,11,PH

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$495,100	\$877,200
Interior Architecture		\$98,500	\$255,800
Electrical		\$37,900	\$944,900
Mechanical		\$262,300	\$7,846,600
Total		\$893,800	\$9,924,500
Priority A		\$495,100	\$877,200
Priority B		\$300,200	\$8,848,500
Priority C		\$98,500	\$198,900
Total		\$893,800	\$9,924,500

EXPENSE BUDGET		FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$10,300	\$2,900	\$18,700	\$53,300
Interior Architecture		\$21,800	\$51,400	\$21,800	
Electrical		\$337,800	\$2,300	\$376,000	\$11,500
Mechanical		\$216,600	\$37,800	\$212,000	\$184,600
Elevators/Escalators		\$115,500	\$115,500	\$115,500	\$115,500
Total		\$701,800	\$209,900	\$743,900	\$364,800
Priority A		\$10,300	\$2,900	\$18,700	\$53,300
Priority B		\$669,800	\$207,000	\$703,500	\$311,500
Priority C		\$21,800		\$21,800	
Total		\$701,800	\$209,900	\$743,900	\$364,800



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$682,200	A
Metal/Glass Curt Wall	10%			2032	**	3-5	\$61,700	A
Windows								
Aluminum	70%			2028	**	5	\$210,000	A
Aluminum	30%			2034	**	5	\$90,000	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	70%	Now	\$390,100	LIFE	**	3	\$129,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Lower Roof</i>								
Metal Panel	10%			2032	**	3	\$16,800	A
Metal Rail	20%			2021	**	3	\$8,600	A
Roof								
Panel/Paver: Cer/Brk	10%			LIFE	**	5	\$21,300	A
Single Ply Membrane	40%			2017	**			A
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Explanation : PARTIALLY COVERED WITH RUBBER PADS</i>								
Under Construction	50%							D
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$64,600	C
Ceramic Tile	5%			2040	**	5	\$43,500	C
Ceramic Tile	5%			2027	**	5	\$43,500	C
Terrazzo	5%			LIFE	**	8	\$35,700	C
Vinyl Tile	65%			2040	**	5	\$118,400	C
Interior Walls								
Ceramic Tile	10%			LIFE	**	5	\$23,500	C
Concr Masonry Unit	10%			LIFE	**	5	\$12,700	C
Glass: Special Gauge	10%			2032	**	5	\$78,600	C
Gypsum Board	50%			LIFE	**	5	\$33,600	C
Plaster	20%			LIFE	**	5	\$33,600	C
Ceilings								
AcousTileConcealSpLn	25%			2021	**	5	\$51,400	B
AcousTileSusp.Lay-In	25%			2021	**	5	\$51,400	B
Exposed Struc: Steel	10%			LIFE	**			B
Metal Panel	20%			LIFE	**	5	\$57,000	B
Plaster	20%			LIFE	**	5	\$28,200	B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2022	**	5	\$54,200	B
Transformers								
Dry Type	100%			2017	**	5	\$75,800	B
Switchgear								
Fused Disc Sw	40%			2022	**	3-5	\$13,300	B
Molded Case Bkrs	60%			2022	**	3-5	\$20,000	B
Raceway								
Conduit	100%			2022	**			B
Panelboards								
Fused Disc Sw	20%			2020	**	3	\$8,300	B
Molded Case Bkrs	70%			2011	\$340,700	3	\$28,900	B
Molded Case Bkrs	10%			2020	**	3	\$4,100	B
Wiring								
Thermoplastic	30%			2022	**			B
Thermoplastic	70%			2012	\$382,900			B
Motor Controllers								
Locally Mounted	20%			2010	\$183,400	5	\$5,500	B
Motor Control Center	80%			2017	**	5	\$22,000	B
Stand-by Power								
Transfer Switches								
Automatic	50%			2010	\$4,900	3-5	\$12,600	B
Automatic	50%			2017	**	3-5	\$13,800	B
Generators								
Diesel	100%			2021	**	5	\$4,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : 2@350KW; 3@600KW; 1@400KW.</i>								
Batteries								
Nickel Cadium	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2017	**	2	\$7,000	B
Fluorescent	90%			2017	**	2	\$1,501,400	B
HID	5%			2017	**	2	\$83,400	B

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

Heating

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

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	10%	Now	\$30,500	2022	**	4	\$2,000	B
	<i>Not in Service, Extent : Moderate, Area Affected : 60%</i>							
Natural Gas	90%			2032	**	3	\$12,200	B
Conversion Equipment								
Heat Exchanger	10%			2015	**	3	\$1,400	B
Steam Boiler	90%			2017	**	3	\$268,900	B
Distribution								
Hot Wtr Piping/Pump	20%			2020	**	3-4	\$21,400	B
Steam Piping/Pump	80%			2022	**	3	\$67,900	B
Terminal Devices								
Air Handler/Cool/Ht	25%			2012	\$498,700	4	\$13,900	B
Convactor/Radiator	50%			2017	**	2	\$206,600	B
Fan Coil Unit/Heat	25%			2012	\$2,319,100	4	\$12,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$5,900	B
Conversion Equipment								
Centrifugal Compr El	75%			2038	**	5	\$5,100	B
Reciprocating Compr	10%			2015	**	5	\$87,200	B
Ext Pkg Unit - Cool	15%			2015	**			B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$131,300	B
Terminal Devices								
Air Handler/Cool/Ht	80%			2012	\$2,105,200	4	\$38,900	B
Fan Coil - Cooling	20%			2017	**			B
Heat Rejection								
Remote Air Cond	20%			2012	\$740,200			B
Water Cool Tower	80%			2013	\$1,422,700			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$525,200	B
Exhaust Fans								
Interior	90%			2012	\$616,400	3-10	\$237,300	B
Roof	10%			2017	**	2-10	\$31,700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$151,700	B
HW Heat Exchanger								
Single Type	100%			2008	\$192,300			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Single Type	100%			2022	* *			B
Storm Drain Piping Single Type	100%			2022	* *			B
Sump Pump(s) Single Type	100%			2010	\$9,300	4	\$2,000	B
Non-Water Piping Single Type	100%			2032	* *	3	\$13,600	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : ELMHURST HOSPITAL BLDG H
Address : 79-01 BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.030 / 4115 **Yr Built/Renovated** : 1993 /
Area Sq Ft : 100,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Dec-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,93

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$184,200
Interior Architecture	\$89,700	
Total	\$89,700	\$184,200
Priority A		\$184,200
Priority C	\$89,700	
Total	\$89,700	\$184,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$2,900		\$14,700	\$16,700
Interior Architecture	\$15,400	\$7,200	\$7,900	\$6,900
Electrical	\$31,500		\$31,100	
Mechanical	\$19,000		\$27,900	\$7,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$80,700	\$19,000	\$93,400	\$42,500
Priority A	\$2,900		\$14,700	\$16,700
Priority B	\$62,400	\$19,000	\$70,800	\$18,900
Priority C	\$15,400		\$7,900	\$6,900
Total	\$80,700	\$19,000	\$93,400	\$42,500



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL BLDG H
Asset # : 4115

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$184,200	A
Metal/Glass Curt Wall	15%			2032	**	3-5	\$30,000	A
Metal Panel	10%			2032	**	5	\$11,200	A
Windows								
Aluminum	100%			2028	**	5	\$4,100	A
Parapets								
Masonry: Brick	95%			LIFE	**	3	\$34,500	A
Pre-Cast Concrete	5%			LIFE	**	3	\$600	A
Roof								
Single Ply Membrane	100%			2017	**			A
Interior								
Floors								
Carpet	20%			2008	\$89,700	3	\$27,800	C
Ceramic Tile	5%			2040	**	5	\$4,100	C
Vinyl Tile	75%			2040	**	5	\$12,800	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$2,400	C
Concr Masonry Unit	10%			LIFE	**	5	\$2,600	C
Glass: Special Gauge	10%			2032	**	5	\$15,800	C
Gypsum Board	75%			LIFE	**	5	\$10,100	C
Ceilings								
AcousTileSusp.Lay-In	75%			2021	**	5	\$14,400	B
Metal Panel	25%			LIFE	**	5	\$6,600	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	**			B
Panelboards								
Molded Case Bkrs	100%			2028	**	3	\$4,100	B
Wiring								
Thermoplastic	100%			2032	**			B
Motor Controllers								
Locally Mounted	100%			2025	**	5	\$3,700	B

Lighting

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

HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL BLDG H
Asset # : 4115

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

Lighting

General Lighting								
Exit	5%			2017	**	2	\$700	B
Fluorescent	90%			2017	**	2	\$140,100	B
HID	5%			2017	**	2	\$7,800	B

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

Heating

Distribution								
Hot Wtr Piping/Pump	40%			2028	**	3-4	\$3,800	B
Steam Piping/Pump	60%			2032	**	3	\$6,300	B
Terminal Devices								
Air Handler/Cool/Ht	60%			2017	**	4	\$4,700	B
Convactor/Radiator	40%			2025	**	2	\$15,400	B

Air Conditioning

Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$12,200	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	**	4	\$6,800	B

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$49,000	B
Exhaust Fans								
Roof	100%			2017	**	2-10	\$29,600	B

Plumbing

H/C Water Piping								
Single Type	100%			2025	**	3-5	\$12,100	B
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B

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

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : ELMHURST HOSPITAL STAFF HOUSE
Address : 79-01 BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.040 / 4112 **Yr Built/Renovated** : 1954 /
Area Sq Ft : 72,960 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Dec-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,8,9

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$1,061,200	\$119,400
Electrical			\$51,500
Mechanical			\$46,400
Total		\$1,061,200	\$217,300
Priority A		\$1,061,200	\$119,400
Priority B			\$97,900
Total		\$1,061,200	\$217,300

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$36,600		\$3,300	\$5,000
Interior Architecture	\$1,500		\$6,300	
Electrical	\$20,400		\$21,400	\$1,200
Mechanical	\$5,900		\$14,900	
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$74,300	\$9,900	\$55,700	\$16,100
Priority A	\$36,600		\$3,300	\$5,000
Priority B	\$37,700	\$9,900	\$46,100	\$11,100
Priority C			\$6,300	
Total	\$74,300	\$9,900	\$55,700	\$16,100



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$119,400	A
Metal/Glass Curt Wall	10%			2032	**	3-5	\$10,800	A
Windows								
Steel	100%	Now	\$957,700	2027	**	5	\$23,600	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$33,900	LIFE	**	3	\$11,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$1,600	LIFE	**	3	\$600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	100%	Now	\$103,500	2022	**			A
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%			2027	**	5	\$2,500	C
Vinyl Tile	95%			2027	**	5	\$10,100	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$600	C
Gypsum Board	20%			LIFE	**	5	\$600	C
Plaster	55%			LIFE	**	5	\$4,300	C
SGFT/Glazed Masonry	20%			LIFE	**			C

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	25%			2015	**	5	\$3,000	B
Exposed Concrete	25%			LIFE	**			B
Plaster	50%			LIFE	**	5	\$4,100	B

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

Under 600 Volts

Switchgear

Molded Case Bkrs	100%			2022	**	3-5	\$3,200	B
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Raceway

Conduit	100%			2022	**			B
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Panelboards

Molded Case Bkrs	50%			2011	\$22,800	3	\$2,000	B
Molded Case Bkrs	50%			2020	**	3	\$2,000	B

Wiring

Thermoplastic	100%			2022	**			B
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Motor Controllers

Locally Mounted	50%			2010	\$28,700	5	\$1,300	B
Locally Mounted	50%			2017	**	5	\$1,300	B

Stand-by Power

Transfer Switches

Automatic	100%			2017	**	3-5	\$2,700	B
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Lighting

General Lighting

Exit	5%			2017	**	2	\$400	B
Fluorescent	90%			2017	**	2	\$87,300	B
HID	5%			2017	**	2	\$4,900	B

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

Heating

Distribution

Steam Piping/Pump	100%			2022	**	3	\$4,900	B
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Maintenance \$ are aggregated over a ten-year period.

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	10%			2017	**			B
Convactor/Radiator	90%			2017	**	2	\$21,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2020	**	5	\$300	B
Conversion Equipment								
Int Pkg Unit - Cool	10%			2013	\$46,400			B
No Component	90%							D
Heat Rejection								
Remote Air Cond	100%			2017	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$30,500	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$7,600	B
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG A
Address : ROOSEVELT ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0006.010 / 114 **Yr Built/Renovated** : 1949 /
Area Sq Ft : 101,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 28-Sep-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,PH

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$571,200	\$236,800
Electrical			\$472,500
Mechanical			\$61,600
Total		\$571,200	\$771,000
Priority A		\$571,200	\$236,800
Priority B			\$534,200
Total		\$571,200	\$771,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$17,300	\$5,400		\$12,400
Interior Architecture	\$2,400	\$2,600		
Electrical	\$63,700	\$5,500	\$30,600	\$800
Mechanical	\$6,600	\$14,600	\$19,400	\$13,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$97,900	\$35,900	\$57,900	\$34,300
Priority A	\$17,300	\$5,400		\$12,400
Priority B	\$80,600	\$27,900	\$57,900	\$21,900
Priority C		\$2,600		
Total	\$97,900	\$35,900	\$57,900	\$34,300



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

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

**HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG A
Asset # : 114**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	5%			LIFE	**	5	\$2,000	A
Masonry: Brick	95%	Now	\$206,900	LIFE	**	5	\$236,800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT WINDOWS</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : STAIR BULKHEAD, PENTHOUSE</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<hr/>								
Windows								
Bronze/Brass	100%			2021	**	5	\$10,800	A
<hr/>								
Parapets								
Masonry: Brick	85%	Now	\$47,400	LIFE	**	3	\$31,400	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : INTERIOR FACE , SOUTH AND NORTH FACADES</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Masonry: Limestone	15%	Now	\$15,000	LIFE	**	3	\$5,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : COPING</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : COPING AT SOUTH FACADE</i>								
<hr/>								
Roof								
Built-Up (BUR)	90%	0-2	\$317,000	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
Single Ply Membrane	10%	Now	\$2,300	2011	\$23,200			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER PENTHOUSE</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$4,600	C
Ceramic Tile	5%			2039	**	5	\$4,100	C
Vinyl Tile	30%			2046	**	5	\$5,200	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
Vinyl Tile	50%			2039	**	5	\$8,600	C

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

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

**HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG A
Asset # : 114**

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

Interior

Interior Walls

Glass: Single Pane	5%			LIFE	**	5	\$5,800	C
Gypsum Board	10%			LIFE	**	5	\$1,400	C
Masonry: Brick	5%			LIFE	**	5	\$4,200	C
Plaster	60%			LIFE	**	5	\$20,600	C
SGFT/Glazed Masonry	20%			LIFE	**			C

Ceilings

AcousTileSusp.Lay-In	25%			2020	**	5	\$4,900	B
<i>Water Penetration, Extent : Light, Area Affected : 5% Location : ROOM A405a</i>								
Exposed Concrete	15%			LIFE	**			B
Plaster	60%			LIFE	**	5	\$8,000	B

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

Under 600 Volts

Switchgear

Molded Case Bkrs	100%			2011	\$80,300	3-5	\$5,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100% Explanation : MAIN MOLDED CASE CIRCUIT BREAKER IN THE SWITCHBOARD.</i>								

Raceway

Conduit	100%			2011	\$94,200			B
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Panelboards

Molded Case Bkrs	90%			2033	**	3	\$3,800	B
Molded Case Bkrs	10%			2010	\$8,100	3	\$400	B

Wiring

Braided Cloth	30%	2-4	\$32,700	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	70%			2021	**			B

Motor Controllers

Locally Mounted	100%			2016	**	5	\$3,700	B
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Ground

Grounding Devices

Not Accessible	100%							D
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Stand-by Power

Transfer Switches

Automatic	100%			2016	**	3-5	\$3,400	B
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Lighting

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

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

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

HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG A
Asset # : 114

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

Lighting

General Lighting								
Exit	5%			2011	\$1,600	2	\$700	B
Fluorescent	95%			2011	\$290,000	2	\$150,100	B

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

Heating

Energy Source								
HTHW/HW	100%			2021	**	5	\$12,400	B
Distribution								
Hot Wtr Piping/Pump	100%			2019	**	3-4	\$9,600	B
Terminal Devices								
Convactor/Radiator	100%			2016	**	2	\$39,100	B

Air Conditioning

Energy Source								
Electricity	100%			2027	**	5	\$600	B
Conversion Equipment								
Ext Pkg Unit - Cool	5%			2014	\$13,500			B
No Component	95%							D

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$49,700	B
Exhaust Fans								
Interior	95%			2011	\$61,600	3-10	\$27,400	B
Roof	5%			2011	\$2,300	2-10	\$1,500	B

Plumbing

H/C Water Piping								
Single Type	100%			2016	**	3-5	\$10,600	B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B

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

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG B
Address : ROOSEVELT ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0006.020 / 115 **Yr Built/Renovated** : 1949 / 1992
Area Sq Ft : 106,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 28-Sep-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$839,400	\$248,500
Electrical		\$486,800
Mechanical		\$68,000
Total	\$839,400	\$803,400
Priority A	\$839,400	\$248,500
Priority B		\$554,900
Total	\$839,400	\$803,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$35,900			\$13,000
Interior Architecture	\$2,000	\$4,500		
Electrical	\$65,200	\$7,900	\$31,900	\$800
Mechanical	\$7,000	\$8,800	\$19,900	\$14,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$118,000	\$29,000	\$59,700	\$35,800
Priority A	\$35,900			\$13,000
Priority B	\$82,100	\$24,500	\$59,700	\$22,800
Priority C		\$4,500		
Total	\$118,000	\$29,000	\$59,700	\$35,800



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG B
Asset # : 115

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	5%			LIFE	**	5	\$2,100	A
Masonry: Brick	95%	Now	\$217,000	LIFE	**	5	\$248,500	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ABOVE WINDOWS</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : PENTHOUSE AND ROOF STAIR</i>								
<hr/>								
Windows								
Bronze/Brass	100%	4+	\$20,200	2021	**	5	\$5,700	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<hr/>								
Parapets								
Masonry: Brick	85%	Now	\$49,700	LIFE	**	3	\$32,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	15%	Now	\$15,700	LIFE	**	3	\$6,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : AT COPING</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<hr/>								
Roof								
IRMA/Protected Membrane	90%	0-2	\$572,600	2021	**	5	\$31,200	A
<i>Fishmouths, Extent : Moderate, Area Affected : 100%</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
Single Ply Membrane	10%			2011			\$24,300	A
<hr/>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$4,800	C
Ceramic Tile	5%			2039	**	5	\$4,300	C
Vinyl Tile	30%			2039	**	5	\$5,400	C
Vinyl Tile	50%			2046	**	5	\$9,100	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<hr/>								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$2,500	C
Masonry: Brick	5%			LIFE	**	5	\$4,400	C
Plaster	70%			LIFE	**	5	\$25,200	C
SGFT/Glazed Masonry	20%			LIFE	**			C

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG B
Asset # : 115

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

Interior

Ceilings

AcousTileSusp.Lay-In	35%			2024	**	5	\$7,200	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
AcousTileSusp.Lay-In	20%			2020	**	5	\$4,100	B
Exposed Concrete	10%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$500	B
Plaster	30%			LIFE	**	5	\$4,200	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : ROOM 311</i>								

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2011	\$25,800	5	\$6,500	B
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Switchgear

Molded Case Bkrs	100%			2011	\$80,300	3-5	\$5,500	B
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Raceway

Conduit	100%			2011	\$94,200			B
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Panelboards

Molded Case Bkrs	80%			2033	**	3	\$3,500	B
Molded Case Bkrs	10%			2019	**	3	\$400	B
Molded Case Bkrs	10%			2010	\$8,100	3	\$400	B

Wiring

Braided Cloth	30%	2-4	\$32,700	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	70%			2037	**			B

Motor Controllers

Locally Mounted	100%			2016	**	5	\$3,900	B
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Stand-by Power

Transfer Switches

Automatic	100%			2009	\$9,700	3-5	\$3,600	B
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Lighting

General Lighting

Exit	5%			2011	\$1,700	2	\$700	B
Fluorescent	95%			2011	\$304,200	2	\$157,500	B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG B
Asset # : 115

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2019	**	3-4	\$10,100	B
Terminal Devices								
Convactor/Radiator	100%			2016	**	2	\$41,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$52,200	B
Exhaust Fans								
Interior	100%			2011	\$68,000	3-10	\$30,200	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$11,100	B
HW Heat Exchanger								
Single Type	100%			2014	\$19,100			B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG C
Address : ROOSEVELT ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0006.030 / 116 **Yr Built/Renovated** : 1949 /
Area Sq Ft : 106,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 28-Sep-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,PH

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$812,700	\$248,500
Electrical		\$32,900	\$569,900
Mechanical			\$68,000
Total		\$845,700	\$886,400
Priority A		\$812,700	\$248,500
Priority B		\$32,900	\$638,000
Total		\$845,700	\$886,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$35,900			\$13,000
Interior Architecture	\$2,000	\$4,500		
Electrical	\$61,500	\$4,200	\$32,300	\$800
Mechanical	\$7,000	\$14,200	\$33,500	\$12,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$114,300	\$30,800	\$73,700	\$34,200
Priority A	\$35,900			\$13,000
Priority B	\$78,400	\$26,300	\$73,700	\$21,200
Priority C		\$4,500		
Total	\$114,300	\$30,800	\$73,700	\$34,200



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

**HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG C
Asset # : 116**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	5%			LIFE	**	5	\$2,100	A
Masonry: Brick	95%	Now	\$217,000	LIFE	**	5	\$248,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT WINDOWS</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : PENTHOUSE ,NORTH AND SOUTH FACADE</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : PENTHOUSE ,NORTH AND SOUTH FACADES</i>								
<hr/>								
Windows								
Bronze/Brass	100%	4+	\$20,200	2021	**	5	\$5,700	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<hr/>								
Parapets								
Masonry: Brick	85%	Now	\$49,700	LIFE	**	3	\$32,900	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : PENTHOUSE, ROOF STAIR NORTH AND SOUTH FACADES</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade,South Facade</i>								
Masonry: Limestone	15%	Now	\$15,700	LIFE	**	3	\$6,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : AT COPING</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT COPING</i>								
<hr/>								
Roof								
Built-Up (BUR)	10%	0-2	\$37,000	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER CONNECTING CORRIDOR WITH E BUILDING</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER CONNECTING CORRIDOR WITH E BUILDING</i>								
IRMA/Protected Membrane	80%	0-2	\$509,000	2021	**	5	\$27,700	A
<i>Fishmouths, Extent : Moderate, Area Affected : 100%</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
Single Ply Membrane	10%			2011			\$24,300	A
<hr/>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$4,800	C
Ceramic Tile	5%			2039	**	5	\$4,300	C
Vinyl Tile	50%			2046	**	5	\$9,100	C
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 100%</i>								
Vinyl Tile	20%			2039	**	5	\$3,600	C
Under Construction	10%							D

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

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

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

**HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG C
Asset # : 116**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$2,500	C
Glass: Single Pane	5%			LIFE	**	5	\$6,100	C
Gypsum Board	5%			LIFE	**	5	\$700	C
Masonry: Brick	5%			LIFE	**	5	\$4,400	C
Plaster	50%			LIFE	**	5	\$18,000	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Under Construction	10%							D
Ceilings								
AcousTileSusp.Lay-In	40%			2024	**	5	\$8,200	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
AcousTileSusp.Lay-In	20%			2020	**	5	\$4,100	B
Exposed Concrete	10%			LIFE	**			B
Plaster	20%			LIFE	**	5	\$2,800	B
Under Construction	10%							D

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2011	\$80,300	3-5	\$5,500	B
Raceway								
Conduit	100%			2011	\$94,200			B
Panelboards								
Molded Case Bkrs	80%			2033	**	3	\$3,500	B
Molded Case Bkrs	10%			2019	**	3	\$400	B
Molded Case Bkrs	10%			2010	\$8,100	3	\$400	B
Wiring								
Braided Cloth	20%	2-4	\$21,800	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	80%			2037	**			B
Motor Controllers								
Locally Mounted	50%			2016	**	5	\$2,000	B
Locally Mounted	50%			2009	\$50,100	5	\$2,000	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,700	2031	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Stand-by Power								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG C
Asset # : 116**

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	60%			2016	**	3-5	\$2,200	B
Automatic	40%			2009	\$3,900	3-5	\$1,400	B
Generators								
Diesel	50%			2014	\$32,900	5	\$300	B
Diesel	50%			2007	\$32,900	5	\$300	B
Batteries								
Nickel Cadium	50%			2005	\$300			B
Nickel Cadium	50%			2005	\$300			B
Lighting								
General Lighting								
Exit	5%			2011	\$1,700	2	\$700	B
Fluorescent	95%			2011	\$304,200	2	\$157,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	20%			2021	**	5	\$2,600	B
HTHW/HW	80%			2021	**	5	\$10,400	B
Conversion Equipment								
PRV/L.P. Steam	20%			2020	**			B
No Component	80%							D
Distribution								
Hot Wtr Piping/Pump	80%			2019	**	3-4	\$8,000	B
Steam Piping/Pump	20%			2021	**	3	\$1,700	B
Terminal Devices								
Air Handler	15%			2011	\$10,000			B
Convactor/Radiator	80%			2016	**	2	\$32,800	B
Fan Coil Unit/Heat	5%			2016	**	4	\$200	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	**	5	\$600	B
Conversion Equipment								
Ext Pkg Unit - Cool	5%			2007	\$14,200			B
No Component	95%							D
Ventilation								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

**HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG C
Asset # : 116**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$52,200	B
Exhaust Fans								
Interior	100%			2011	\$68,000	3-10	\$30,200	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$11,100	B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG D
Address : ROOSEVELT ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0006.040 / 93 **Yr Built/Renovated** : 1949 / 1990
Area Sq Ft : 101,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 28-Sep-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$894,100	\$224,400
Interior Architecture		\$128,600
Electrical		\$572,800
Mechanical		\$154,500
Total	\$894,100	\$1,080,300
Priority A	\$894,100	\$224,400
Priority B		\$855,900
Total	\$894,100	\$1,080,300

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$49,900	\$4,500		\$16,100
Interior Architecture	\$1,500	\$3,500		
Electrical	\$63,700	\$2,500	\$30,400	\$800
Mechanical	\$8,400	\$10,800	\$21,000	\$11,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$131,300	\$29,200	\$59,300	\$36,600
Priority A	\$49,900	\$4,500		\$16,100
Priority B	\$81,400	\$21,200	\$59,300	\$20,500
Priority C		\$3,500		
Total	\$131,300	\$29,200	\$59,300	\$36,600



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG D
Asset # : 93

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	5%			LIFE	**	5	\$2,000	A
Masonry: Brick	90%	Now	\$391,900	LIFE	**	5	\$224,400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT WINDOWS</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, West Facade, East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Window Wall	5%			2024	**	6	\$9,100	A
Windows								
Bronze/Brass	100%	4+	\$19,200	2031	**	5	\$5,400	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
Parapets								
Masonry: Brick	85%	Now	\$47,400	LIFE	**	3	\$31,400	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, West Facade, East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade, North Facade, South Facade, West Facade</i>								
Masonry: Limestone	15%	Now	\$15,000	LIFE	**	3	\$5,800	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, West Facade, East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT COPING</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, West Facade, East Facade</i>								
Roof								
Cast in Place Concrete	10%	Now	\$15,700	LIFE	**	5	\$1,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER BASEMENT</i>								
IRMA/Protected Membrane	75%	Now	\$454,800	2021	**	5	\$24,800	A
<i>Fishmouths, Extent : Moderate, Area Affected : 100%</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
Single Ply Membrane	10%			2011	\$23,200			A
Sloped Glazing	5%			LIFE	**	3	\$11,000	A
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$4,600	C
Ceramic Tile	5%			2039	**	5	\$4,100	C
Vinyl Tile	40%			2026	**	5	\$6,900	C
Vinyl Tile	40%			2039	**	5	\$6,900	C

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

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

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

HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG D
Asset # : 93

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$2,400	C
Glass: Single Pane	5%			LIFE	**	5	\$5,800	C
Masonry: Brick	5%			LIFE	**	5	\$4,200	C
Plaster	65%			LIFE	**	5	\$22,300	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	25%			2014	\$128,600	5	\$4,900	B
AcousTileSusp.Lay-In	15%			2020	**	5	\$2,900	B
Exposed Concrete	10%			LIFE	**			B
Plaster	50%			LIFE	**	5	\$6,700	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2011	\$80,300	3-5	\$5,300	B
Raceway								
Conduit	100%			2011	\$94,200			B
Panelboards								
Molded Case Bkrs	80%			2033	**	3	\$3,400	B
Molded Case Bkrs	10%			2019	**	3	\$400	B
Molded Case Bkrs	10%			2010	\$8,100	3	\$400	B
Wiring								
Braided Cloth	30%	2-4	\$32,700	2036	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	70%			2037	**			B
Motor Controllers								
Locally Mounted	100%			2009	\$100,300	5	\$3,700	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2009	\$6,700			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2009	\$9,700	3-5	\$3,400	B
Lighting								

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

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**HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG D
Asset # : 93**

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

Lighting

General Lighting								
Exit	5%			2011	\$1,600	2	\$700	B
Fluorescent	95%			2011	\$290,000	2	\$150,100	B

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

Heating

Energy Source								
District Steam	20%			2021	**	5	\$2,500	B
No Component	80%							D
Conversion Equipment								
PRV/L.P. Steam	20%			2020	**			B
No Component	80%							D
Distribution								
Hot Wtr Piping/Pump	80%			2019	**	3-4	\$7,700	B
Steam Piping/Pump	20%			2021	**	3	\$1,600	B
Terminal Devices								
Air Handler	20%			2011	\$12,700			B
Convactor/Radiator	80%			2016	**	2	\$31,300	B

Air Conditioning

Energy Source								
Electricity	100%			2027	**	5	\$600	B
Conversion Equipment								
Reciprocating Compr	20%			2014	\$39,800	5	\$16,500	B
No Component	80%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2021	**	3-4	\$11,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2011	\$49,800	4	\$4,600	B
Heat Rejection								
Air Condenser Unit	100%			2014	\$23,400			B

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$49,700	B
Exhaust Fans								
Interior	100%			2011	\$64,900	3-10	\$28,800	B

Plumbing

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**HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG D
Asset # : 93**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Single Type	100%			2016	* *	3-5	\$10,600	B
HW Heat Exchanger Single Type	100%			2014	\$18,200			B
Sanitary Piping Single Type	100%			2021	* *			B
Storm Drain Piping Single Type	100%			2021	* *			B
Non-Water Piping Single Type	100%			2031	* *	3	\$1,000	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG E
Address : ROOSEVELT ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0006.050 / 94 **Yr Built/Renovated** : 1949 / 1985
Area Sq Ft : 142,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-Sep-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$567,200	\$450,700
Electrical	\$408,200	\$357,400
Mechanical	\$207,600	\$257,600
Total	\$1,183,100	\$1,065,700
Priority A	\$567,200	\$450,700
Priority B	\$615,800	\$615,000
Total	\$1,183,100	\$1,065,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$76,400		\$200	\$46,300
Interior Architecture	\$3,400	\$4,900	\$2,500	
Electrical	\$22,900	\$47,200	\$1,500	\$43,500
Mechanical	\$15,800	\$28,500	\$34,900	\$22,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$130,300	\$92,400	\$50,800	\$124,000
Priority A	\$76,400		\$200	\$46,300
Priority B	\$54,000	\$87,600	\$48,200	\$77,700
Priority C		\$4,900	\$2,500	
Total	\$130,300	\$92,400	\$50,800	\$124,000



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

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HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG E
Asset # : 94

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	5%			LIFE	**	5	\$3,100	A
Concr Masonry Unit	5%			LIFE	**	3-5	\$55,400	A
Masonry: Brick	85%	Now	\$285,400	LIFE	**	5	\$326,700	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : PENTHOUSE, NORTH AND SOUTH FACADES</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : PENTHOUSE, NORTH AND SOUTH FACADES</i>								
Masonry: Limestone	5%	Now	\$62,700	LIFE	**	3-5	\$68,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : PENTHOUSE</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : PENTHOUSE</i>								
Windows								
Aluminum	5%			2027	**	5	\$300	A
Bronze/Brass	95%	4+	\$27,600	2021	**	5	\$7,700	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
Parapets								
Concr Masonry Unit	7%			LIFE	**	3	\$2,100	A
Masonry: Brick	75%	Now	\$42,000	LIFE	**	3	\$27,800	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : PENTHOUSE</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade</i>								
Masonry: Limestone	15%	Now	\$15,100	LIFE	**	3	\$5,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : COPING</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : COPING</i>								
Pre-Cast Concrete	3%			LIFE	**	3	\$400	A

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

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

**HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG E
Asset # : 94**

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
Built-Up (BUR)	35%			2011	\$124,000				A
Built-Up (BUR)	50%	0-2	\$177,100	2021	**				A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : OVER FIFTH FLOOR</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : OVER FIFTH FLOOR</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : OVER FIFTH FLOOR</i>									
Paver: Asphalt	5%	0-2	\$33,700	2026	**	5	\$900		A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : OVER CONNECTING CORRIDOR WITH B BUILDING</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : OVER CONNECTING CORRIDOR WITH B BUILDING</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : OVER CONNECTING CORRIDOR WITH B BUILDING</i>									
Single Ply Membrane	10%			2011	\$23,300				A
Interior									
Floors									
Carpet	5%			2010	\$32,000	3	\$7,400		C
Cast in Place Concrete	15%			LIFE	**	5	\$6,500		C
Ceramic Tile	5%			2039	**	5	\$5,800		C
Quarry Tile	5%			2024	**	5	\$4,900		C
Vinyl Tile	30%			2039	**	5	\$7,300		C
Vinyl Tile	40%			2026	**	5	\$9,700		C
Interior Walls									
Ceramic Tile	5%			LIFE	**	5	\$3,400		C
Masonry: Brick	5%			LIFE	**	5	\$5,800		C
Plaster	70%			LIFE	**	5	\$33,800		C
SGFT/Glazed Masonry	20%			LIFE	**				C
Ceilings									
AcousTileSusp.Lay-In	25%			2020	**	5	\$6,900		B
Exposed Concrete	10%			LIFE	**				B
Gypsum Board	5%			LIFE	**	5	\$600		B
Plaster	60%			LIFE	**	5	\$11,300		B

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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
GOLDWATER MEMORIAL HOSPITAL BLDG E
Asset # : 94

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2011	\$80,300	3-5	\$7,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 4000A MAIN AIR CIRCUIT BREAKER IN THE SWITCHBOARD.</i>								
Raceway								
Conduit	100%			2011	\$94,200			B
Panelboards								
Molded Case Bkrs	25%			2010	\$25,400	3	\$1,500	B
Molded Case Bkrs	50%			2019	**	3	\$2,900	B
Molded Case Bkrs	25%			2027	**	3	\$1,500	B
Wiring								
Braided Cloth	20%	2-4	\$21,800	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	80%			2021	**			B
Motor Controllers								
Locally Mounted	100%			2009	\$157,600	5	\$5,300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2009	\$9,700	3-5	\$4,800	B
Lighting								
General Lighting								
Exit	5%			2006	\$2,300	2	\$900	B
Fluorescent	95%			2006	\$408,200	2	\$211,300	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	20%			2021	**	5	\$3,500	B
HTHW/HW	80%			2021	**	5	\$14,000	B
Distribution								
Hot Wtr Piping/Pump	80%			2019	**	3-4	\$10,800	B
Steam Piping/Pump	20%			2021	**	3	\$2,300	B
Terminal Devices								
Air Handler	20%			2006	\$89,100			B
Convactor/Radiator	80%			2016	**	2	\$44,100	B
Air Conditioning								

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HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG E
Asset # : 94

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	20%			2027	**	5	\$200	B
Steam/HW System	80%			2031	**	5	\$5,600	B
Conversion Equipment								
Absorp Mach/Stm/HW	40%			2020	**	2	\$31,100	B
Reciprocating Compr	10%			2020	**	5	\$11,600	B
No Component	50%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2031	**	3-4	\$14,300	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2011	\$175,400	4	\$6,500	B
Heat Rejection								
Water Cool Tower	100%			2005	\$118,500			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$70,000	B
Exhaust Fans								
Interior	90%			2011	\$82,200	3-10	\$36,500	B
Roof	10%			2011	\$6,600	2-10	\$4,200	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$14,900	B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B
Sump Pump(s)								
Single Type	100%			2009	\$9,300	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2021	**	3	\$1,400	B

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG F
Address : ROOSEVELT ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0006.060 / 95 **Yr Built/Renovated** : 1949 /
Area Sq Ft : 26,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 28-Sep-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$377,700	\$91,700
Interior Architecture		\$54,400
Electrical		\$162,800
Total	\$377,700	\$309,000
Priority A	\$377,700	\$91,700
Priority B		\$217,200
Total	\$377,700	\$309,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$51,300			\$17,300
Interior Architecture		\$3,100		
Electrical	\$24,700	\$400	\$13,100	\$200
Mechanical	\$2,800	\$3,500	\$8,200	\$5,700
Total	\$78,800	\$7,000	\$21,300	\$23,200
Priority A	\$51,300			\$17,300
Priority B	\$27,500	\$3,900	\$21,300	\$5,900
Priority C		\$3,100		
Total	\$78,800	\$7,000	\$21,300	\$23,200



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HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG F
Asset # : 95

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Copper/Terne	5%	Now	\$58,300	2026	**	5	\$800	A
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> <i>Location : CANOPY AT WEST ENTRANCE</i>							
Masonry: Brick	90%	Now	\$160,200	LIFE	**	5	\$91,700	A
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i> <i>Location : East Facade, West Facade</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> <i>Location : East Facade, West Facade</i>							
Masonry: Limestone	5%	Now	\$16,600	LIFE	**	3-5	\$18,200	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : West Facade</i>							
Windows								
Bronze/Brass	100%	4+	\$60,700	2021	**	5	\$17,100	A
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>							
Parapets								
Masonry: Brick	85%	Now	\$42,800	LIFE	**	3	\$28,400	A
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i> <i>Location : East Facade, West Facade</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : East Facade, West Facade</i>							
Masonry: Limestone	15%	Now	\$13,600	LIFE	**	3	\$5,300	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> <i>Location : COPING</i> <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i> <i>Location : AT COPING</i>							

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**HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG F
Asset # : 95**

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
IRMA/Protected Membrane	60%	Now	\$55,500	2021	**	5	\$3,000	A	
<i>Fishmouths, Extent : Moderate, Area Affected : 100%</i>									
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : OVER THIRD FLOOR</i>									
Modified Bitumen	15%	Now	\$10,800	2021	**			A	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : OVER THIRD FLOOR</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : OVER THIRD FLOOR</i>									
Sloped Glazing	10%			LIFE	**	3	\$3,400	A	
Traffic Topping	15%	Now	\$10,300	2021	**	5	\$200	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : OVER SECOND FLOOR</i>									
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$1,300	C	
Ceramic Tile	5%			2039	**	5	\$1,700	C	
Vinyl Tile	15%			2046	**	5	\$1,100	C	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
Vinyl Tile	70%			2026	**	5	\$5,100	C	
Interior Walls									
Ceramic Tile	5%			LIFE	**	5	\$700	C	
Masonry: Brick	10%			LIFE	**	5	\$2,300	C	
Plaster	60%			LIFE	**	5	\$5,800	C	
SGFT/Glazed Masonry	25%			LIFE	**			C	
Ceilings									
AcousTileSusp.Lay-In	25%			2014	\$54,400	5	\$2,100	B	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : THIRD FLOOR</i>									
Exposed Concrete	10%			LIFE	**			B	
Plaster	65%			LIFE	**	5	\$3,700	B	

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

Under 600 Volts

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

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

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

HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG F
Asset # : 95

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Switchgear									
Molded Case Bkrs	100%			2011	\$40,100	3-5	\$1,400	B	
Raceway									
Conduit	100%			2011	\$21,800			B	
Panelboards									
Molded Case Bkrs	50%			2019	**	3	\$600	B	
Molded Case Bkrs	50%			2010	\$10,100	3	\$600	B	
Wiring									
Braided Cloth	50%	2-4	\$11,700	2036	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	50%			2021	**			B	
Motor Controllers									
Locally Mounted	100%			2009	\$14,000	5	\$1,000	B	
Stand-by Power									
Transfer Switches									
Automatic	100%			2009	\$9,700	3-5	\$900	B	
Lighting									
General Lighting									
Exit	5%			2011	\$700	2	\$300	B	
Fluorescent	95%			2011	\$122,700	2	\$63,500	B	

Mechanical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Heating									
Distribution									
Hot Wtr Piping/Pump	100%			2019	**	3-4	\$4,100	B	
Terminal Devices									
Convactor/Radiator	100%			2016	**	2	\$16,600	B	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2	\$21,000	B	
Exhaust Fans									
Interior	100%			2011	\$27,400	3-10	\$12,200	B	
Plumbing									
H/C Water Piping									
Single Type	100%			2016	**	3-5	\$4,500	B	
Sanitary Piping									
Single Type	100%			2021	**			B	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG F
Asset # : 95

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Single Type	100%			2021	* *			B
Non-Water Piping Single Type	100%			2031	* *	3	\$400	B

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

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

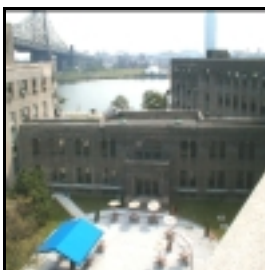
Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG G
Address : ROOSEVELT ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0006.070 / 96 **Yr Built/Renovated** : 1949 /
Area Sq Ft : 8,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 28-Sep-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$44,200	
Total	\$44,200	
Priority A	\$44,200	
Total	\$44,200	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$50,900	\$4,800		\$6,000
Interior Architecture		\$1,700		\$300
Electrical	\$6,000	\$37,400	\$100	\$4,000
Mechanical		\$1,100	\$900	\$1,300
Total	\$56,900	\$45,000	\$1,000	\$11,700
Priority A	\$50,900	\$4,800		\$6,000
Priority B	\$6,000	\$38,500	\$1,000	\$5,600
Priority C		\$1,700		
Total	\$56,900	\$45,000	\$1,000	\$11,700



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

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

**HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG G
Asset # : 96**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$44,200	LIFE	**	5	\$25,300	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade</i>								
Masonry: Limestone	5%	Now	\$4,300	LIFE	**	3-5	\$4,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
Windows								
Bronze/Brass	100%			2021	**	5	\$9,600	A
<i>Caulking Deteriorated, Extent : Light, Area Affected : 100%</i>								
Parapets								
Masonry: Brick	85%	Now	\$18,100	LIFE	**	3	\$12,000	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade</i>								
Masonry: Limestone	15%	Now	\$5,700	LIFE	**	3	\$2,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT COPING</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : COPING AT EAST AND WEST FACADES</i>								
Roof								
Built-Up (BUR)	100%	0-2	\$22,700	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
Interior								
Floors								
Carpet	35%			2012	\$21,400	3	\$5,000	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Cast in Place Concrete	15%			LIFE	**	5	\$600	C
Ceramic Tile	5%			2039	**	5	\$600	C
Vinyl Tile	45%			2039	**	5	\$1,000	C
Interior Walls								
Plaster	70%			LIFE	**	5	\$2,100	C
Plywood/Hardboard	10%			LIFE	**	5	\$100	C
SGFT/Glazed Masonry	20%			LIFE	**			C

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

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

HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG G
Asset # : 96

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

Interior

Ceilings

AcousTileSusp.Lay-In	30%			2024	**	5	\$800	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Exposed Concrete	10%			LIFE	**			B
Glass: Susp Panels	20%			2028	**	10	\$300	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Plaster	40%			LIFE	**	5	\$700	B

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

Under 600 Volts

Raceway

Conduit	100%			2011			\$8,600	B
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Panelboards

Molded Case Bkrs	100%			2010		3	\$400	B
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Wiring

Braided Cloth	70%	2-4	\$6,000	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	30%			2011			\$2,600	B

Lighting

General Lighting

Exit	5%			2006		2	\$100	B
Fluorescent	95%			2006		2	\$20,100	B

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

Heating

Distribution

Hot Wtr Piping/Pump	100%			2019	**	3-4	\$1,300	B
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Terminal Devices

Convactor/Radiator	100%			2016	**	2	\$5,300	B
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Plumbing

H/C Water Piping

Single Type	100%			2016	**	3-5	\$1,400	B
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Sanitary Piping

Single Type	100%			2021	**			B
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**HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG G
Asset # : 96**

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Storm Drain Piping Single Type	100%			2021	* *			B

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG H
Address : ROOSEVELT ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0006.080 / 97 **Yr Built/Renovated** : 1949 /
Area Sq Ft : 8,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 28-Sep-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$121,700	
Total		\$121,700	
Priority	A	\$121,700	
Total		\$121,700	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$25,900			\$4,700
Interior Architecture	\$300			
Electrical	\$4,300	\$37,400	\$100	\$4,000
Mechanical		\$1,200	\$800	\$1,300
Total	\$30,500	\$38,600	\$900	\$10,100
Priority	A	\$25,900		\$4,700
Priority	B	\$4,600	\$38,600	\$5,300
Priority	C			
Total	\$30,500	\$38,600	\$900	\$10,100



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

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HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG H
Asset # : 97

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$46,500	LIFE	**	5	\$26,600	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade</i>								
<hr/>								
Windows								
Bronze/Brass	100%	4+	\$17,100	2021	**	5	\$4,800	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<hr/>								
Parapets								
Masonry: Brick	85%	Now	\$36,200	LIFE	**	3	\$12,000	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade</i>								
Masonry: Limestone	15%	Now	\$5,700	LIFE	**	3	\$2,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : COPING</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
<hr/>								
Roof								
Modified Bitumen	10%	0-2	\$3,000	2021	**			A
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : CANOPY OVER WEST EXIT</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : CANOPY OVER WEST EXIT</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : CANOPY OVER WEST EXIT</i>								
Paver: Asphalt	90%	0-2	\$38,900	2026	**	5	\$1,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<hr/>								
Interior								
Floors								
Ceramic Tile	5%			2039	**	5	\$600	C
Panel/Paver: Cer/Brk	25%			2019	**	5	\$2,400	C
Vinyl Tile	70%			2039	**	5	\$1,600	C
<hr/>								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$200	C
Plaster	75%			LIFE	**	5	\$2,300	C
SGFT/Glazed Masonry	20%			LIFE	**			C

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**HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG H
Asset # : 97**

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

Interior

Ceilings

AcousTileSusp.Lay-In	25%			2020	**	5	\$700	B
Plaster	75%			LIFE	**	5	\$1,300	B

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

Location : CONNECTING CORRIDOR WITH B BUILDING

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

Under 600 Volts

Raceway

Conduit	100%			2011			\$8,600	B
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Panelboards

Molded Case Bkrs	100%			2010		3	\$400	B
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Wiring

Braided Cloth	50%	2-4	\$4,300	2036	**			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Thermoplastic	50%			2011			\$4,300	B
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Lighting

General Lighting

Exit	5%			2006		2	\$100	B
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Fluorescent	95%			2006		2	\$20,100	B
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Distribution

Hot Wtr Piping/Pump	100%			2027	**	3-4	\$1,300	B
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Other Observation, Extent : Light, Area Affected : 100%

Explanation : RECEIVES HEATING HOT WATER FROM BLDG E

Terminal Devices

Convactor/Radiator	100%			2016	**	2	\$5,300	B
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Plumbing

H/C Water Piping

Single Type	100%			2016	**	3-5	\$1,400	B
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Sanitary Piping

Single Type	100%			2021	**			B
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**HEALTH AND HOSPITALS CORP. - 819
 GOLDWATER MEMORIAL HOSPITAL BLDG H
 Asset # : 97**

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Storm Drain Piping Single Type	100%			2021			* *	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG J
Address : ROOSEVELT ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0006.090 / 98 **Yr Built/Renovated** : 1970 /
Area Sq Ft : 45,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-Sep-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$457,500	\$42,600
Electrical		\$147,900
Mechanical		\$54,400
Total	\$457,500	\$244,900
Priority A	\$457,500	\$42,600
Priority B		\$202,300
Total	\$457,500	\$244,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$1,000	\$9,700	\$24,000
Interior Architecture	\$18,000			
Electrical	\$23,300	\$2,200	\$17,000	
Mechanical	\$100	\$19,300	\$13,300	\$10,200
Total	\$41,400	\$22,500	\$39,900	\$34,200
Priority A		\$1,000	\$9,700	\$24,000
Priority B	\$28,100	\$21,500	\$30,300	\$10,200
Priority C	\$13,300			
Total	\$41,400	\$22,500	\$39,900	\$34,200



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG J
Asset # : 98

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$74,400	LIFE	**	5	\$42,600	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
Pre-Cast Concrete	15%			LIFE	**	3-5	\$21,000	A
Window Wall	5%			2024	**	6	\$1,900	A
Windows								
Aluminum	100%			2027	**	5	\$12,800	A
Parapets								
Masonry: Brick	90%	Now	\$77,200	LIFE	**	3	\$51,100	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : NORTH WEST CORNER OF CHAPEL</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : PRE CAST CONCRETE COPING</i>								
Pre-Cast Concrete	10%			LIFE	**	3	\$1,900	A
Roof								
Built-Up (BUR)	85%	0-2	\$264,400	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
Modified Bitumen	10%	0-2	\$41,600	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
Skylight, Metal/Glass	5%			2031	**	3	\$9,700	A
Interior								
Floors								
Ceramic Tile	5%			2039	**	5	\$2,200	C
Quarry Tile	70%			2024	**	5	\$26,400	C
Vinyl Tile	10%			2039	**	5	\$900	C
Wood	15%			2039	**	5	\$9,900	C

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

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

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

HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG J
Asset # : 98

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

Interior

Interior Walls

Concr Masonry Unit	5%	Now	\$13,300	LIFE	**	5	\$500	C
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Diagonal Cracks, Extent : Moderate, Area Affected : 10%
Location : STAIR

Glass: Single Pane	5%			LIFE	**	5	\$2,300	C
Gypsum Board	5%			LIFE	**	5	\$300	C
Masonry: Brick	85%			LIFE	**	5	\$27,300	C

Ceilings

AcousTileConcealSpLn	90%			2020	**	5	\$9,400	B
Gypsum Board	10%			LIFE	**	5	\$500	B

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

Under 600 Volts

Switchgear

Molded Case Bkrs	100%			2021	**	3-5	\$2,000	B
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Other Observation, Extent : Moderate, Area Affected : 100%
Explanation : 1200A MAIN MOLDED CASE CIRCUIT BREAKER IN THE SWITCHBOARD.

Raceway

Conduit	100%			2021	**			B
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Panelboards

Molded Case Bkrs	80%			2019	**	3	\$1,500	B
Molded Case Bkrs	20%			2010	\$6,100	3	\$400	B

Wiring

Braided Cloth	20%	2-4	\$7,100	2036	**			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Thermoplastic	80%			2021	**			B
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Motor Controllers

Locally Mounted	5%			2009	\$1,200	5	\$100	B
Motor Control Center	95%			2016	**	5	\$1,600	B

Ground

Grounding Devices

Not Accessible	100%							D
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Stand-by Power

Transfer Switches

Automatic	100%			2016	**	3-5	\$1,500	B
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Lighting

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

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HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG J
Asset # : 98

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

Lighting

General Lighting								
Exit	5%			2011	\$900	2	\$400	B
Fluorescent	90%			2011	\$147,900	2	\$76,600	B
Incandescent	5%			2011	\$8,200	2	\$4,300	B

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

Heating

Energy Source								
District Steam	100%			2031	**	5	\$6,700	B
Conversion Equipment								
Heat Exchanger	50%			2020	**	3	\$500	B
PRV/L.P. Steam	50%			2020	**			B
Distribution								
Hot Wtr Piping/Pump	50%			2027	**	3-4	\$2,600	B
Steam Piping/Pump	50%			2031	**	3	\$2,200	B
Terminal Devices								
Air Handler/Cool/Ht	50%			2016	**	4	\$1,400	B
Convactor/Radiator	50%			2024	**	2	\$10,500	B

Air Conditioning

Energy Source								
District Steam	100%			2031	**	5	\$6,700	B
Conversion Equipment								
Absorp Mach/Stm/HW	60%			2020	**	2	\$17,800	B
No Component	40%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2031	**	3-4	\$5,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2016	**	4	\$2,500	B
Heat Rejection								
Water Cool Tower	100%			2012	\$54,400			B

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$26,800	B
Exhaust Fans								
Interior	70%			2016	**	3-10	\$8,400	B
Roof	30%			2016	**	2-10	\$4,400	B

Plumbing

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HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG J
Asset # : 98

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Single Type	100%			2024	* *	3-5	\$5,700	B
Hot Water Heater Single Type	100%			2012	\$7,400	3-5	\$7,200	B
HW Heat Exchanger Single Type	100%			2020	* *			B
Sanitary Piping Single Type	100%			2031	* *			B
Storm Drain Piping Single Type	100%			2031	* *			B
Non-Water Piping Single Type	100%			2031	* *	3	\$500	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : GOLDWATER MEMORIAL HOSPITAL BOILER
Address : ROOSEVELT ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0006.100 / 99 **Yr Built/Renovated** : 1938 / 1953
Area Sq Ft : 38,356 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 28-Sep-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$952,600	\$105,300
Interior Architecture	\$96,800	
Electrical	\$65,900	\$102,100
Mechanical		\$466,600
Total	\$1,115,400	\$674,000
Priority A	\$952,600	\$105,300
Priority B	\$65,900	\$568,800
Priority C	\$96,800	
Total	\$1,115,400	\$674,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				\$21,000
Interior Architecture		\$300		
Electrical	\$44,500	\$7,400	\$19,500	\$300
Mechanical	\$9,300	\$8,300	\$14,000	\$3,800
Total	\$53,800	\$16,000	\$33,500	\$25,100
Priority A				\$21,000
Priority B	\$53,800	\$15,700	\$33,500	\$4,100
Priority C		\$300		
Total	\$53,800	\$16,000	\$33,500	\$25,100



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

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

HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BOILER
Asset # : 99

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$93,300	LIFE	**	3-5	\$17,600	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Facade, North Facade, South Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade, North Facade, South Facade, West Facade</i>								
Masonry: Brick	95%	Now	\$367,700	LIFE	**	5	\$105,300	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East Facade, PENTHOUSE</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade, NORTHEAST CORNER</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : NORTHWEST CORNER OF PENTHOUSE</i>								
Windows								
Steel	100%	Now	\$81,900	2026	**	5	\$2,000	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
Parapets								
Cast Stone/Terra Cotta	20%	Now	\$66,100	LIFE	**	3	\$10,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT COPING</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : AT COPING</i>								
Masonry: Brick	80%	Now	\$99,400	LIFE	**	3	\$32,900	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : AT PENTHOUSE AND CORNERS OF MAIN WING</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
Roof								
Single Ply Membrane	96%	Now	\$149,700	2021	**			A
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
Skylight, Metal/Glass	4%	0-2	\$94,600	2031	**	3	\$5,900	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								

Interior

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

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

HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BOILER
Asset # : 99

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Cast in Place Concrete	25%			LIFE	**	5	\$4,600	C	
Panel/Paver: Cer/Brk	40%			2019	**	5	\$17,200	C	
Quarry Tile	10%			2024	**	5	\$4,200	C	
Steel Grating	20%			2031	**			C	
Vinyl Tile	5%			2026	**	5	\$500	C	
Interior Walls									
Cast in Place Concrete	15%	Now	\$96,800	LIFE	**	5	\$2,800	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : SOUTH WALL ALONG WINDOWS AND STEAM LINES</i>									
Masonry: Brick	10%			LIFE	**	5	\$2,300	C	
SGFT/Glazed Masonry	75%			LIFE	**			C	
Ceilings									
Exposed Concrete	50%			LIFE	**			B	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
Exposed Struc: Steel	50%			LIFE	**			B	

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2-4	\$14,400	2041	**	5	\$1,400	B	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
Switchgear									
Molded Case Bkrs	100%			2011	\$66,900	3-5	\$2,000	B	
Raceway									
Conduit	100%			2011	\$16,100			B	
Panelboards									
Fused Disc Sw	10%			2010	\$3,000	3	\$200	B	
Molded Case Bkrs	90%			2010	\$27,400	3	\$1,400	B	
Wiring									
Braided Cloth	80%	2-4	\$10,400	2036	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	20%			2021	**			B	
Motor Controllers									
Locally Mounted	100%			2009	\$9,300	5	\$1,400	B	

Ground

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HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BOILER
Asset # : 99

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Metal Water Pipe	100%			2028	**			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2009	\$9,700	3-5	\$1,300	B
Generators								
Diesel	100%			2007	\$65,900	5	\$200	B
Batteries								
Nickel Cadium	100%			2005	\$600			B
Lighting								
General Lighting								
Fluorescent	20%			2011	\$9,400	2	\$18,900	B
HID	5%			2011	\$3,100	2	\$4,700	B
Incandescent	75%			2011	\$35,200	2	\$70,700	B
Lightning Protection								
Arresters								
Copper	100%			2006	\$6,800			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	100%	Now	\$8,600	2011	\$86,300	4	\$1,200	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : SUCTION PIPING</i>								
Conversion Equipment								
Steam Boiler	100%			2009	\$170,500	3	\$12,700	B
Distribution								
Hot Wtr Piping/Pump	50%			2019	**	3-4	\$2,900	B
Steam Piping/Pump	50%			2021	**	3	\$2,400	B
Terminal Devices								
Convactor/Radiator	60%			2016	**	2	\$14,000	B
Fan Coil Unit/Heat	40%			2011	\$209,800	4	\$1,100	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$6,300	B
HW Heat Exchanger								
Single Type	100%			2007	\$10,900			B

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HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BOILER
Asset # : 99

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Single Type	100%			2021	* *			B
Storm Drain Piping Single Type	100%			2021	* *			B
Sump Pump(s) Single Type	100%			2009	\$9,300	4	\$2,000	B
Non-Water Piping Single Type	100%			2021	* *	3	\$600	B

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : GOUVERNEUR HOSPITAL BLDG 1
Address : 227 MADISON STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0007.010 / 100 **Yr Built/Renovated** : 1972 /
Area Sq Ft : 335,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Sep-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,5,7,9,11,13,PH

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$495,600	\$604,800
Interior Architecture		\$140,400	\$333,400
Electrical			\$1,439,900
Mechanical		\$113,500	\$2,974,100
Total		\$749,400	\$5,352,300
Priority A		\$495,600	\$604,800
Priority B		\$253,900	\$4,694,800
Priority C			\$52,600
Total		\$749,400	\$5,352,300

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$68,300	\$15,700		\$19,900
Interior Architecture	\$34,500	\$32,700	\$8,500	
Electrical	\$143,100	\$46,100	\$148,200	
Mechanical	\$20,200	\$124,500	\$150,600	\$41,600
Elevators/Escalators	\$118,400	\$118,400	\$118,400	\$118,400
Total	\$384,500	\$337,300	\$425,800	\$179,900
Priority A	\$68,300	\$15,700		\$19,900
Priority B	\$316,300	\$289,000	\$417,200	\$160,000
Priority C		\$32,700	\$8,500	
Total	\$384,500	\$337,300	\$425,800	\$179,900



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HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HOSPITAL BLDG 1
Asset # : 100

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	7%			LIFE	**	5	\$8,500	A
Masonry: Brick	3%	Now	\$9,100	LIFE	**	5	\$10,400	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : PENTHOUSE</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : PENTHOUSE</i>								
Masonry: Brick	85%			LIFE	**	5	\$295,500	A
Window Wall	5%			2024	**	6	\$12,700	A
Windows								
Aluminum	100%			2027	**	5	\$135,600	A
Parapets								
Cast in Place Concrete	60%			LIFE	**	3	\$41,900	A
Masonry: Brick	20%	Now	\$21,800	LIFE	**	3	\$14,500	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : OVER SECOND FLOOR</i>								
Metal Rail	20%			2020	**	3	\$4,500	A

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HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HOSPITAL BLDG 1
Asset # : 100

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	12%			2011	\$59,700			A
Built-Up (BUR)	30%	Now	\$149,300	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : OVER THIRTEENTH FLOOR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : OVER THIRTEENTH FLOOR</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : OVER THIRTEENTH FLOOR</i>								
Cast in Place Concrete	3%	Now	\$4,400	LIFE	**	5	\$700	A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : OVER GARAGE</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER GARAGE</i>								
IRMA/Protected Membrane	20%	Now	\$171,400	2021	**	5	\$9,300	A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : OVER SECOND FLOOR</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER SECOND FLOOR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : OVER SECOND FLOOR</i>								
IRMA/Protected Membrane	10%	Now	\$107,100	2021	**	5	\$4,700	A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : OVER FIRST FLOOR</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER FIRST FLOOR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER FIRST FLOOR</i>								
IRMA/Protected Membrane	20%			2011	\$171,400	5	\$18,700	A
Traffic Topping	5%	Now	\$31,700	2021	**	5	\$800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER GARAGE</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER GARAGE</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : OVER GARAGE</i>								

Interior

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

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HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HOSPITAL BLDG 1
Asset # : 100

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$21,700	C
Ceramic Tile	5%			2039	**	5	\$19,500	C
Panel/Paver: Cer/Brk	5%			2027	**	5	\$17,100	C
Terrazzo	5%			LIFE	**	8	\$16,000	C
Traffic Topping	5%			2016	**	5	\$12,300	C
Vinyl Tile	65%			2026	**	5	\$53,000	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$5,300	C
Concr Masonry Unit	10%			LIFE	**	5	\$5,700	C
Masonry: Brick	5%			LIFE	**	5	\$9,100	C
Marble Panels	5%			LIFE	**	5	\$9,500	C
Plaster	70%			LIFE	**	5	\$52,600	C
Wood	5%			LIFE	**	5	\$2,800	C
Ceilings								
AcousTileConcealSpLn	10%			2014	\$280,800	5	\$9,200	B
AcousTileConcealSpLn	70%			2020	**	5	\$64,500	B
AcousTileSusp.Lay-In	5%			2020	**	5	\$4,600	B
Exposed Concrete	10%	Now	\$140,400	LIFE	**			B
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : BEAM IN GARAGE</i>				
				<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : CEILING IN GARAGE</i>				
				<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : GARAGE</i>				
				<i>Explanation : CORRODED STEEL BEAM</i>				
Metal Panel	5%			LIFE	**	5	\$6,400	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2021	**	5	\$24,300	B
Transformers								
Dry Type	100%			2016	**	5	\$33,900	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Explanation : 500 KVA</i>				
Switchgear								
Air Circuit Breaker	100%			2021	**	3-5	\$15,900	B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HOSPITAL BLDG 1
Asset # : 100

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2021	**			B
Panelboards								
Molded Case Bkrs	90%			2019	**	3	\$12,500	B
Molded Case Bkrs	10%			2010	\$24,300	3	\$1,400	B
Wiring								
Busway	35%			2016	**			B
Thermoplastic	65%			2021	**			B
Motor Controllers								
Locally Mounted	5%			2016	**	5	\$600	B
Motor Control Center	95%			2016	**	5	\$11,700	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2016	**			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2016	**	3-5	\$11,300	B
Generators								
Diesel	100%			2014	\$65,900	5	\$2,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 350 KW</i>								
Batteries								
Nickel Cadium	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2011	\$7,700	2	\$3,100	B
Fluorescent	90%			2011	\$1,298,900	2	\$672,300	B
HID	5%			2011	\$50,800	2	\$37,300	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2031	**	5	\$58,800	B
Conversion Equipment								
PRV/L.P. Steam	100%			2020	**			B

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

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HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HOSPITAL BLDG 1
Asset # : 100

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	10%			2027	**	3-4	\$4,500	B
Steam Piping/Pump	90%			2021	**	3	\$34,200	B
Terminal Devices								
Air Handler/Cool/Ht	80%			2016	**	4	\$19,900	B
Convactor/Radiator	10%			2024	**	2	\$18,500	B
Fan Coil Unit/Heat	10%			2016	**	4	\$2,200	B
Air Conditioning								
Energy Source								
District Steam	100%			2021	**	5	\$58,800	B
Conversion Equipment								
Absorp Mach/Stm/HW	100%	Now	\$45,700	2014	\$914,600	2	\$208,800	B
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ROOF</i>								
Distribution								
Chilled Wtr Pipe/Pmp	100%	Now	\$67,800	2021	**	3-4	\$48,100	B
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ROOF</i>								
Terminal Devices								
Air Handler/Cool	2%	Now	\$4,700	2011	\$23,600	4	\$400	B
<i>Unit Inoperable, Extent : Severe, Area Affected : 35%</i>								
<i>Location : ROOF</i>								
Air Handler/Cool/Ht	98%			2011	\$1,154,600	4	\$21,400	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : BASEMENT</i>								
<i>Explanation : ALL BLOWERS IN BASEMENT NEED TO BE INSULATED</i>								
Heat Rejection								
Water Cool Tower	100%			2009	\$796,200			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$235,100	B
Exhaust Fans								
Interior	80%			2016	**	3-10	\$83,900	B
Roof	20%			2011	\$44,100	2-10	\$28,400	B
Plumbing								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$50,200	B
Hot Water Heater								
Single Type	100%			2012	\$64,600	3-5	\$63,300	B
HW Heat Exchanger								
Single Type	100%			2020	**			B

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HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HOSPITAL BLDG 1
Asset # : 100

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Single Type	100%			2031	**			B
Storm Drain Piping Single Type	100%	Now	\$7,700	2021	**			B
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : GARAGE</i>								
<i>Explanation : CLOGGED</i>								
Sump Pump(s) Single Type	100%	0-2	\$1,900	2009	\$9,300	4	\$1,300	B
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : GARAGE</i>								
Non-Water Piping Single Type	100%			2021	**	3	\$4,600	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : GOUVERNEUR HOSPITAL JUDSON HC - CLINIC
Address : 34 SPRING STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0007.020 / 101 **Yr Built/Renovated** : 1915 / 1972
Area Sq Ft : 17,127 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Sep-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$473,200	\$50,600
Interior Architecture			\$312,900
Electrical			\$156,000
Mechanical			\$231,600
Total		\$473,200	\$751,100
Priority A		\$473,200	\$50,600
Priority B			\$387,600
Priority C			\$312,900
Total		\$473,200	\$751,100

EXPENSE BUDGET		FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$7,300	\$1,100	\$25,300	\$14,600
Interior Architecture		\$500			
Electrical		\$22,800	\$600	\$16,400	
Mechanical		\$4,100	\$10,500	\$9,800	\$4,900
Total		\$34,700	\$12,200	\$51,400	\$19,500
Priority A		\$7,300	\$1,100	\$25,300	\$14,600
Priority B		\$27,400	\$11,100	\$26,200	\$4,900
Priority C					
Total		\$34,700	\$12,200	\$51,400	\$19,500



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

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	3-5	\$13,400	A
Masonry: Brick	60%	Now	\$44,200	LIFE	**	5	\$50,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Masonry: Granite	5%			LIFE	**	3-5	\$14,500	A
Stucco Cement	30%			2019	**	3-5	\$79,800	A
Windows								
Aluminum	10%	Now	\$1,400	2027	**	5	\$200	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : ROOM 25, SECOND FLOOR LOUNGE,ADMINISTRATION OFFICE</i>								
Aluminum	90%			2027	**	5	\$3,600	A
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$6,000	LIFE	**	3	\$2,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
Masonry: Brick	65%	Now	\$292,200	LIFE	**	3	\$19,300	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade,South Facade,West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade,South Facade,West Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade,South Facade,West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade,West Facade,South Facade</i>								
Stucco Cement	30%			2019	**	3-5	\$12,700	A
Roof								
Built-Up (BUR)	90%	0-2	\$136,800	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
Copper/Terne	9%			2026	**	5	\$1,700	A
Skylight, Metal/Glass	1%			2021	**	3	\$1,000	A

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$3,900	C
Ceramic Tile	5%			2039	**	5	\$2,100	C
Sheet Vinyl/Rubber	45%			2011	\$275,400			C
Vinyl Tile	15%			2039	**	5	\$1,300	C
Vinyl Tile	10%			2014	\$37,500	5	\$900	C
Interior Walls								
Glass Block	5%			LIFE	**	5	\$600	C
Masonry: Brick	25%			LIFE	**	5	\$3,200	C
Plaster	70%			LIFE	**	5	\$3,700	C
Ceilings								
AcousTileSusp.Lay-In	10%			2020	**	5	\$1,000	B
Exposed Struc: Steel	5%			LIFE	**			B
Masonry: Infill Arch	25%			LIFE	**	5	\$3,400	B
Plaster	60%			LIFE	**	5	\$4,100	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2021	**	5	\$1,200	B
Raceway								
Conduit	90%			2021	**			B
Conduit	10%			2031	**			B
Panelboards								
Molded Case Bkrs	10%			2010	\$2,000	3	\$100	B
Molded Case Bkrs	10%			2027	**	3	\$100	B
Molded Case Bkrs	80%			2019	**	3	\$600	B
Wiring								
Thermoplastic	90%			2021	**			B
Thermoplastic	10%			2031	**			B
Motor Controllers								
Locally Mounted	100%			2009	\$9,300	5	\$600	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,700	2031	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Lighting								

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

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

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

Lighting

General Lighting Fluorescent	100%			2011	\$156,000	2	\$80,700	B
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System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source Fuel Oil	100%			2031	**	4	\$1,000	B
Conversion Equipment Steam Boiler	100%			2024	**	3	\$10,800	B
Distribution Steam Piping/Pump	100%			2021	**	3	\$4,100	B
Terminal Devices Convactor/Radiator	100%			2024	**	2	\$20,000	B

Air Conditioning

Energy Source Electricity	100%			2027	**	5	\$300	B
Conversion Equipment Int Pkg Unit - Cool	60%			2012	\$231,600			B
No Component	40%							D
Heat Rejection Remote Air Cond	100%			2019	**			B

Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$25,400	B
Exhaust Fans Roof	100%			2011	\$23,800	2-10	\$15,300	B

Plumbing

H/C Water Piping Single Type	100%			2016	**	3-5	\$5,400	B
Hot Water Heater Single Type	100%			2009	\$7,000	3-5	\$7,700	B
Sanitary Piping Single Type	100%			2021	**			B
Storm Drain Piping Single Type	100%			2021	**			B
Non-Water Piping Single Type	100%			2021	**	3	\$500	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : HARLEM HOSPITAL AMBULATORY CARE BLDG
Address : 16 WEST 137 STREET (RON BROWN BLDG)
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 : 15-Mar-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture			\$110,100
Interior Architecture			\$35,300
Total			\$145,500
Priority	A		\$110,100
Priority	C		\$35,300
Total			\$145,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$10,000		\$7,300	\$16,200
Interior Architecture	\$10,200		\$10,300	
Electrical	\$1,700	\$52,500	\$2,300	\$59,500
Mechanical	\$33,600	\$100	\$57,500	\$18,100
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$75,200	\$72,400	\$97,200	\$113,500
Priority	A		\$7,300	\$16,200
Priority	B	\$65,200	\$72,400	\$97,300
Priority	C		\$10,300	
Total	\$75,200	\$72,400	\$97,200	\$113,500



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$110,100	A
Metal Panel	20%			2038	**	5	\$16,700	A
Stucco Cement	5%			2034	**	3-5	\$28,900	A
Window Wall	15%			2029	**	6	\$20,000	A
Windows								
Aluminum	100%			2034	**	5	\$10,900	A
Parapets								
Concr Masonry Unit	35%			LIFE	**	3	\$7,200	A
Masonry: Brick	65%			LIFE	**	3	\$16,300	A
Roof								
Modified Bitumen	95%			2020	**			A
Single Ply Membrane	5%			2020	**			A
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$10,700	C
Ceramic Tile	5%			2047	**	5	\$7,200	C
Terrazzo	30%			LIFE	**	8	\$35,300	C
Vinyl Tile	45%			2047	**	5	\$13,500	C
Interior Walls								
Concr Masonry Unit	15%			LIFE	**	5	\$5,400	C
Gypsum Board	55%			LIFE	**	5	\$10,600	C
SGFT/Glazed Masonry	30%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	60%			2025	**	5	\$20,400	B
Exposed Struc: Steel	25%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$2,300	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2038	**	5	\$8,800	B
Transformers								
Dry Type	100%			2029	**	5	\$12,300	B
Switchgear								
Molded Case Bkrs	100%			2038	**	3-5	\$6,300	B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2038	**			B
Panelboards								
Fused Disc Sw	10%			2034	**	3	\$500	B
Molded Case Bkrs	90%			2034	**	3	\$4,500	B
Wiring								
Thermoplastic	100%			2038	**			B
Motor Controllers								
Locally Mounted	5%			2029	**	5	\$200	B
Motor Control Center	95%			2029	**	5	\$4,300	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2029	**			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	3-5	\$4,500	B
Generators								
Diesel	100%			2025	**	5	\$700	B
Batteries								
Nickel Cadium	100%			2007	\$600			B
Lighting								
General Lighting								
Exit	5%			2020	**	2	\$1,200	B
Fluorescent	95%			2020	**	2	\$261,300	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2032	**	5	\$21,600	B
Conversion Equipment								
Heat Exchanger	20%			2021	**	3	\$400	B
No Component	80%							D
Distribution								
Hot Wtr Piping/Pump	20%			2028	**	3-4	\$3,300	B
Steam Piping/Pump	80%			2032	**	3	\$14,900	B

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler/Cool/Ht	60%			2017	**	4	\$8,200	B
Convactor/Radiator	20%			2025	**	2	\$13,600	B
Fan Coil Unit/Heat	20%			2017	**	4	\$2,400	B
Air Conditioning								
Energy Source								
District C.W.	100%			2032	**	5	\$9,000	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$21,600	B
Terminal Devices								
Air Handler/Cool/Ht	90%			2017	**	4	\$10,800	B
Fan Coil - Cool/Heat	10%			2017	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$86,600	B
Exhaust Fans								
Interior	90%			2017	**	3-10	\$45,200	B
Roof	10%			2017	**	2-10	\$5,200	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$21,500	B
HW Heat Exchanger								
Single Type	100%			2021	**			B
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B
Sump Pump(s)								
Single Type	100%			2013	\$9,300	4	\$2,000	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : HARLEM HOSPITAL KOUNTZ PAVILLION
Address : 15 WEST 136 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.020 / 103 **Yr Built/Renovated** : 1959 /
Area Sq Ft : 149,729 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Mar-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4,6,9,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$861,300	\$104,200
Interior Architecture	\$160,000	
Electrical	\$123,600	\$738,600
Mechanical	\$923,900	\$683,100
Total	\$2,068,800	\$1,525,900
Priority A	\$861,300	\$104,200
Priority B	\$1,047,600	\$1,421,700
Priority C	\$160,000	
Total	\$2,068,800	\$1,525,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$25,600	\$2,100	\$1,300	\$11,600
Interior Architecture	\$24,600		\$9,100	\$12,400
Electrical	\$38,600	\$51,600	\$2,400	\$52,300
Mechanical	\$33,600	\$34,900	\$59,700	\$27,100
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$157,800	\$124,200	\$108,000	\$139,000
Priority A	\$25,600	\$2,100	\$1,300	\$11,600
Priority B	\$116,200	\$122,100	\$97,600	\$115,000
Priority C	\$16,000		\$9,100	\$12,400
Total	\$157,800	\$124,200	\$108,000	\$139,000



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$20,200	LIFE	**	5	\$11,600	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5% Location : AT BULKHEADS</i>								
Masonry: Brick	80%			LIFE	**	5	\$92,600	A
Masonry: Limestone	5%			LIFE	**	3-5	\$20,700	A
Metal Panel	5%			2022	**	5	\$2,600	A
Windows								
Aluminum	50%	4+	\$389,000	2037	**	5	\$5,800	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50% Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
Metal/Detention Type	50%	Now	\$197,300	2017	**	5	\$16,400	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20% Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
Parapets								
Masonry: Brick	10%	Now	\$5,400	LIFE	**	3	\$3,600	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15% Location : LOWER WING OVER SERVICE AREA</i>								
Masonry: Brick	40%			LIFE	**	3	\$14,200	A
Metal: Cage/Fence	50%			2012		3	\$6,300	A
Roof								
Built-Up (BUR)	40%	Now	\$94,400	2022	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25% Location : OVER SECOND FLOOR AND PENTHOUSE ROOFS Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : OVER SECOND FLOOR AND PENTHOUSE ROOFS</i>								
Traffic Topping	60%	Now	\$180,600	2022	**	5	\$4,300	A
<i>Water Penetration, Extent : Moderate, Area Affected : 25% Location : OVER 9TH FLOOR Worn/Eroded, Extent : Moderate, Area Affected : 100% Location : OVER 9TH FLOOR</i>								
Interior								
Floors								
Carpet	20%			2008		3	\$49,600	C
Cast in Place Concrete	10%			LIFE	**	5	\$5,400	C
Ceramic Tile	5%			2040	**	5	\$7,200	C
Terrazzo	5%			LIFE	**	8	\$5,900	C
Vinyl Tile	10%			2047	**	5	\$3,000	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Vinyl Tile	50%			2027	**	5	\$15,200	C

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**HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL KOUNTZ PAVILLION
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 Code

Interior

Interior Walls

Ceramic Tile	20%			LIFE	**	5	\$1,300	C
Gypsum Board	10%			LIFE	**	5	\$200	C
Plaster	60%			LIFE	**	5	\$2,800	C
SGFT/Glazed Masonry	10%			LIFE	**			C

Ceilings

AcousTileConcealSpLn	10%			2015	**	5	\$3,400	B
AcousTileSusp.Lay-In	40%			2015	**	5	\$13,700	B
Exposed Concrete	10%			LIFE	**			B
Metal Panel	15%			LIFE	**	5	\$7,100	B
Plaster	25%			LIFE	**	5	\$5,800	B

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

Under 600 Volts

Switchgear

Molded Case Bkrs	100%			2012		3-5	\$6,600	B
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Raceway

Conduit	100%			2012				B
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Panelboards

Fused Disc Sw	10%			2011	\$10,100	3	\$800	B
Molded Case Bkrs	60%			2011	\$60,800	3	\$5,000	B
Molded Case Bkrs	20%	2-4	\$20,300	2037	**	3	\$1,200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	10%			2028	**	3	\$600	B

Wiring

Braided Cloth	70%	2-4	\$76,400	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2032	**			B
Thermoplastic	10%			2012	\$10,900			B

Motor Controllers

Locally Mounted	10%	2-4	\$15,800	2032	**	5	\$300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Locally Mounted	10%			2010	\$15,800	5	\$600	B
Motor Control Center	30%			2010	\$47,300	5	\$1,700	B
Motor Control Center	30%	2-4	\$47,300	2032	**	5	\$800	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Motor Control Center	20%			2017	**	5	\$1,100	B

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

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

Ground

Grounding Devices Not Accessible	100%							D
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Lighting

General Lighting								
Emergency	5%			2012	\$3,600	2	\$1,300	B
Exit	5%			2012	\$2,900	2	\$1,200	B
Fluorescent	85%			2012	\$456,000	2	\$236,000	B
Incandescent	5%			2012	\$26,800	2	\$13,900	B

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

Heating

Energy Source District Steam	100%			2022	**	5	\$21,900	B
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Conversion Equipment

Heat Exchanger	10%			2015	**	3	\$200	B
PRV/L.P. Steam	90%			2015	**			B

Distribution

Hot Wtr Piping/Pump	10%			2020	**	3-4	\$1,800	B
Steam Piping/Pump	90%	Now	\$64,800	2022	**	3	\$12,700	B

Leak Evident, Extent : Moderate, Area Affected : 10%

Terminal Devices

Air Handler/Cool/Ht	50%	Now	\$16,600	2012	\$166,000	4	\$4,600	B
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Leak Evident, Extent : Moderate, Area Affected : 10%

Location : FAN COILS

Convactor/Radiator	50%			2017	**	2	\$34,400	B
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Air Conditioning

Energy Source District Steam	100%			2022	**	5	\$21,900	B
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Conversion Equipment

Absorp Mach/Stm/HW	80%			2008	\$272,000	2	\$77,600	B
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Obsolete Equipment, Extent : Light, Area Affected : 100%

No Component	20%							D
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Distribution

Chilled Wtr Pipe/Pmp	100%			2012	\$403,200	3-4	\$17,900	B
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Terminal Devices

Air Handler/Cool/Ht	100%			2007	\$350,400	4	\$8,100	B
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**HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL KOUNTZ PAVILLION
Asset # : 103**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Water Cool Tower	100%			2006	\$236,800			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$87,400	B
Exhaust Fans								
Interior	100%			2012	\$114,000	3-10	\$43,900	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$25,200	B
Hot Water Heater								
Single Type	100%			2010	\$24,000	3-5	\$26,600	B
HW Heat Exchanger								
Single Type	100%			2015	**			B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2010	\$9,300	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2022	**	3	\$1,700	B

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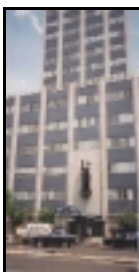
Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : HARLEM HOSPITAL M. L. KING PAVILLION
Address : 506 LENOX AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.010 / 102 **Yr Built/Renovated** : 1969 /
Area Sq Ft : 726,982 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 07-Mar-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,7,8,12,16,18

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$5,164,900	\$576,700
Interior Architecture		\$44,200	\$547,700
Electrical		\$202,700	\$3,146,100
Mechanical		\$949,300	\$4,306,200
Total		\$6,361,000	\$8,576,600
Priority A		\$5,164,900	\$576,700
Priority B		\$1,151,900	\$7,509,600
Priority C		\$44,200	\$490,300
Total		\$6,361,000	\$8,576,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$2,500	\$11,500	\$81,700
Interior Architecture	\$95,800	\$20,700		\$30,100
Electrical	\$35,400	\$262,800	\$65,500	\$268,000
Mechanical	\$83,500	\$65,500	\$177,600	\$192,300
Elevators/Escalators	\$177,700	\$177,700	\$177,700	\$177,700
Total	\$392,300	\$529,200	\$432,300	\$749,700
Priority A		\$2,500	\$11,500	\$81,700
Priority B	\$329,700	\$526,700	\$420,700	\$637,900
Priority C	\$62,600			\$30,100
Total	\$392,300	\$529,200	\$432,300	\$749,700



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**HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL M. L. KING PAVILLION
Asset # : 102**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$55,200	LIFE	**	5	\$63,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT CHIMNEY ON 18TH FLOOR ROOF</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT CHIMNEY ON 18TH FLOOR ROOF</i>								
Masonry: Brick	65%			LIFE	**	5	\$411,100	A
Metal Panel	10%	Now	\$104,200	2032	**	5	\$14,400	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : AT MECHANICAL PENTHOUSE</i>								
Marble Panels	10%	Now	\$330,200	LIFE	**	3-5	\$229,200	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
Window Wall	5%			2025	**	6	\$23,000	A
Windows								
Aluminum	100%	4+	\$3,976,300	2037	**	5	\$59,200	A
<i>Air Infiltration, Extent : Light, Area Affected : 50%</i>								
<i>Thermally Inefficient, Extent : Light, Area Affected : 100%</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Masonry: Brick	15%	Now	\$41,200	LIFE	**	3	\$13,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT LOWER MECHANICAL AREA ON EAST SIDE</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT LOWER MECHANICAL AREA</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT LOWER MECHANICAL AREA ON EAST SIDE</i>								
Masonry: Brick	50%			LIFE	**	3	\$45,500	A
Metal Rail	35%			2021	**	3	\$7,500	A
Roof								
Built-Up (BUR)	90%	Now	\$542,900	2022	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER SECOND, SIXTH, AND EIGHTEENTH FLOORS</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER 18TH FLOOR</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : OVER SECOND, SIXTH, AND EIGHTEENTH FLOORS</i>								
Paver: Asphalt	10%	Now	\$114,800	2027	**	5	\$2,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER LOW WING ON EAST SIDE</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER SECOND FLOOR</i>								

Interior

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**HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL M. L. KING PAVILLION
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 Code
Interior								
Floors								
Carpet	10%			2011	\$388,400	3	\$120,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$26,100	C
Ceramic Tile	5%			2040	**	5	\$35,200	C
Quarry Tile	5%			2025	**	5	\$29,900	C
Terrazzo	10%			LIFE	**	8	\$57,700	C
Vinyl Tile	60%			2040	**	5	\$88,300	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$1,600	C
Glass: Single Pane	5%			LIFE	**	5	\$3,900	C
Gypsum Board	10%			LIFE	**	5	\$900	C
Plaster	50%			LIFE	**	5	\$11,400	C
SGFT/Glazed Masonry	30%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	30%			2015	**	5	\$49,700	B
AcousTileSusp.Lay-In	25%			2021	**	5	\$41,400	B
AcousTileSusp.Lay-In	10%			2025	**	5	\$16,600	B
Exposed Concrete	10%			LIFE	**			B
Metal Panel	25%			LIFE	**	5	\$57,400	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2012	\$109,700	5	\$52,500	B
Transformers								
Dry Type	50%			2017	**	5	\$36,700	B
Dry Type	50%			2029	**	5	\$36,700	B
Switchgear								
Fused Disc Sw	100%			2012	\$347,900	3-5	\$32,300	B
Raceway								
Conduit	85%			2012	\$411,000			B
Conduit	15%			2038	**			B

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

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL M. L. KING PAVILLION
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 Code
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2034	**	3	\$1,500	B
	Fused Disc Sw	15%			2011	\$73,000	3	\$6,000	B
	Molded Case Bkrs	70%			2011	\$340,700	3	\$28,000	B
	Molded Case Bkrs	10%			2034	**	3	\$3,000	B
Wiring									
	Braided Cloth	25%	2-4	\$136,800	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
	Thermoplastic	55%			2012	\$300,900			B
	Thermoplastic	20%			2038	**			B
Motor Controllers									
	Locally Mounted	10%			2017	**	5	\$2,700	B
	Locally Mounted	10%			2029	**	5	\$2,700	B
	Motor Control Center	20%			2017	**	5	\$5,300	B
	Motor Control Center	20%			2029	**	5	\$5,300	B
	Motor Control Center	40%			2017	**	5	\$10,700	B
Ground									
Grounding Devices									
	Metal Water Pipe	100%			2010	\$6,700			B
Stand-by Power									
Transfer Switches									
	Automatic	100%			2010	\$9,700	3-5	\$24,500	B
Generators									
	Diesel	100%			2008	\$65,900	5	\$4,500	B
Batteries									
	Lead/Acid	100%			2005	\$600			B
Lighting									
General Lighting									
	Exit	3%			2012	\$8,300	2	\$3,400	B
	Exit	2%			2020	**	2	\$2,300	B
	Fluorescent	60%			2012	\$1,562,800	2	\$808,900	B
	Fluorescent	35%			2020	**	2	\$471,800	B
Lightning Protection									
Arresters									
	Copper	100%	2-4	\$17,400	2022	**			B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</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 Code

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

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

**HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL M. L. KING PAVILLION
Asset # : 102**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	10%			2022	**	4	\$2,500	B
Natural Gas	90%			2032	**	3	\$9,900	B
Conversion Equipment								
Steam Boiler	100%	Now	\$121,900	2017	**	3	\$181,100	B
			<i>Damaged, Extent : Light, Area Affected : 10%</i>					
			<i>Location : BRICKWORK NEEDED</i>					
Distribution								
Steam Piping/Pump	100%	Now	\$174,800	2022	**	3	\$68,600	B
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
Terminal Devices								
Air Handler/Cool/Ht	40%			2017	**	4	\$26,900	B
Convactor/Radiator	60%			2025	**	2	\$200,300	B
Air Conditioning								
Energy Source								
Electricity	40%			2028	**	5	\$1,900	B
Steam/HW System	60%			2022	**	5	\$25,200	B
Conversion Equipment								
Centrifugal Compr Tu	60%	Now	\$511,800	2015	**	3	\$169,600	B
			<i>Damaged, Extent : Moderate, Area Affected : 20%</i>					
Reciprocating Compr	40%			2015	**	5	\$281,700	B
Distribution								
Chilled Wtr Pipe/Pmp	60%			2022	**	3-4	\$60,900	B
No Component	40%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2012	\$2,126,400	4	\$39,300	B
Heat Rejection								
Air Condenser Unit	20%			2015	**			B
Remote Air Cond	20%			2012	\$598,100			B
Water Cool Tower	60%			2010	\$862,200			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$424,400	B
Exhaust Fans								
Interior	60%			2012	\$332,100	3-10	\$127,900	B
Roof	40%			2012	\$159,200	2-10	\$102,400	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$122,600	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL M. L. KING PAVILLION
Asset # : 102

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Single Type	100%			2015	* *			B
Sanitary Piping Single Type	100%			2022	* *			B
Storm Drain Piping Single Type	100%			2022	* *			B
Sump Pump(s) Single Type	100%			2010	\$9,300	4	\$2,000	B
Non-Water Piping Single Type	100%			2022	* *	3	\$8,200	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : HARLEM HOSPITAL NEW NURSES RESIDENCE
Address : 27 WEST 136 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.050 / 92 **Yr Built/Renovated** : 1934 /
Area Sq Ft : 65,738 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Mar-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,8,PH

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$676,200	\$356,100
Interior Architecture		\$44,200	\$29,500
Electrical		\$49,000	\$381,900
Mechanical			\$188,600
Total		\$769,400	\$956,100
Priority A		\$676,200	\$356,100
Priority B		\$49,000	\$570,500
Priority C		\$44,200	\$29,500
Total		\$769,400	\$956,100

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$28,400		\$10,200	\$23,700
Interior Architecture	\$7,000	\$1,600	\$2,800	\$5,700
Electrical	\$8,300	\$20,000	\$1,200	\$20,000
Mechanical	\$42,300	\$200	\$10,400	\$13,500
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$103,900	\$39,600	\$42,300	\$80,700
Priority A	\$28,400		\$10,200	\$23,700
Priority B	\$68,400	\$39,600	\$29,300	\$51,300
Priority C	\$7,000		\$2,800	\$5,700
Total	\$103,900	\$39,600	\$42,300	\$80,700



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

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

HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL NEW NURSES RESIDENCE
Asset # : 92

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$296,100	LIFE	**	5	\$169,500	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : NORTH EAST CORNER</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade,South Facade</i>								
Masonry: Granite	3%			LIFE	**	3-5	\$19,400	A
Masonry: Limestone	7%			LIFE	**	3-5	\$47,200	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
Windows								
Steel	100%	Now	\$123,200	2027	**	5	\$3,000	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
Parapets								
Masonry: Brick	75%	Now	\$135,400	LIFE	**	3	\$9,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade,South Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade,South Facade</i>								
Masonry: Limestone	25%	Now	\$121,500	LIFE	**	3	\$3,100	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade,South Facade</i>								
Roof								
IRMA/Protected Membrane	95%			2012		5	\$20,300	A
Skylight, Metal/Glass	5%	Now	\$28,400	2022	**	3	\$3,600	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
Interior								
Floors								
Carpet	10%			2011		3	\$9,100	C
Carpet	15%			2008		3	\$13,700	C
Cast in Place Concrete	10%			LIFE	**	5	\$2,000	C
Ceramic Tile	5%			2040	**	5	\$2,700	C
Terrazzo	10%			LIFE	**	8	\$4,400	C
Vinyl Tile	50%			2027	**	5	\$5,600	C
Interior Walls								
Plaster	85%			LIFE	**	5	\$18,900	C
Wood	15%			LIFE	**	5	\$2,500	C

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

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

HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL NEW NURSES RESIDENCE
Asset # : 92

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

Interior

Ceilings

AcousTileSusp.Lay-In	25%			2021	**	5	\$3,200	B
Exposed Concrete	10%			LIFE	**			B
Plaster	65%			LIFE	**	5	\$5,600	B

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

Under 600 Volts

Switchgear

Molded Case Bkrs	100%			2012	\$66,900	3-5	\$2,900	B
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Raceway

Conduit	100%			2012	\$61,400			B
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Panelboards

Molded Case Bkrs	50%			2028	**	3	\$1,400	B
Molded Case Bkrs	50%			2011	\$22,800	3	\$1,800	B

Wiring

Braided Cloth	70%	2-4	\$49,000	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	30%			2032	**			B

Motor Controllers

Locally Mounted	100%			2010	\$43,000	5	\$2,400	B
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Ground

Grounding Devices

Metal Water Pipe	100%	0-2	\$6,700	2032	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : PAINTED.</i>								

Lighting

General Lighting

Exit	5%			2012	\$1,100	2	\$400	B
Fluorescent	95%			2012	\$187,800	2	\$97,200	B

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

Heating

Energy Source

District Steam	100%			2022	**	5	\$8,100	B
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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL NEW NURSES RESIDENCE
Asset # : 92

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment PRV/L.P. Steam	100%			2021	**			B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 20%</i>								
Distribution Steam Piping/Pump	100%	Now	\$26,500	2022	**	3	\$5,200	B
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i> <i>Location : PIPES IN OLD BOILER ROOM</i>								
Terminal Devices Convactor/Radiator	100%			2025	**	2	\$25,300	B
Plumbing								
H/C Water Piping Single Type	100%			2025	**	3-5	\$8,000	B
HW Heat Exchanger Single Type	100%			2008			\$11,800	B
Sanitary Piping Single Type	100%			2012			\$82,500	B
Storm Drain Piping Single Type	100%			2012			\$53,100	B
Sump Pump(s) Single Type	100%	Now	\$9,300	2017	**	4	\$1,300	B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i> <i>Location : Boiler Room</i>								
Non-Water Piping Single Type	100%			2012		3	\$600	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : HARLEM HOSPITAL OLD NURSES RESIDENCE
Address : 27 WEST 136 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.060 / 124 **Yr Built/Renovated** : 1925 /
Area Sq Ft : 24,275 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Mar-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$522,700	\$92,300
Interior Architecture		\$126,400	
Electrical			\$193,400
Total		\$649,100	\$285,700
Priority A		\$522,700	\$92,300
Priority B			\$193,400
Priority C		\$126,400	
Total		\$649,100	\$285,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$90,600		\$1,200	\$14,200
Interior Architecture	\$48,200			\$1,400
Electrical	\$37,300	\$11,600	\$100	\$11,800
Mechanical	\$12,300		\$5,600	\$1,800
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$193,300	\$16,500	\$11,800	\$34,100
Priority A	\$90,600		\$1,200	\$14,200
Priority B	\$84,500	\$16,500	\$10,600	\$18,600
Priority C	\$18,200			\$1,400
Total	\$193,300	\$16,500	\$11,800	\$34,100



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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%	Now	\$73,100	LIFE	**	3-5	\$27,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
Copper/Terne	7%			2027	**	5	\$2,400	A
Masonry: Brick	85%	Now	\$161,300	LIFE	**	5	\$92,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Windows								
Wood	100%	Now	\$288,300	2037	**	5	\$9,400	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$8,100	LIFE	**	3	\$2,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
Masonry: Brick	90%	Now	\$27,400	LIFE	**	3	\$18,100	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
Roof								
Built-Up (BUR)	95%	0-2	\$30,800	2022	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
Skylight, Metal/Glass	5%	Now	\$24,300	2032	**	3	\$1,000	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%	Now	\$17,400	2014	\$17,400	3	\$4,100	C
<i>Worn/Eroded, Extent : Severe, Area Affected : 35%</i>								
<i>Location : FOURTH FLOOR</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : FOURTH FLOOR</i>								
Cast in Place Concrete	15%			LIFE	**	5	\$1,800	C
Ceramic Tile	5%			2040	**	5	\$1,600	C
Vinyl Tile	70%	Now	\$59,100	2040	**	5	\$2,300	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
Interior Walls								
Gypsum Board	20%	Now	\$67,300	LIFE	**	5	\$700	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : FOURTH FLOOR</i>								
Plaster	80%			LIFE	**	5	\$7,000	C
Ceilings								
AcousTileConcealSpLn	10%			2015	**	5	\$700	B
AcousTileSusp.Lay-In	15%	Now	\$29,600	2027	**	5	\$600	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : FOURTH FLOOR</i>								
Plaster	75%			LIFE	**	5	\$3,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
Switchgear								
Not Accessible	100%							D
Raceway								
Conduit	100%			2012	\$36,600			B
Panelboards								
Molded Case Bkrs	20%			2028	**	3	\$200	B
Molded Case Bkrs	80%			2011	\$32,400	3	\$1,100	B
Wiring								
Braided Cloth	60%	2-4	\$22,600	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	40%			2012	\$15,100			B

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2010	\$29,800	5	\$700	B
Locally Mounted	20%	2-4	\$7,400	2032	**	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,700	2032	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Lighting								
General Lighting								
Exit	5%			2012	\$600	2	\$300	B
Fluorescent	95%			2012	\$94,500	2	\$57,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2032	**	5	\$4,800	B
Conversion Equipment								
PRV/L.P. Steam	100%			2021	**			B
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$7,800	2022	**	3	\$3,100	B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
Terminal Devices								
Convactor/Radiator	100%			2017	**	2	\$15,000	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$5,500	B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : HARLEM HOSPITAL PEDIATRIC BUILDING
Address : 16 WEST 137 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.040 / 104 **Yr Built/Renovated** : 1939 /
Area Sq Ft : 53,497 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Mar-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$1,240,800	\$116,300
Electrical	\$65,900	\$243,700
Mechanical		\$424,300
Total	\$1,306,700	\$784,300
Priority A	\$1,240,800	\$116,300
Priority B	\$65,900	\$668,000
Total	\$1,306,700	\$784,300

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				\$21,700
Interior Architecture	\$4,200	\$4,400	\$2,500	
Electrical	\$38,000	\$25,100	\$3,400	\$25,700
Mechanical	\$13,500	\$27,500	\$31,400	\$7,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$65,500	\$66,900	\$47,200	\$64,400
Priority A				\$21,700
Priority B	\$61,400	\$66,900	\$44,700	\$42,700
Priority C	\$4,200		\$2,500	
Total	\$65,500	\$66,900	\$47,200	\$64,400



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

**HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL PEDIATRIC BUILDING
Asset # : 104**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$203,100	LIFE	**	5	\$116,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : North Facade, East Facade</i>								
Masonry: Limestone	10%	Now	\$42,200	LIFE	**	3-5	\$46,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
Windows								
Aluminum	10%			2028	**	5	\$2,000	A
Steel	90%	Now	\$742,300	2027	**	5	\$18,300	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
Parapets								
Masonry: Brick	75%	Now	\$27,100	LIFE	**	3	\$17,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
Masonry: Brick	25%	Now	\$90,400	LIFE	**	3	\$6,000	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : NORTH WEST AND EAST CORNERS</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Roof								
Built-Up (BUR)	95%	0-2	\$135,700	2022	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$300	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,500	C
Ceramic Tile	5%			2040	**	5	\$3,400	C
Terrazzo	15%			LIFE	**	8	\$8,300	C
Vinyl Tile	35%			2040	**	5	\$5,000	C
Vinyl Tile	35%			2027	**	5	\$5,000	C
Interior Walls								
Gypsum Board	25%			LIFE	**	5	\$700	C
Metal Panel	10%			LIFE	**	5	\$600	C
Plaster	40%			LIFE	**	5	\$2,600	C
SGFT/Glazed Masonry	25%			LIFE	**			C

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

**HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL PEDIATRIC BUILDING
Asset # : 104**

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

Interior

Ceilings

AcousTileSusp.Lay-In	35%			2021	**	5	\$5,600	B
AcousTileSusp.Lay-In	20%			2021	**	5	\$3,200	B
Exposed Concrete	10%			LIFE	**			B
Plaster	35%			LIFE	**	5	\$3,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2012	\$4,700	5	\$3,900	B
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Switchgear

Fused Disc Sw	100%			2012	\$53,500	3-5	\$2,400	B
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Raceway

Conduit	100%			2012	\$31,800			B
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Panelboards

Molded Case Bkrs	50%			2011	\$22,800	3	\$1,500	B
Molded Case Bkrs	30%			2020	**	3	\$900	B
Molded Case Bkrs	10%			2034	**	3	\$200	B
Molded Case Bkrs	10%	2-4	\$4,600	2037	**	3	\$200	B

On Extended Life, Extent : Moderate, Area Affected : 100%

Wiring

Braided Cloth	70%	2-4	\$24,700	2037	**			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Thermoplastic	20%			2012	\$7,100			B
Thermoplastic	10%			2038	**			B

Motor Controllers

Locally Mounted	20%			2017	**	5	\$400	B
Locally Mounted	80%			2010	\$22,900	5	\$1,600	B

Ground

Grounding Devices

Metal Water Pipe	100%	2-4	\$6,700	2032	**			B
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Corroded, Extent : Moderate, Area Affected : 100%

Stand-by Power

Transfer Switches

Automatic	100%			2017	**	3-5	\$2,000	B
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Generators

Diesel	100%			2008	\$65,900	5	\$300	B
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Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.

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

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

**HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL PEDIATRIC BUILDING
Asset # : 104**

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Nickel Cadium	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2012	\$1,300	2	\$500	B
HID	95%			2012	\$167,400	2	\$123,100	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2032	**	5	\$10,200	B
Distribution								
Steam Piping/Pump	100%			2022	**	3	\$6,600	B
Terminal Devices								
Air Handler	25%			2012	\$64,900			B
Convactor/Radiator	75%			2017	**	2	\$24,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$500	B
Conversion Equipment								
Int Pkg Unit - Cool	25%			2010	\$155,000			B
Reciprocating Compr	75%			2021	**	5	\$50,800	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2022	**	3-4	\$9,800	B
Terminal Devices								
Air Handler/Cool	100%			2012	\$204,400	4	\$3,800	B
Heat Rejection								
Water Cool Tower	100%			2016	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$40,800	B
Exhaust Fans								
Interior	100%			2017	**	3-10	\$23,700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$11,800	B

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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 PEDIATRIC BUILDING
Asset # : 104**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Hot Water Heater								
Single Type	10%			2013	\$1,100	3-5	\$1,200	B
No Component	90%							D
<hr/>								
HW Heat Exchanger								
Single Type	100%			2015	* *			B
<hr/>								
Sanitary Piping								
Single Type	100%			2022	* *			B
<hr/>								
Storm Drain Piping								
Single Type	100%			2022	* *			B
<hr/>								
Sump Pump(s)								
Single Type	100%			2010	\$9,300	4	\$2,000	B
<hr/>								
Non-Water Piping								
Single Type	100%			2022	* *	3	\$800	B
<hr/>								

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : HARLEM HOSPITAL WOMEN'S PAVILLION
Address : 16 WEST 137 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.030 / 2599 **Yr Built/Renovated** : 1934 /
Area Sq Ft : 138,165 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Mar-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,6,7,8

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$1,233,500	\$93,300
Interior Architecture	\$110,700	
Electrical	\$76,400	\$785,700
Mechanical	\$43,900	\$713,300
Total	\$1,464,600	\$1,592,300
Priority A	\$1,233,500	\$93,300
Priority B	\$120,300	\$1,499,000
Priority C	\$110,700	
Total	\$1,464,600	\$1,592,300

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$22,900			\$23,500
Interior Architecture	\$21,400	\$2,100	\$7,000	\$8,600
Electrical	\$48,900	\$50,000	\$1,900	\$50,800
Mechanical	\$53,900	\$14,500	\$46,800	\$40,200
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$170,900	\$90,300	\$79,300	\$146,800
Priority A	\$22,900			\$23,500
Priority B	\$136,000	\$88,200	\$72,300	\$114,700
Priority C	\$11,900	\$2,100	\$7,000	\$8,600
Total	\$170,900	\$90,300	\$79,300	\$146,800



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$163,000	LIFE	**	5	\$93,300	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT BULKHEADS</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT BULKHEADS</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT BULKHEADS AND SOUTH FACADE</i>								
Masonry: Limestone	10%	Now	\$67,700	LIFE	**	3-5	\$37,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT CORNICE</i>								
Windows								
Aluminum	10%			2028	**	5	\$2,100	A
Steel	90%	Now	\$774,500	2027	**	5	\$19,100	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
Parapets								
Masonry: Brick	85%	Now	\$46,900	LIFE	**	3	\$31,000	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT BULKHEADS</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT BULKHEADS</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
Masonry: Limestone	15%	Now	\$14,900	LIFE	**	3	\$5,800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
Roof								
Built-Up (BUR)	75%	0-2	\$181,500	2022	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Ridging, Extent : Moderate, Area Affected : 25%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
Modified Bitumen	25%	0-2	\$8,100	2017	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 40%</i>								

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2008	\$110,700	3	\$34,300	C
Cast in Place Concrete	10%			LIFE	**	5	\$5,000	C
Ceramic Tile	5%			2040	**	5	\$6,700	C
Raised Access Floor	5%			2021	**	5	\$4,200	C
Terrazzo	15%			LIFE	**	8	\$16,500	C
Vinyl Tile	50%			2027	**	5	\$14,000	C
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$300	C
Masonry: Brick	5%			LIFE	**	5	\$500	C
Plaster	55%			LIFE	**	5	\$2,400	C
SGFT/Glazed Masonry	25%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	10%			2025	**	5	\$3,200	B
				<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>				
AcousTileSusp.Lay-In	50%			2015	**	5	\$15,800	B
Plaster	40%			LIFE	**	5	\$8,600	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2010	\$12,500	5	\$14,000	B
Switchgear								
Fused Disc Sw	90%			2012	\$72,300	3-5	\$5,500	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Explanation : MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>				
Molded Case Bkrs	10%			2012	\$8,000	3-5	\$600	B
Raceway								
Conduit	100%			2012	\$94,200			B
Panelboards								
Molded Case Bkrs	60%			2011	\$48,700	3	\$4,600	B
Molded Case Bkrs	30%			2020	**	3	\$2,300	B
Molded Case Bkrs	10%	2-4	\$8,100	2037	**	3	\$600	B
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$76,400	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2032	**			B
Thermoplastic	10%			2012	\$10,900			B
Motor Controllers								
Locally Mounted	10%			2029	**	5	\$500	B
Locally Mounted	20%	2-4	\$28,700	2032	**	5	\$500	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Locally Mounted	70%			2010	\$100,300	5	\$3,600	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2010	\$9,700	3-5	\$4,700	B
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Lighting								
General Lighting								
Exit	5%			2012	\$2,600	2	\$1,100	B
Fluorescent	95%			2012	\$470,300	2	\$243,400	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2022	**	5	\$20,200	B
Conversion Equipment								
PRV/L.P. Steam	100%			2025	**			B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 60%</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$33,200	2022	**	3	\$13,000	B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
Terminal Devices								
Convactor/Radiator	100%			2017	**	2	\$63,400	B
Air Conditioning								

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2020	**	5	\$900	B
Conversion Equipment								
Int Pkg Unit - Cool	10%			2010	\$122,500			B
Reciprocating Compr	10%			2015	**	5	\$13,400	B
Ext Pkg Unit - Cool	10%			2008	\$43,900			B
No Component	70%							D
Terminal Devices								
Air Handler/Dir Expansion	10%			2012	\$8,900	2	\$1,800	B
No Component	90%							D
Heat Rejection								
Air Condenser Unit	10%			2008	\$5,700			B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$80,700	B
Exhaust Fans								
Interior	95%			2012	\$99,900	3-10	\$38,500	B
Roof	5%			2012	\$3,800	2-10	\$2,400	B
Plumbing								
H/C Water Piping								
Single Type	100%			2010	\$284,200	3-5	\$20,000	B
HW Heat Exchanger								
Single Type	100%			2008	\$29,500			B
Sanitary Piping								
Single Type	100%			2012	\$206,700			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2010	\$9,300	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2022	**	3	\$1,600	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG AA - ANNEX 3
Address : 451 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.180 / 298 **Yr Built/Renovated** : 1912 /
Area Sq Ft : 9,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 29-Jan-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$295,400	
Mechanical		\$79,000
Total	\$295,400	\$79,000
Priority A	\$295,400	
Priority B		\$79,000
Total	\$295,400	\$79,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$44,700			\$1,300
Interior Architecture	\$6,500		\$4,400	\$300
Electrical	\$32,500		\$4,100	\$100
Mechanical	\$300	\$1,700		\$1,400
Total	\$84,000	\$1,700	\$8,400	\$3,100
Priority A	\$44,700			\$1,300
Priority B	\$34,700	\$1,700	\$4,100	\$1,500
Priority C	\$4,600		\$4,400	\$300
Total	\$84,000	\$1,700	\$8,400	\$3,100



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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG AA - ANNEX 3
Asset # : 298

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Masonry: Brick	100%	Now	\$123,500	LIFE	**	5	\$23,600	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>								
<hr/>								
Windows Wood	100%	Now	\$31,500	2039	**	5	\$1,000	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i> <i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 65%</i> <i>Location : Throughout</i>								
<i>Vandalism, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout</i>								
<hr/>								
Parapets Metal Cornice	100%	Now	\$62,500	2039	**	3	\$3,500	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i> <i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 45%</i> <i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 35%</i> <i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>								
<hr/>								
Roof Modified Bitumen	98%	Now	\$109,400	2024	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Third Floor</i>								
Skylight, Plastic	2%	Now	\$13,200	2044	**	3	\$500	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								

Interior

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG AA - ANNEX 3
Asset # : 298

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Carpet	5%	0-2	\$3,200	2016	**	3	\$800	C	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Third Floor</i>									
Vinyl Tile	45%			2029	**	5	\$1,100	C	
Wood	50%			2017	**	5	\$8,700	C	
Interior Walls									
Gypsum Board	10%			LIFE	**	5	\$100	C	
Plaster	90%			LIFE	**	5	\$2,600	C	
Ceilings									
Plaster	100%			LIFE	**	5	\$3,800	B	

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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%	2-4	\$9,800	2044	**	5	\$300	B	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
Raceway									
Conduit	100%			2014	\$8,600			B	
Panelboards									
Molded Case Bkrs	100%	2-4	\$10,100	2039	**	3	\$400	B	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
Wiring									
Braided Cloth	100%	2-4	\$8,500	2039	**			B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Lighting									
General Lighting									
Emergency	5%			2009	\$600	2	\$100	B	
Exit	5%			2009	\$200	2	\$100	B	
Fluorescent	80%			2009	\$29,600	2	\$18,000	B	
Incandescent	10%			2009	\$3,700	2	\$2,300	B	

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

Heating

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG AA - ANNEX 3
Asset # : 298

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2034	**	5	\$1,800	B
Conversion Equipment								
PRV/L.P. Steam	100%			2010	\$5,200			B
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$1,100	B
Terminal Devices								
Convactor/Radiator	100%			2012	\$79,000	2	\$5,600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2014	\$25,000	3-5	\$2,000	B
HW Heat Exchanger								
Low Temp	100%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2014	\$18,200			B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Address : 451 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.040 / 128 **Yr Built/Renovated** : 1927 /
Area Sq Ft : 51,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 29-Jan-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,7

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$1,343,900	\$270,100
Electrical	\$107,500	\$526,100
Mechanical		\$599,400
Total	\$1,451,400	\$1,395,700
Priority A	\$1,343,900	\$270,100
Priority B	\$107,500	\$1,125,600
Total	\$1,451,400	\$1,395,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$78,800			\$22,600
Interior Architecture	\$66,300		\$4,100	\$2,600
Electrical	\$22,600		\$23,200	\$400
Mechanical	\$11,800	\$9,100	\$9,000	\$11,700
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$195,400	\$24,900	\$52,100	\$53,000
Priority A	\$78,800			\$22,600
Priority B	\$57,400	\$24,900	\$48,300	\$27,900
Priority C	\$59,100		\$3,700	\$2,600
Total	\$195,400	\$24,900	\$52,100	\$53,000



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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Asset # : 128

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$258,900	LIFE	**	5	\$148,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade,North Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : se corner at the south side of bldg.</i>								
Masonry: Granite	3%			LIFE	**	3-5	\$24,200	A
Masonry: Limestone	2%	Now	\$21,500	LIFE	**	3-5	\$11,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Spandrels</i>								
Stucco Cement	5%	Now	\$13,500	2022	**	3-5	\$22,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
Windows								
Aluminum	95%	Now	\$930,200	2039	**	5	\$13,800	A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Penthouse</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Steel	5%	Now	\$59,400	2029	**	5	\$1,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	90%	Now	\$32,600	LIFE	**	3	\$21,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%	Now	\$4,000	2024	**	3	\$900	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Roof</i>								

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Asset # : 128

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	35%	Now	\$39,300	2024	**			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Lower Roof,South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Lower Roof,South Facade</i>								
IRMA/Protected Membrane	63%			2014	\$121,900	5	\$13,300	A
Skylight, Metal/Glass	2%	Now	\$56,000	2044	**	3	\$1,400	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Lower Roof,South Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Lower Roof,South Facade</i>								
Interior								
Floors								
Carpet	10%	Now	\$32,900	2016	**	3	\$7,700	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Penthouse</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
Terrazzo	30%			LIFE	**	8	\$29,400	C
Vinyl Tile	60%			2017	**	5	\$7,500	C
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$1,000	C
Plaster	90%			LIFE	**	5	\$22,000	C
Ceilings								
AcousTileSusp.Lay-In	5%			2017	**	5	\$700	B
Exposed Concrete	20%			LIFE	**			B
Plaster	75%			LIFE	**	5	\$14,500	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2014	\$14,400	5	\$3,100	B
Switchgear								
Molded Case Bkrs	100%			2014	\$80,300	3-5	\$2,700	B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Asset # : 128

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2014	\$68,900			B
Conduit	10%			2024	**			B
Panelboards								
Molded Case Bkrs	100%			2013	\$71,000	3	\$2,100	B
Wiring								
Braided Cloth	90%	2-4	\$72,400	2039	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	10%			2024	**			B
Motor Controllers								
Locally Mounted	90%	2-4	\$35,100	2034	**	5	\$800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : On Extended Life.</i>								
Locally Mounted	10%			2012	\$3,900	5	\$200	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	**	3-5	\$1,700	B
Lighting								
General Lighting								
Exit	3%			2009	\$600	2	\$300	B
Fluorescent	90%			2009	\$302,100	2	\$102,900	B
HID	1%			2009	\$1,600	2	\$1,100	B
Incandescent	6%			2009	\$20,100	2	\$6,900	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2024	**	5	\$9,000	B
Conversion Equipment								
PRV/L.P. Steam	100%			2017	**			B
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$5,800	B
Terminal Devices								
Convactor/Radiator	100%			2012	\$401,000	2	\$28,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$45,000	B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Asset # : 128

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans Interior	100%			2014	\$46,900	3-10	\$20,900	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2024	**	3-5	\$7,700	B
HW Heat Exchanger Low Temp	100%			2024	**			B
Sanitary Piping Cast Iron	100%			2014	\$92,200			B
Storm Drain Piping Cast Iron	100%			2014	\$59,300			B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC
Address : 451 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.030 / 127 **Yr Built/Renovated** : 1940 /
Area Sq Ft : 164,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 29-Jan-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$1,914,500	\$558,800
Interior Architecture	\$36,200	\$110,000
Electrical	\$95,700	\$1,357,300
Mechanical		\$170,700
Total	\$2,046,400	\$2,196,800
Priority A	\$1,914,500	\$558,800
Priority B	\$95,700	\$1,528,000
Priority C	\$36,200	\$110,000
Total	\$2,046,400	\$2,196,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$14,900		\$700	\$43,400
Interior Architecture	\$57,200		\$10,900	\$5,700
Electrical	\$51,000	\$100	\$55,500	\$1,400
Mechanical	\$54,700	\$8,600	\$65,600	\$24,200
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
Total	\$198,600	\$29,500	\$153,500	\$95,400
Priority A	\$14,900		\$700	\$43,400
Priority B	\$138,300	\$29,500	\$145,700	\$46,300
Priority C	\$45,300		\$7,000	\$5,700
Total	\$198,600	\$29,500	\$153,500	\$95,400



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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC
Asset # : 127

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$595,800	LIFE	**	5	\$341,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East Facade at north east wing above upper floor windows.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	Now	\$158,900	LIFE	**	5	\$22,700	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
Masonry: Limestone	5%	Now	\$148,500	LIFE	**	3-5	\$81,300	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Spandrels, north and south facades.</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Spandrels, north and south facades.</i>								
Metal: Cage/Fence	15%	Now	\$151,900	2019	**	3	\$25,700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout the north east & west wings and south east & west wings.</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout the north east & west wings and south east and & west wings.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout the north east & west wings and south east & west wings.</i>								
Windows								
Aluminum	20%			2022	**	5	\$1,500	A
Metal/Detention Type	15%	0-2	\$188,000	2034	**	5	\$1,600	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 5th & 6th floors</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout, 5th Floor</i>								
Steel	65%			2010		5	\$9,600	A
Parapets								
Masonry: Brick	90%	Now	\$101,700	LIFE	**	3	\$33,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$10,100	LIFE	**	3	\$3,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, coping</i>								

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC
Asset # : 127

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	50%	Now	\$178,500	2024	**			A
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower roof, upper roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower roof, upper roof</i>								
Metal Panel	5%			2019	**	5	\$5,600	A
Panel/Paver: Cer/Brk	45%	Now	\$391,300	LIFE	**	5	\$27,000	A
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 5th Floor, terrace roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 5th Floor, terrace roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 5th Floor Terrace Roof</i>								
Interior								
Floors								
Carpet	10%			2010	\$73,800	3	\$22,900	C
Terrazzo	25%			LIFE	**	8	\$54,800	C
Vinyl Tile	15%			2029	**	5	\$4,200	C
Vinyl Tile	50%			2017	**	5	\$14,000	C
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$18,900	C
Metal Panel	5%			LIFE	**	5	\$5,400	C
Plaster	65%			LIFE	**	5	\$72,300	C
SGFT/Glazed Masonry	25%			LIFE	**			C
Ceilings								
AcousTile, Adhered	25%			2017	**	5	\$7,900	B
Exposed Concrete	20%			LIFE	**			B
Plaster	55%			LIFE	**	5	\$23,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2014	\$29,200	5	\$10,100	B
Switchgear								
Air Circuit Breaker	20%			2014	\$18,700	3-5	\$1,800	B
Molded Case Bkrs	80%			2014	\$74,900	3-5	\$6,900	B

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC
Asset # : 127

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2014	\$108,800			B
Conduit	10%			2024	**			B
Panelboards								
Molded Case Bkrs	90%			2013	\$91,300	3	\$6,100	B
Molded Case Bkrs	10%			2022	**	3	\$700	B
Wiring								
Braided Cloth	70%	2-4	\$95,700	2039	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	30%			2024	**			B
Motor Controllers								
Locally Mounted	100%			2012	\$186,200	5	\$6,000	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	**	3-5	\$5,500	B
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Lighting								
General Lighting								
Exit	3%			2022	**	2	\$600	B
Fluorescent	91%			2009	\$849,200	2	\$233,100	B
HID	1%			2009	\$3,500	2	\$2,600	B
Incandescent	5%			2009	\$46,900	2	\$12,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2024	**	5	\$20,200	B
Conversion Equipment								
PRV/L.P. Steam	100%			2017	**			B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC
Asset # : 127

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%			2034	**	3	\$13,000	B
Terminal Devices								
Air Handler	20%			2014	\$102,600			B
Convactor/Radiator	80%			2019	**	2	\$50,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$900	B
Conversion Equipment								
Reciprocating Compr	20%			2023	**	5	\$26,800	B
No Component	80%							D
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$116,800	B
Terminal Devices								
Air Handler/Cool	100%			2019	**	4	\$7,500	B
Heat Rejection								
Air Condenser Unit	100%			2023	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$100,800	B
Exhaust Fans								
Interior	10%			2014	\$10,500	3-10	\$4,700	B
Roof	90%			2014	\$68,100	2-10	\$43,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	3-5	\$20,000	B
HW Heat Exchanger								
Low Temp	100%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$9,300	4	\$2,000	B
Non-Water Piping								
Natural Gas	100%			2034	**	3	\$1,600	B
Sewage Ejector(s)								
Compressed Air	100%			2044	**	4	\$1,300	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : **KINGS COUNTY HOSPITAL CENTER BLDG H - CANCER HOSPITAL**
Address : **451 CLARKSON AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.050 / 2673** **Yr Built/Renovated** : **1912 /**
Area Sq Ft : **36,800** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **29-Jan-2003** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,5,ph**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$1,317,800	\$146,700
Electrical		\$206,500
Mechanical		\$447,400
Total	\$1,317,800	\$800,600
Priority A	\$1,317,800	\$146,700
Priority B		\$654,000
Total	\$1,317,800	\$800,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$24,300			\$25,400
Interior Architecture	\$94,800		\$4,800	\$2,300
Electrical	\$34,100		\$16,300	\$300
Mechanical	\$7,200	\$5,400	\$5,600	\$4,500
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$165,300	\$10,300	\$31,600	\$37,400
Priority A	\$24,300			\$25,400
Priority B	\$66,000	\$10,300	\$28,800	\$9,700
Priority C	\$75,100		\$2,800	\$2,300
Total	\$165,300	\$10,300	\$31,600	\$37,400



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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG H - CANCER HOSPITAL
Asset # : 2673

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%	Now	\$290,100	LIFE	**	3-5	\$47,700	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Spandrels</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout,Spandrels</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout,Spandrels</i>								
Masonry: Brick	70%	Now	\$244,300	LIFE	**	5	\$69,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Masonry: Brick	5%	Now	\$34,900	LIFE	**	5	\$5,000	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
Wood	10%	Now	\$328,400	2044	**	3-5	\$27,200	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Balconies</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Balconies</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : At Balconies</i>								
Windows								
Wood	100%	Now	\$380,600	2039	**	5	\$12,400	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG H - CANCER HOSPITAL
Asset # : 2673

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$22,900	LIFE	**	3	\$3,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout cornice,Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout cornice,Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : cornice</i>								
Masonry: Brick	85%	Now	\$39,600	LIFE	**	3	\$13,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	85%			2014	\$71,700			A
Copper/Terne	5%			2029	**	5	\$500	A
Panel/Paver: Cer/Brk	10%			LIFE	**	5	\$2,800	A
Interior								
Floors								
Carpet	15%			2010	\$29,900	3	\$9,300	C
Vinyl Tile	10%	Now	\$32,200	2054	**	5	\$400	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : Penthouse</i>								
Vinyl Tile	50%			2042	**	5	\$3,800	C
Vinyl Tile	25%			2017	**	5	\$1,900	C
Interior Walls								
Plaster	15%	Now	\$31,400	LIFE	**	5	\$1,600	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Penthouse</i>								
Plaster	85%			LIFE	**	5	\$18,400	C

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG H - CANCER HOSPITAL
Asset # : 2673

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	45%			2017	**	5	\$3,800	B
Plaster	15%	Now	\$17,400	LIFE	**	5	\$900	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Plaster	40%			LIFE	**	5	\$4,700	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2014	\$2,700	5	\$2,700	B
Transformers								
Dry Type	100%			2012	\$12,500	5	\$3,700	B
Switchgear								
Molded Case Bkrs	100%			2014	\$40,100	3-5	\$1,900	B
Raceway								
Conduit	100%			2014	\$21,800			B
Panelboards								
Fused Knife Sw	10%	2-4	\$3,000	2039	**	3	\$200	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	90%			2022	**	3	\$1,400	B
Wiring								
Braided Cloth	75%	2-4	\$17,600	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	25%			2014	\$5,900			B
Motor Controllers								
Locally Mounted	100%			2012	\$18,600	5	\$1,400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	**	3-5	\$1,200	B
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG H - CANCER HOSPITAL
Asset # : 2673

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

Lighting

General Lighting								
Exit	5%			2009	\$700	2	\$300	B
Fluorescent	80%			2009	\$166,400	2	\$55,400	B
HID	5%			2009	\$4,700	2	\$3,500	B
Incandescent	10%			2009	\$20,300	2	\$6,900	B

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

Heating

Energy Source								
District Steam	100%			2034	**	5	\$5,500	B
Conversion Equipment								
PRV/L.P. Steam	100%			2017	**			B
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$3,500	B
Terminal Devices								
Convactor/Radiator	100%			2012	\$242,900	2	\$17,200	B

Air Conditioning

Energy Source								
Electricity	100%			2022	**	5	\$200	B
Conversion Equipment								
Ext Pkg - Cool/Ht	10%			2017	**			B
No Component	90%							D

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$27,300	B

Plumbing

H/C Water Piping								
Brass/Copper	100%			2014	\$76,800	3-5	\$6,300	B
HW Heat Exchanger								
Low Temp	100%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2014	\$55,900			B
Storm Drain Piping								
Cast Iron	100%			2014	\$35,900			B
Sump Pump(s)								
Rigid Piping	100%			2009	\$9,300	4	\$2,000	B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG H - CANCER HOSPITAL
Asset # : 2673

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Non-Water Piping								
Natural Gas	100%			2014	\$35,900	3	\$600	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG J - PSYCHIATRIC
Address : 451 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.140 / 2672 **Yr Built/Renovated** : 1913 /
Area Sq Ft : 18,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 29-Jan-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$480,600	\$36,600
Interior Architecture	\$117,900	
Electrical		\$65,900
Mechanical	\$311,300	\$49,300
Total	\$909,800	\$151,900
Priority A	\$480,600	\$36,600
Priority B	\$370,100	\$115,200
Priority C	\$59,100	
Total	\$909,800	\$151,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$600		\$8,400
Interior Architecture	\$1,900		\$2,400	\$900
Electrical	\$25,100	\$200	\$9,100	
Mechanical	\$31,200	\$1,700	\$7,000	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$62,100	\$6,400	\$22,500	\$14,300
Priority A		\$600		\$8,400
Priority B	\$60,200	\$5,800	\$20,500	\$5,000
Priority C	\$1,900		\$2,000	\$900
Total	\$62,100	\$6,400	\$22,500	\$14,300



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG J - PSYCHIATRIC
Asset # : 2672

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$68,500	LIFE	**	3-5	\$13,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout, Spandrels</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Spandrels</i>								
Masonry: Brick	90%	Now	\$128,000	LIFE	**	5	\$36,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%	Now	\$126,800	2039	**	5	\$4,100	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 45%</i>								
Parapets								
Cast Stone/Terra Cotta	35%	Now	\$48,300	LIFE	**	3	\$6,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
Masonry: Brick	65%	Now	\$54,700	LIFE	**	3	\$9,100	A
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Spalling, Extent : Moderate, Area Affected : 45%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Upper Roof</i>								
Roof								
Built-Up (BUR)	95%	Now	\$54,400	2024	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Vestibule</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Upper Roof</i>								
Skylight, Metal/Glass	5%			2024	**	3	\$1,800	A

Interior

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG J - PSYCHIATRIC
Asset # : 2672

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2010	\$11,900	3	\$3,700	C
Vinyl Tile	90%			2017	**	5	\$4,100	C
Interior Walls								
Ceramic Tile	10%			LIFE	**	5	\$1,900	C
Plaster	90%	Now	\$59,100	LIFE	**	5	\$6,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Floors At Stairs Vestibule.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : upper floor at stairs.</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2017	**	5	\$800	B
Plaster	85%	Now	\$58,800	LIFE	**	5	\$3,000	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : upper floors at stairs and offices.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Floors At Stairs And Vestibule</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2024	**	5	\$1,400	B
Switchgear								
Fused Disc Sw	100%			2024	**	3-5	\$800	B
Raceway								
Conduit	80%			2014	\$12,900			B
Conduit	20%			2024	**			B
Panelboards								
Fused Disc Sw	40%			2013	\$6,100	3	\$300	B
Molded Case Bkrs	40%			2013	\$6,100	3	\$300	B
Molded Case Bkrs	20%			2022	**	3	\$200	B
Wiring								
Braided Cloth	80%	2-4	\$10,400	2039	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	20%			2014	\$2,600			B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG J - PSYCHIATRIC
Asset # : 2672

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2012	\$1,100	5	\$100	B
Locally Mounted	80%			2019	**	5	\$600	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	0-2	\$6,700	2034	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Painted.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2012	\$9,700	3-5	\$600	B
Generators								
Diesel	100%			2010	\$65,900	5	\$100	B
Batteries								
Lead/Acid	100%			2007	\$600			B
Lighting								
General Lighting								
Exit	3%			2022	**	2	\$100	B
Fluorescent	85%			2009	\$17,500	2	\$35,100	B
Incandescent	12%			2009	\$2,500	2	\$5,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2034	**	5	\$3,200	B
Conversion Equipment								
PRV/L.P. Steam	100%			2017	**			B
Distribution								
Steam Piping/Pump	100%			2034	**	3	\$2,100	B
Terminal Devices								
Convactor/Radiator	100%			2019	**	2	\$10,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2022	**	5	\$100	B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG J - PSYCHIATRIC
Asset # : 2672

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Cool	25%	Now	\$9,900	2012	\$49,300			B
	<i>Not in Service, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Basement</i>							
Reciprocating Compr	25%	Now	\$6,500	2023	**	5	\$2,700	B
	<i>Not in Service, Extent : Severe, Area Affected : 70%</i>							
	<i>Location : Basement</i>							
No Component	50%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2014	\$27,200	3-4	\$3,700	B
Terminal Devices								
Fan Coil - Cooling	100%	Now	\$59,000	2024	**			B
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Various Locations</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$252,300	LIFE	**	2	\$13,000	B
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Various Locations</i>							
Exhaust Fans								
Roof	100%	Now	\$12,200	2024	**	2-6	\$4,400	B
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$2,800	B
HW Heat Exchanger								
Low Temp	100%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$9,300	4	\$2,000	B

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

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Address : 451 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.190 / 299 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 62,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Jan-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$991,700	\$229,400
Interior Architecture	\$105,500	
Electrical	\$102,200	\$489,900
Mechanical		\$202,900
Total	\$1,199,400	\$922,200
Priority A	\$991,700	\$229,400
Priority B	\$102,200	\$692,800
Priority C	\$105,500	
Total	\$1,199,400	\$922,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$68,300			\$15,500
Interior Architecture	\$35,500		\$3,400	
Electrical	\$29,000		\$26,200	\$500
Mechanical	\$17,700	\$6,300	\$16,100	\$6,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$154,400	\$10,300	\$49,600	\$26,500
Priority A	\$68,300			\$15,500
Priority B	\$61,200	\$10,300	\$46,200	\$11,000
Priority C	\$24,900		\$3,400	
Total	\$154,400	\$10,300	\$49,600	\$26,500



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$307,500	LIFE	**	5	\$88,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Roof at vertical piers of terrace.</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Roof at vertical brick piers at terrace.</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Roof at vertical piers of terrace.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : stair exit no.5.in basement.</i>								
Masonry: Limestone	5%	Now	\$30,200	LIFE	**	3-5	\$16,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout,Coping,Spandrels</i>								
Windows								
Wood	100%	Now	\$509,400	2039	**	5	\$16,600	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$88,700	LIFE	**	3	\$29,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$17,700	LIFE	**	3	\$3,400	A
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout cornice and coping.</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout corners at cornice.</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	60%	Now	\$14,100	2014	\$141,400			A
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout corners at cornice.</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof,west side.</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Lower Roof,west side.</i>								
Copper/Terne	25%	Now	\$6,200	2029	**	5	\$3,600	A
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	15%	Now	\$86,100	LIFE	**	5	\$5,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Upper Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$4,900	C
Terrazzo	40%			LIFE	**	8	\$42,900	C
Vinyl Tile	50%			2017	**	5	\$6,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$1,700	C
Plaster	90%	Now	\$105,500	LIFE	**	5	\$10,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement,4th Floor,Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement,4th Floor,Corridors</i>								
Plywood/Hardboard	5%			LIFE	**	5	\$400	C
Ceilings								
Plaster	100%			LIFE	**	5	\$21,200	B

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

Under 600 Volts

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2014	\$14,400	5	\$4,500	B
Switchgear								
Fused Knife Sw	90%	2-4	\$60,200	2044	**	3-5	\$1,900	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 1%</i>								
Molded Case Bkrs	10%			2024	**	3-5	\$300	B
Raceway								
Conduit	100%			2014	\$61,400			B
Panelboards								
Fused Knife Sw	10%	2-4	\$4,600	2039	**	3	\$300	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	40%			2022	**	3	\$1,000	B
Molded Case Bkrs	50%			2013	\$22,800	3	\$1,300	B
Wiring								
Braided Cloth	60%	2-4	\$42,000	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	40%			2014	\$28,000			B
Motor Controllers								
Locally Mounted	100%			2012	\$55,300	5	\$2,300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	**	3-5	\$2,100	B
Generators								
Diesel	100%			2017	**	5	\$400	B
Batteries								
Lead/Acid	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2009	\$1,300	2	\$500	B
Fluorescent	80%			2009	\$311,000	2	\$100,200	B
HID	5%			2009	\$8,500	2	\$6,300	B
Incandescent	10%			2009	\$39,400	2	\$12,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2024	**	5	\$9,900	B

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment PRV/L.P. Steam	100%			2017	**			B
Distribution Steam Piping/Pump	100%			2024	**	3	\$6,400	B
Terminal Devices Convactor/Radiator	100%			2019	**	2	\$31,000	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$49,300	B
Exhaust Fans Roof	100%			2014	\$64,000	2-10	\$23,800	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2014	\$138,900	3-5	\$11,400	B
HW Heat Exchanger Low Temp	100%			2024	**			B
Sanitary Piping Cast Iron	100%			2024	**			B
Storm Drain Piping Cast Iron	100%			2024	**			B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG N - STAFF HOUSE
Address : 451 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.150 / 113 **Yr Built/Renovated** : 1912 /
Area Sq Ft : 47,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 29-Jan-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$1,231,500	\$76,800
Electrical		\$215,900
Mechanical		\$381,600
Total	\$1,231,500	\$674,200
Priority A	\$1,231,500	\$76,800
Priority B		\$597,500
Total	\$1,231,500	\$674,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$56,700	\$1,300		\$97,800
Interior Architecture	\$21,900		\$4,800	
Electrical	\$32,100	\$17,500	\$2,100	\$17,700
Mechanical		\$5,500	\$1,500	\$5,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$114,600	\$28,300	\$12,400	\$124,800
Priority A	\$56,700	\$1,300		\$97,800
Priority B	\$42,400	\$27,000	\$7,500	\$27,000
Priority C	\$15,600		\$4,800	
Total	\$114,600	\$28,300	\$12,400	\$124,800



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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG N - STAFF HOUSE
Asset # : 113

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$82,600	LIFE	**	3-5	\$27,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Spandrels</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Metal flashing along spandrel.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Spandrels</i>								
Masonry: Brick	90%	Now	\$134,100	LIFE	**	5	\$76,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : north and south terraces.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%	Now	\$466,600	2039	**	5	\$15,200	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : north and south terraces.</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : north and south terraces.</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : north and south terraces.</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : north and south terraces.</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG N - STAFF HOUSE
Asset # : 113

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	85%	Now	\$479,300	LIFE	**	3	\$256,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout cornice</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout cornice</i>								
Masonry: Brick	5%	Now	\$34,400	LIFE	**	3	\$11,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout cornice</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : north and south terraces.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : north and south terraces.</i>								
Metal Rail	10%	0-2	\$68,900	2029	**	3	\$5,300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South And North Terraces</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : north and south terraces.</i>								
Roof								
Built-Up (BUR)	5%	Now	\$6,500	2024	**			A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Lower Roof</i>								
Copper/Terne	85%			2029	**	5	\$13,300	A
Panel/Paver: Cer/Brk	5%	Now	\$15,800	LIFE	**	5	\$1,100	A
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : north and south terraces.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : north and south terraces.</i>								
Skylight, Metal/Glass	5%			2024	**	3	\$4,000	A
Interior								
Floors								
Vinyl Tile	20%			2042	**	5	\$1,900	C
Vinyl Tile	80%			2017	**	5	\$7,700	C
Interior Walls								
Masonry: Brick	10%			LIFE	**	5	\$6,700	C
Plaster	85%			LIFE	**	5	\$23,400	C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Windows</i>								
Wood	5%			LIFE	**	5	\$1,000	C

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG N - STAFF HOUSE
Asset # : 113

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

Interior

Ceilings

Exposed Concrete	15%			LIFE	**			B
Plaster	85%			LIFE	**	5	\$12,700	B

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

Under 600 Volts

Switchgear

Molded Case Bkrs	100%			2014	\$53,500	3-5	\$2,400	B
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Raceway

Conduit	90%			2014	\$28,600			B
Conduit	10%			2024	**			B

Panelboards

Molded Case Bkrs	90%			2013	\$27,400	3	\$1,700	B
Molded Case Bkrs	10%			2022	**	3	\$200	B

Wiring

Braided Cloth	90%	2-4	\$31,700	2039	**			B
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Other Observation, Extent : Light, Area Affected : 100%
Explanation : Insulation Aged.

Thermoplastic	10%			2024	**			B
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Motor Controllers

Locally Mounted	100%			2027	**	5	\$1,700	B
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Stand-by Power

Transfer Switches

Automatic	100%			2012	\$9,700	3-5	\$1,600	B
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Lighting

General Lighting

Exit	2%			2022	**	2	\$200	B
Fluorescent	95%			2014	\$162,400	2	\$84,000	B
HID	1%			2014	\$1,200	2	\$900	B
Incandescent	2%			2014	\$3,400	2	\$1,800	B

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

Heating

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG N - STAFF HOUSE
Asset # : 113

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2024	**	5	\$7,000	B
Distribution								
Steam Piping/Pump	100%			2034	**	3	\$4,500	B
Terminal Devices								
Convactor/Radiator	100%			2012	\$310,200	2	\$21,900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$5,900	B
HW Heat Exchanger								
Low Temp	100%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2014	\$71,400			B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Address : 451 CLARKSON AVENUE
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 : 29-Jan-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$2,070,600	\$146,600
Electrical	\$64,600	\$537,100
Mechanical	\$53,000	\$441,400
Total	\$2,188,300	\$1,125,200
Priority A	\$2,070,600	\$146,600
Priority B	\$117,700	\$978,500
Total	\$2,188,300	\$1,125,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$86,700		\$1,500	\$143,200
Interior Architecture	\$39,700		\$14,200	
Electrical	\$38,400	\$2,400	\$42,100	\$2,800
Mechanical	\$43,100	\$8,100	\$48,700	\$3,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$217,700	\$20,400	\$116,300	\$159,000
Priority A	\$86,700		\$1,500	\$143,200
Priority B	\$93,000	\$20,400	\$108,700	\$15,800
Priority C	\$38,000		\$6,100	
Total	\$217,700	\$20,400	\$116,300	\$159,000



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

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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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$371,300	LIFE	**	5	\$106,300	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 45%</i>								
<i>Location : East Facade,Bulkhead,Corners</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Spalling, Extent : Severe, Area Affected : 45%</i>								
<i>Location : East Facade,Bulkhead,Corners,Areaway(s)</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade,Bulkhead,Corners,Areaway(s)</i>								
Granite Panels	35%	Now	\$260,300	LIFE	**	3-5	\$283,500	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : North Facade,South Facade</i>								
<i>Loose/MISS Fasteners, Extent : Light, Area Affected : 35%</i>								
<i>Location : North Facade,South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Limestone	10%	Now	\$152,400	LIFE	**	3-5	\$81,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Slate Panels	5%			LIFE	**	3-5	\$114,800	A
Window Wall	5%			2027	**	6	\$4,300	A

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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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Windows									
Aluminum	95%	Now	\$1,011,600	2039	**	5	\$15,100	A	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : West Facade</i>									
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : West Facade</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>									
<i>Location : West Facade</i>									
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : West Facade</i>									
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : West Facade</i>									
Metal Louvers	5%			2030	**	5	\$27,400	A	
Parapets									
Masonry: Brick	70%	Now	\$96,700	LIFE	**	3	\$32,000	A	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : West Facade,Areaway(s)</i>									
<i>Spalling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : West Facade,Areaway(s)</i>									
Granite Panels	20%	Now	\$27,400	LIFE	**	3-5	\$10,600	A	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>									
<i>Location : North Facade,South Facade</i>									
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : North Facade,South Facade</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : North Facade,South Facade</i>									
Panel/Paver: Limestone	10%	Now	\$13,300	LIFE	**	5	\$300	A	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : West Facade,Areaway(s)</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : West Facade,Areaway(s)</i>									
Roof									
Built-Up (BUR)	95%	Now	\$178,400	2024	**			A	
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : West Facade,Areaway(s)</i>									
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 5th Floor Corridor Near Elevator</i>									
<i>Worm/Eroded, Extent : Moderate, Area Affected : 55%</i>									
<i>Location : West Facade,Areaway(s)</i>									
Metal Panel	5%			2027	**	5	\$3,000	A	

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Panel/Paver: Cer/Brk	35%			2030	**	5	\$32,400	C
Terrazzo	10%			LIFE	**	8	\$17,400	C
Vinyl Tile	30%			2017	**	5	\$6,700	C
Vinyl Tile	25%			2042	**	5	\$5,500	C
Interior Walls								
Concr Masonry Unit	20%			LIFE	**	5	\$10,100	C
Masonry: Brick	10%			LIFE	**	5	\$16,100	C
SGFT/Glazed Masonry	70%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	20%			2017	**	5	\$5,000	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Corridor Near Elevator</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Corridor Near Elevator</i>								
AcousTileSusp.Lay-In	45%			2017	**	5	\$11,300	B
AcousTileSusp.Lay-In	5%	Now	\$1,700	2023	**	5	\$600	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor Near Elevator</i>								
Exposed Concrete	30%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2014	\$27,400	5	\$6,700	B
Switchgear								
Air Circuit Breaker	100%			2014	\$120,400	3-5	\$5,100	B
Raceway								
Conduit	100%			2014	\$60,100			B
Panelboards								
Fused Disc Sw	10%			2013	\$8,100	3	\$400	B
Molded Case Bkrs	90%			2013	\$73,000	3	\$3,500	B
Wiring								
Braided Cloth	90%	2-4	\$64,600	2039	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	10%			2024	**			B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2012	\$3,800	5	\$700	B
Motor Control Center	80%			2012	\$125,600	5	\$2,700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2012	\$9,700	3-5	\$3,100	B
Generators								
Diesel	100%			2010	\$65,900	5	\$600	B
Batteries								
Lead/Acid	100%			2007	\$600			B
Lighting								
General Lighting								
Exit	3%			2022	**	2	\$500	B
Fluorescent	91%			2009	\$92,000	2	\$184,800	B
HID	1%			2009	\$1,300	2	\$2,000	B
Incandescent	5%			2014	\$5,100	2	\$10,200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2024	**	5	\$16,000	B
Conversion Equipment								
PRV/L.P. Steam	100%			2017	**			B
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$10,300	B
Terminal Devices								
Air Handler	40%			2014	\$162,600			B
Convactor/Radiator	40%			2019	**	2	\$20,100	B
Fan Coil Unit/Heat	20%			2014	\$225,800	4	\$1,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	5	\$700	B
Conversion Equipment								
Reciprocating Compr	100%			2027	**	5	\$106,100	B
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$92,600	B

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2019	**	4	\$5,900	B
Heat Rejection								
Air Condenser Unit	100%			2027	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$79,900	B
Exhaust Fans								
Interior	10%			2014	\$6,700	3-10	\$3,700	B
Roof	90%			2019	**	2-10	\$34,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$13,600	B
HW Heat Exchanger								
Low Temp	100%			2034	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$9,300	4	\$2,000	B
Non-Water Piping								
Natural Gas	100%			2024	**	3	\$1,200	B

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : **KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**
Address : **451 CLARKSON 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 : **28-Jan-2003** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,5,7,9,10,ph**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$1,137,100	\$229,700
Interior Architecture	\$172,600	\$55,600
Electrical	\$247,700	\$1,337,100
Mechanical	\$260,200	\$2,729,500
Total	\$1,817,600	\$4,352,000
Priority A	\$1,137,100	\$229,700
Priority B	\$507,900	\$4,066,600
Priority C	\$172,600	\$55,600
Total	\$1,817,600	\$4,352,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$89,400			\$14,700
Interior Architecture	\$43,800		\$18,200	\$9,100
Electrical	\$10,800	\$70,000	\$16,400	\$71,700
Mechanical	\$108,600	\$28,200	\$69,700	\$31,900
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Total	\$296,100	\$141,600	\$147,700	\$170,800
Priority A	\$89,400			\$14,700
Priority B	\$186,700	\$141,600	\$133,200	\$147,000
Priority C	\$19,900		\$14,500	\$9,100
Total	\$296,100	\$141,600	\$147,700	\$170,800



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$300,400	A
Masonry: Brick	10%	Now	\$30,900	LIFE	**	5	\$17,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
Masonry: Granite	2%	Now	\$12,400	LIFE	**	3-5	\$12,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade at retaining wall.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade at retaining wall.</i>								
Metal Panel	3%			2024	**	5	\$2,400	A
Windows								
Aluminum	10%			2030	**	5	\$3,400	A
Bronze/Brass	3%			2024	**	5	\$2,700	A
Steel	5%	Now	\$70,300	2029	**	5	\$1,700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse, Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse, Stairs</i>								
Wood	82%	Now	\$618,600	2039	**	5	\$20,100	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								

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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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	60%	Now	\$39,300	LIFE	**	3	\$26,000	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$11,800	LIFE	**	3	\$4,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Coping</i>								
Metal Rail	30%	Now	\$3,900	2017	**	3	\$3,100	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
Roof								
Built-Up (BUR)	10%	Now	\$28,800	2024	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Lower Roof</i>								
Clay Tile	48%	0-2	\$148,700	LIFE	**	5	\$10,100	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%			2029	**	5	\$700	A
IRMA/Protected Membrane	10%			2014	\$61,900	5	\$5,400	A
Traffic Topping	30%	Now	\$110,000	2024	**	5	\$2,600	A
<i>Blisters, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout 9th.floor terrace roofs along the east,south and north wings.</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Throughout terrace roofs along the east, south and north wings.</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout 9th.fl.terrace roofs along the east, south and north wings.</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout 9th.fl.terrace roofs along the east, south and north wings.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout 9th.fl.terrace roofs along the east, south and north wings.</i>								
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 Code
Interior								
Floors								
Carpet	10%			2007	\$116,900	3	\$36,200	C
Cast in Place Concrete	5%			LIFE	**	5	\$7,900	C
Ceramic Tile	3%			2029	**	5	\$6,400	C
Quarry Tile	5%			2027	**	5	\$9,000	C
Terrazzo	32%			LIFE	**	8	\$111,200	C
Vinyl Tile	20%			2042	**	5	\$8,900	C
Vinyl Tile	25%			2017	**	5	\$11,100	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$1,000	C
Metal Panel	5%			LIFE	**	5	\$700	C
Plaster	60%			LIFE	**	5	\$8,300	C
Plaster	5%	0-2	\$1,700	LIFE	**	5	\$300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair To Upper Roof</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair To Upper Roof</i>								
SGFT/Glazed Masonry	20%			LIFE	**			C
Wood	5%			LIFE	**	5	\$500	C
Ceilings								
AcousTileSusp.Lay-In	15%			2017	**	5	\$7,500	B
Exposed Concrete	15%			LIFE	**			B
Plaster	70%			LIFE	**	5	\$47,900	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear								
Fused Disc Sw	50%			2014	\$93,700	3-5	\$5,700	B
Fused Knife Sw	30%	2-4	\$56,200	2044	**	3-5	\$2,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Obsolete Equipment.</i>								
Molded Case Bkrs	20%			2014	\$37,500	3-5	\$2,300	B
Raceway								
Conduit	100%			2014	\$241,800			B
Panelboards								
Molded Case Bkrs	90%			2013	\$219,000	3	\$8,100	B
Molded Case Bkrs	10%			2022	**	3	\$900	B

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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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$191,500	2039	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	30%			2024	**			B
Motor Controllers								
Locally Mounted	80%			2012	\$83,200	5	\$6,400	B
Locally Mounted	20%			2019	**	5	\$1,600	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	**	3-5	\$7,400	B
Generators								
Diesel	100%			2010	\$65,900	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 150 Kw Fairbank-morse.</i>								
Batteries								
Lead/Acid	100%			2007	\$600			B
Lighting								
General Lighting								
Exit	1%			2022	**	2	\$300	B
Exit	2%			2014	\$1,700	2	\$700	B
Fluorescent	20%			2022	**	2	\$81,200	B
Fluorescent	66%			2014	\$517,600	2	\$267,900	B
HID	1%			2009	\$5,500	2	\$4,100	B
Incandescent	10%			2009	\$78,400	2	\$40,600	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2024	**	5	\$31,900	B
Conversion Equipment								
PRV/L.P. Steam	100%			2017	**			B
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$20,700	B

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

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

** 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%			2009	\$162,600			B
Convactor/Radiator	80%			2012	\$1,139,100	2	\$80,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2022	**	5	\$1,400	B
Conversion Equipment								
Int Pkg Unit - Cool/Ht	20%	Now	\$30,000	2012	\$600,500			B
			<i>Noisy/Vibrating, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Stationary Room</i>					
No Component	80%							D
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$185,100	B
Terminal Devices								
Not Accessible	100%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$260,200	LIFE	**	2	\$127,800	B
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Exhaust Fans								
Interior	100%	Now	\$33,300	2014	\$166,600	3-6	\$36,900	B
			<i>Noisy/Vibrating, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Fan Room</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2014	\$450,200	3-5	\$36,900	B
HW Heat Exchanger								
Low Temp	100%	Now	\$2,300	2024	**			B
			<i>Corroded, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2014	\$210,500			B
Sump Pump(s)								
Rigid Piping	100%			2009	\$9,300	4	\$2,000	B
Non-Water Piping								
Natural Gas	100%			2024	**	3	\$2,500	B
Sewage Ejector(s)								
Compressed Air	100%			2044	**	4	\$1,300	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG U - CLINIC
Address : 451 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.060 / 105 **Yr Built/Renovated** : 1940 /
Area Sq Ft : 82,100 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 28-Jan-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$2,418,200	\$239,500
Interior Architecture		\$58,100
Electrical	\$59,500	\$690,100
Mechanical	\$80,100	\$1,112,200
Total	\$2,557,800	\$2,099,900
Priority A	\$2,418,200	\$239,500
Priority B	\$139,600	\$1,860,300
Total	\$2,557,800	\$2,099,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$9,300			\$33,400
Interior Architecture	\$59,200		\$5,100	
Electrical	\$900	\$30,300	\$8,700	\$30,100
Mechanical	\$22,100	\$9,100	\$12,400	\$16,900
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$106,300	\$54,200	\$41,000	\$95,100
Priority A	\$9,300			\$33,400
Priority B	\$50,500	\$54,200	\$36,900	\$61,800
Priority C	\$46,400		\$4,100	
Total	\$106,300	\$54,200	\$41,000	\$95,100



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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG U - CLINIC
Asset # : 105

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$311,400	LIFE	**	5	\$178,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade, South Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Brick	10%	Now	\$77,900	LIFE	**	5	\$22,300	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
Masonry: Limestone	10%	Now	\$145,500	LIFE	**	3-5	\$79,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout, Spandrels, North Facade, South Facade, West Facade, East Facade</i>								
Windows								
Steel	100%	Now	\$1,582,500	2029	**	5	\$39,000	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$93,500	LIFE	**	3	\$30,900	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Lower & Upper Roofs</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lower & Upper Roofs</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lower & Upper Roofs</i>								
Masonry: Limestone	10%	Now	\$9,300	LIFE	**	3	\$3,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG U - CLINIC
Asset # : 105

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	70%	Now	\$131,800	2024	**			A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fifth Floor Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Roof</i>								
Modified Bitumen	30%	Now	\$75,600	2024	**			A
<i>Alligatoring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Lower Roof</i>								
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
Interior								
Floors								
Ceramic Tile	5%			2042	**	5	\$4,000	C
Terrazzo	40%			LIFE	**	8	\$52,900	C
Vinyl Tile	25%			2042	**	5	\$4,200	C
Vinyl Tile	30%			2029	**	5	\$5,100	C
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$8,200	C
Gypsum Board	15%			LIFE	**	5	\$2,900	C
Plaster	60%			LIFE	**	5	\$28,900	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	10%			2010	\$58,100	5	\$1,900	B
AcousTileSusp.Lay-In	10%			2017	**	5	\$1,900	B
Metal Panel	10%			LIFE	**	5	\$5,300	B
Plaster	70%			LIFE	**	5	\$18,300	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fifth Floor Corridor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2012	\$12,500	5	\$8,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 300kva, 480/208/120v</i>								

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG U - CLINIC
Asset # : 105

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Fused Disc Sw	25%			2014	\$16,700	3-5	\$1,100	B
Fused Disc Sw	50%			2024	**	3-5	\$1,800	B
Molded Case Bkrs	25%			2014	\$16,700	3-5	\$1,100	B
Raceway								
Conduit	90%			2014	\$55,200			B
Conduit	10%			2024	**			B
Panelboards								
Molded Case Bkrs	85%			2013	\$51,700	3	\$2,900	B
Molded Case Bkrs	15%			2022	**	3	\$500	B
Wiring								
Braided Cloth	85%	2-4	\$59,500	2039	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	15%			2024	**			B
Motor Controllers								
Locally Mounted	100%			2012	\$74,800	5	\$3,000	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2012	\$6,700			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2012	\$9,700	3-5	\$2,800	B
Generators								
Diesel	100%			2010	\$65,900	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 75kw Fairbank-morse Genset.</i>								
Batteries								
Lead/Acid	100%			2007	\$600			B
Lighting								
General Lighting								
Exit	3%			2022	**	2	\$400	B
Fluorescent	91%			2014	\$425,700	2	\$140,600	B
HID	1%			2009	\$2,100	2	\$1,500	B
Incandescent	5%			2014	\$24,300	2	\$7,700	B

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

Heating

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

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG U - CLINIC
Asset # : 105

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source District Steam	100%			2014	\$18,900	5	\$12,200	B
Conversion Equipment PRV/L.P. Steam	100%			2010	\$35,600			B
Distribution Steam Piping/Pump	100%	Now	\$80,100	2014	\$400,600	3	\$7,900	B
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
Terminal Devices Air Handler	20%	Now	\$6,200	2009	\$61,900			B
			<i>Damaged, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Fan Room</i>					
Convector/Radiator	80%			2012	\$433,600	2	\$30,600	B
Air Conditioning								
Energy Source Electricity	100%			2022	**	5	\$500	B
Conversion Equipment Int Pkg Unit - Cool	5%			2012	\$36,900			B
Ext Pkg - Cool/Ht	20%			2017	**			B
No Component	75%							D
Heat Rejection Air Cool in Unit	50%			2014	\$23,500			B
No Component	50%							D
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$60,800	B
Exhaust Fans Interior	100%			2014	\$63,400	3-10	\$28,200	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2024	**	3-5	\$10,400	B
HW Heat Exchanger Low Temp	100%			2024	**			B
Sanitary Piping Cast Iron	100%			2024	**			B
Storm Drain Piping Cast Iron	100%			2014	\$80,100			B
Sump Pump(s) Rigid Piping	100%			2014	\$9,300	4	\$2,000	B

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**HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG U - CLINIC
Asset # : 105**

Mechanical									
	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing									
Non-Water Piping									
Natural Gas	100%			2024	**	3	\$900		B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Address : 451 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.100 / 109 **Yr Built/Renovated** : 1932 /
Area Sq Ft : 70,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 29-Jan-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$418,300	\$523,800
Interior Architecture		\$670,300	
Electrical			\$242,600
Total		\$1,088,600	\$766,400
Priority A		\$418,300	\$523,800
Priority B		\$61,700	\$242,600
Priority C		\$608,600	
Total		\$1,088,600	\$766,400

EXPENSE BUDGET		FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$37,300		\$11,300	\$55,800
Interior Architecture		\$6,100		\$500	\$500
Electrical		\$1,700	\$33,400	\$3,700	\$32,800
Mechanical		\$4,200	\$2,300	\$21,400	\$1,900
Elevators/Escalators		\$3,900	\$3,900	\$3,900	\$3,900
Total		\$53,200	\$39,600	\$40,800	\$95,000
Priority A		\$37,300		\$11,300	\$55,800
Priority B		\$9,900	\$39,600	\$29,000	\$39,200
Priority C		\$6,100		\$500	
Total		\$53,200	\$39,600	\$40,800	\$95,000



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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concr Masonry Unit	20%			LIFE	**	3-5	\$105,700	A
Masonry: Brick	75%	Now	\$166,300	LIFE	**	5	\$95,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
Metal Coiling Doors	5%			2019	**	3	\$34,000	A
Windows								
Metal Louvers	5%			2030	**	5	\$2,400	A
Steel	95%	Now	\$106,900	2029	**	5	\$2,600	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Chimney</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Chimney</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Chimney</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
Parapets								
Concr Masonry Unit	10%			LIFE	**	3	\$12,400	A
Masonry: Brick	85%	Now	\$145,100	LIFE	**	3	\$96,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney</i>								
Metal Rail	5%			2017	**	3	\$1,800	A
Roof								
Single Ply Membrane	100%			2014			\$428,600	A
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$115,500	LIFE	**	5	\$30,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
Terrazzo	5%			LIFE	**	8	\$7,400	C
Vinyl Tile	5%			2017	**	5	\$900	C

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

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

Interior

Interior Walls

Gypsum Board	10%			LIFE	**	5	\$1,400	C
Masonry: Brick	80%	Now	\$493,100	LIFE	**	5	\$33,300	C

Vertical Cracks, Extent : Moderate, Area Affected : 15%

Plaster	10%			LIFE	**	5	\$3,400	C
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Ceilings

AcousTileSusp.Lay-In	5%			2023	**	5	\$1,100	B
Exposed Concrete	95%	Now	\$61,700	LIFE	**			B

Spalling, Extent : Severe, Area Affected : 20%

Location : concrete slab in basement below boilers and concrete ceiling at roll-up door.

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2014	\$2,700	5	\$5,100	B
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Other Observation, Extent : Light, Area Affected : 100%

Explanation : 2000a Service.

Switchgear

Molded Case Bkrs	100%			2024	**	3-5	\$3,100	B
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Raceway

Conduit	100%			2024	**			B
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Panelboards

Molded Case Bkrs	100%			2022	**	3	\$2,900	B
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Wiring

Thermoplastic	100%			2024	**			B
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Motor Controllers

Locally Mounted	20%			2019	**	5	\$500	B
Motor Control Center	80%			2019	**	5	\$2,100	B

Stand-by Power

Transfer Switches

Automatic	100%			2019	**	3-5	\$2,400	B
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Generators

Diesel	100%			2017	**	5	\$400	B
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Other Observation, Extent : Light, Area Affected : 100%

Explanation : 2-570kw Detroit Generator.

Batteries

Lead/Acid	100%			2007	\$600			B
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Lighting

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

*** 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
General Lighting								
Fluorescent	15%			2014	\$54,600	2	\$25,900	B
HID	80%			2014	\$188,000	2	\$138,300	B
Incandescent	5%			2009	\$18,200	2	\$8,600	B
Lightning Protection								
Arresters								
Copper	100%			2009	\$18,800			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Located In The Smoke Stack</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	5%			2034	**	4	\$200	B
Natural Gas	95%			2034	**	3	\$1,000	B
Conversion Equipment								
Steam Boiler	100%			2019	**	3	\$23,200	B
Distribution								
Steam Piping/Pump	100%			2034	**	3	\$8,800	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2019	**	4	\$5,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$600	B
Conversion Equipment								
Int Pkg Unit - Cool	10%			2015	**			B
No Component	90%							D
Heat Rejection								
Air Condenser Unit	100%			2023	**			B
Ventilation								
Exhaust Fans								
Roof	100%			2019	**	2-10	\$32,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$11,600	B
HW Heat Exchanger								
Low Temp	100%			2044	**			B

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

** 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			2034	**			B
Storm Drain Piping Cast Iron	100%			2034	**			B
Sump Pump(s) Rigid Piping	100%			2019	**	4	\$1,300	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG. E
Address : 451 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.020 / 126 **Yr Built/Renovated** : 1948 /
Area Sq Ft : 286,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 29-Jan-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,10,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$1,193,100	\$2,547,000
Interior Architecture	\$53,600	\$53,600
Electrical	\$266,700	\$1,729,300
Mechanical		\$1,197,800
Total	\$1,513,400	\$5,527,600
Priority A	\$1,193,100	\$2,547,000
Priority B	\$266,700	\$2,927,100
Priority C	\$53,600	\$53,600
Total	\$1,513,400	\$5,527,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$65,600	\$1,800		\$66,300
Interior Architecture	\$75,600		\$17,300	\$2,400
Electrical	\$17,900	\$83,400	\$38,900	\$84,300
Mechanical	\$57,200	\$20,400	\$69,700	\$27,500
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$251,800	\$141,000	\$161,400	\$216,000
Priority A	\$65,600	\$1,800		\$66,300
Priority B	\$123,600	\$139,300	\$155,900	\$149,700
Priority C	\$62,700		\$5,500	
Total	\$251,800	\$141,000	\$161,400	\$216,000



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

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$192,100	LIFE	**	5	\$9,900	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout concrete balcony along the south facade.</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout concrete balcony along the south facade.</i>							
Glass Block	5%	Now	\$84,000	LIFE	**	5	\$13,300	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout upper floors along the north and south facade.</i>							
Masonry: Brick	75%	Now	\$750,000	LIFE	**	5	\$429,300	A
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : north west corner at bulkhead.</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout bulkheads.</i>							
Metal Panel	5%			2024	**	5	\$13,000	A
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout</i>							
Panel/Paver: Limestone	5%			LIFE	**	3-5	\$140,200	A
Window Wall	5%			2027	**	6	\$10,400	A
Windows								
Aluminum	5%			2036	**	5	\$3,500	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : 6th Floor</i>							
Aluminum	90%			2013	\$2,117,600	5	\$63,000	A
Metal Louvers	5%			2030	**	5	\$60,600	A
Parapets								
Masonry: Brick	55%			LIFE	**	3	\$18,900	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>							
Metal Panel	20%			2044	**	3	\$4,700	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : North Facade</i>							
Metal Rail	20%			2017	**	3	\$1,600	A
Stucco Cement	5%	Now	\$900	2022	**	3-5	\$1,600	A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> <i>Location : south east wing at the 8th.floor.</i>							

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	5%			2019	**			A
Built-Up (BUR)	60%			2022	**			A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over 9th Floor</i>								
Modified Bitumen	10%			2022	**			A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over 9th Floor</i>								
Traffic Topping	25%	0-2	\$153,100	2024	**	5	\$3,600	A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof at the sw wing and se wing.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Lower Roof at the se wing and sw wing.</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$19,400	C
Terrazzo	25%			LIFE	**	8	\$107,100	C
Vinyl Tile	35%			2029	**	5	\$19,100	C
Vinyl Tile	20%			2042	**	5	\$10,900	C
Vinyl Tile	10%			2049	**	5	\$5,500	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor</i>								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$10,800	C
Gypsum Board	15%			LIFE	**	5	\$9,200	C
Gypsum Board	10%			LIFE	**	5	\$6,200	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor</i>								
Masonry: Brick	5%			LIFE	**	5	\$18,700	C
Metal Panel	10%			LIFE	**	5	\$14,900	C
Plaster	30%			LIFE	**	5	\$46,200	C
SGFT/Glazed Masonry	25%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	40%			2017	**	5	\$18,900	B
AcousTileSusp.Lay-In	10%			2023	**	5	\$4,700	B
AcousTileSusp.Lay-In	10%			2027	**	5	\$4,700	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th Floor</i>								
Plaster	40%			LIFE	**	5	\$25,900	B

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	2-4	\$54,900	2044	**	5	\$8,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Explanation : On Extended Life.</i>							
Transformers								
Dry Type	100%			2012	\$12,500	5	\$28,900	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Explanation : 300kva , 480/208/120v</i>							
Switchgear								
Fused Disc Sw	40%			2014	\$74,900	3-5	\$6,000	B
Molded Case Bkrs	10%			2024	**	3-5	\$1,300	B
Molded Case Bkrs	50%			2014	\$93,700	3-5	\$7,500	B
Raceway								
Conduit	90%			2014	\$217,600			B
Conduit	10%			2034	**			B
Panelboards								
Fused Disc Sw	30%			2013	\$73,000	3	\$3,500	B
Molded Case Bkrs	60%			2013	\$146,000	3	\$7,100	B
Molded Case Bkrs	10%			2030	**	3	\$1,200	B
Wiring								
Braided Cloth	60%	2-4	\$164,100	2039	**			B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Explanation : Insulation Aged.</i>							
Thermoplastic	10%			2034	**			B
Thermoplastic	30%			2014	\$82,100			B
Motor Controllers								
Locally Mounted	70%			2012	\$111,500	5	\$7,400	B
Locally Mounted	30%	2-4	\$47,800	2034	**	5	\$1,600	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Explanation : On Extended Life.</i>							
Stand-by Power								
Transfer Switches								
Automatic	50%			2012	\$4,900	3-5	\$4,800	B
Automatic	50%			2019	**	3-5	\$4,800	B
Generators								
Diesel	100%			2010	\$65,900	5	\$1,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Explanation : 355kw Stamford Generator.</i>							
Batteries								
Lead/Acid	100%			2009	\$600			B

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
General Lighting								
Exit	3%			2022	**	2	\$1,300	B
Fluorescent	81%			2014	\$783,200	2	\$405,300	B
Fluorescent	10%			2019	**	2	\$50,000	B
HID	1%			2014	\$6,800	2	\$5,000	B
Incandescent	5%			2009	\$81,500	2	\$25,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2024	**	5	\$39,400	B
Conversion Equipment								
PRV/L.P. Steam	100%			2017	**			B
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$25,500	B
Terminal Devices								
Air Handler	25%			2019	**			B
Convactor/Radiator	75%			2019	**	2	\$92,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$1,800	B
Conversion Equipment								
Reciprocating Compr	20%			2017	**	5	\$52,300	B
No Component	80%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$37,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2019	**	4	\$14,600	B
Heat Rejection								
Air Condenser Unit	100%			2023	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2	\$49,200	B
No Component	75%							D
Exhaust Fans								
Interior	100%			2014	\$205,400	3-10	\$91,300	B
Plumbing								

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2014	\$555,100	3-5	\$45,500	B
HW Heat Exchanger Low Temp	100%			2034	**			B
Sanitary Piping Cast Iron	100%			2014	\$403,700			B
Storm Drain Piping Cast Iron	100%			2024	**			B
Sump Pump(s) Rigid Piping	100%			2019	**	4	\$1,300	B
Non-Water Piping Natural Gas	100%			2024	**	3	\$3,100	B
Sewage Ejector(s) Electric	100%	Now	\$9,300	2024	**	4	\$1,300	B
<i>Broken, Extent : Severe, Area Affected : 100% Location : Basement</i>								

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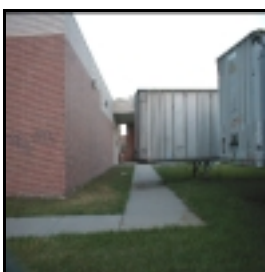
Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : **KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**
Address : **451 CLARKSON 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 : **30-Jan-2003** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$54,500	\$425,600
Interior Architecture	\$65,000	
Total	\$119,500	\$425,600
Priority A	\$54,500	\$425,600
Priority C	\$65,000	
Total	\$119,500	\$425,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$7,500			
Interior Architecture	\$45,400		\$7,700	\$4,500
Electrical	\$18,900	\$700	\$22,800	\$700
Mechanical	\$10,700	\$3,900	\$14,300	
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$86,300	\$8,600	\$48,700	\$9,200
Priority A	\$7,500			
Priority B	\$33,500	\$8,600	\$41,000	\$9,200
Priority C	\$45,400		\$7,700	
Total	\$86,300	\$8,600	\$48,700	\$9,200



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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Masonry: Brick	100%	Now	\$54,500	LIFE	**	5	\$62,400	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i> <i>Location : South Facade at metal coping.</i> <i>Explanation : Gravel Stop Missing</i>								
Windows Aluminum	100%			2030	**	5	\$400	A
Roof IRMA/Protected Membrane	100%	Now	\$7,300	2014	\$363,200	5	\$19,800	A
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i> <i>Location : Canopy Over Loading Dock</i> <i>Explanation : Gravel Stop Missing</i>								
Interior								
Floors								
Carpet	10%			2013	\$28,500	3	\$6,600	C
Cast in Place Concrete	25%			LIFE	**	5	\$9,600	C
Quarry Tile	25%			2027	**	5	\$11,000	C
Traffic Topping	5%	0-2	\$65,000	2024	**	5	\$800	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i> <i>Location : Basement room fs-b07.</i> <i>Explanation : Gravel Stop Missing</i>								
Vinyl Tile	35%	Now	\$8,000	2042	**	5	\$1,900	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement</i> <i>Explanation : Gravel Stop Missing</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement</i> <i>Explanation : Gravel Stop Missing</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$25,500	LIFE	**	5	\$2,300	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i> <i>Location : Kitchen Equipment Wash-down Area</i> <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> <i>Location : Kitchen Equipment Wash-down Area</i>								
Concr Masonry Unit	20%			LIFE	**	5	\$5,000	C
Gypsum Board	70%			LIFE	**	5	\$9,200	C
Ceilings								
AcousTileConcealSpLn	25%			2023	**	5	\$3,000	B
AcousTileSusp.Lay-In	50%			2023	**	5	\$6,000	B
Exposed Struc: Steel	25%			LIFE	**			B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2027	**	5	\$4,400	B
Switchgear								
Fused Disc Sw	100%			2034	**	3-5	\$1,900	B
Raceway								
Conduit	100%			2034	**			B
Panelboards								
Molded Case Bkrs	100%			2030	**	3	\$1,800	B
Wiring								
Thermoplastic	100%			2034	**			B
Motor Controllers								
Locally Mounted	20%			2027	**	5	\$300	B
Motor Control Center	80%			2027	**	5	\$1,300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	3-5	\$1,500	B
Generators								
Diesel	100%			2023	**	5	\$300	B
Batteries								
Lead/Acid	100%			2008	\$600			B
Lighting								
General Lighting								
Exit	5%			2019	**	2	\$400	B
Fluorescent	90%			2019	**	2	\$89,000	B
Incandescent	5%			2009	\$8,100	2	\$4,900	B
Lightning Protection								
Arresters								
Copper	100%			2019	**			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2034	**	5	\$7,800	B
Conversion Equipment								
PRV/L.P. Steam	100%			2023	**			B
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	3-4	\$8,500	B

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating							
Terminal Devices							
Air Handler	90%		2019	**			B
Convactor/Radiator	10%		2027	**	2	\$2,500	B
Air Conditioning							
Energy Source							
Electricity	100%		2030	**	5	\$300	B
Conversion Equipment							
Ext Pkg Unit - Cool	100%		2023	**			B
Heat Rejection							
Air Condenser Unit	100%		2023	**			B
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	**	2	\$38,900	B
Exhaust Fans							
Roof	100%		2019	**	2-10	\$18,800	B
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2034	**	3-5	\$7,700	B
HW Heat Exchanger							
Low Temp	100%		2040	**			B
Sanitary Piping							
Cast Iron	100%		2034	**			B
Storm Drain Piping							
Cast Iron	100%		2034	**			B
Sump Pump(s)							
Rigid Piping	100%		2019	**	4	\$1,300	B
Non-Water Piping							
Natural Gas	100%		2034	**	3	\$600	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Address : 451 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.290 / 13439 **Yr Built/Renovated** : 2001 /
Area Sq Ft : 238,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 28-Jan-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$118,800	\$118,800
Total	\$118,800	\$118,800
Priority A	\$118,800	\$118,800
Total	\$118,800	\$118,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$140,500	\$38,900	\$23,600	\$138,200
Interior Architecture	\$48,500		\$27,800	
Electrical	\$11,100	\$125,600	\$3,300	\$103,000
Mechanical	\$64,300	\$34,900	\$67,000	\$17,400
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
Total	\$319,700	\$254,600	\$176,900	\$313,800
Priority A	\$140,500	\$38,900	\$23,600	\$138,200
Priority B	\$133,700	\$215,700	\$153,300	\$175,700
Priority C	\$45,500			
Total	\$319,700	\$254,600	\$176,900	\$313,800



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

** 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	5%			2040	**	5	\$4,700	A
Pre-Cast Concrete	80%			LIFE	**	3-5	\$600,400	A
Stucco Cement	10%			2036	**	3-5	\$64,800	A
Window Wall	5%			2031	**	6	\$7,500	A
Windows								
Aluminum	95%			2036	**	5	\$85,200	A
Metal Louvers	5%			2036	**	5	\$77,600	A
Parapets								
Metal Rail	15%			2027	**	3	\$3,600	A
Pre-Cast Concrete	60%			LIFE	**	3	\$27,100	A
Stucco Cement	25%			2036	**	3-5	\$36,300	A
Roof								
IRMA/Protected Membrane	20%			2022	**	5	\$26,500	A
IRMA/Protected Membrane	10%			2022	**	5	\$13,200	A
			<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof Over 7th Floor</i>					
Single Ply Membrane	70%			2022	**			A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$20,500	C
Ceramic Tile	3%			2049	**	5	\$8,300	C
Terrazzo	2%			LIFE	**	8	\$9,100	C
Vinyl Tile	85%			2049	**	5	\$49,200	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$7,500	C
Concr Masonry Unit	10%			LIFE	**	5	\$8,100	C
Gypsum Board	80%			LIFE	**	5	\$34,100	C
Granite Panels	5%			LIFE	**	5	\$11,800	C
Ceilings								
AcousTileSusp.Lay-In	85%			2027	**	5	\$55,500	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$6,000	B

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

Under 600 Volts

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

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

** 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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$17,200	B
Transformers								
Dry Type	100%			2031	**	5	\$24,000	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Explanation : Various Ratings.</i>					
Switchgear								
Fused Disc Sw	70%			2040	**	3-5	\$7,400	B
Molded Case Bkrs	30%			2040	**	3-5	\$3,200	B
Raceway								
Conduit	100%			2040	**			B
Panelboards								
Fused Disc Sw	10%			2036	**	3	\$1,000	B
Molded Case Bkrs	90%			2036	**	3	\$8,900	B
Wiring								
Thermoplastic	100%			2040	**			B
Motor Controllers								
Locally Mounted	50%			2031	**	5	\$4,400	B
Motor Control Center	50%			2031	**	5	\$4,400	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	3-5	\$8,000	B
Generators								
Diesel	100%			2027	**	5	\$1,500	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Explanation : 1250kw Caterpillar Genset.</i>					
Batteries								
Lead/Acid	100%			2009			\$600	B
Lighting								
General Lighting								
Exit	3%			2022	**	2	\$1,300	B
Fluorescent	96%			2022	**	2	\$508,200	B
HID	1%			2022	**	2	\$5,300	B
Lightning Protection								
Arresters								
Steel	100%			2013			\$20,400	B

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2040	**	5	\$41,700	B
Conversion Equipment								
PRV/L.P. Steam	50%			2027	**			B
Steam/HW Converter	50%			2027	**	3	\$9,700	B
Distribution								
Hot Wtr Piping/Pump	50%			2030	**	3-4	\$22,700	B
Steam Piping/Pump	50%			2040	**	3	\$13,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	**	4	\$26,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	5	\$1,900	B
Conversion Equipment								
Ext Pkg Unit - Cool	100%			2027	**			B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2040	**	3-4	\$34,100	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	**	4	\$23,200	B
Heat Rejection								
Air Condenser Unit	100%			2027	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$208,300	B
Exhaust Fans								
Interior	50%			2022	**	3-10	\$37,200	B
Roof	50%			2022	**	2-10	\$45,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	3-5	\$35,600	B
HW Heat Exchanger								
Low Temp	100%			2040	**			B
Sanitary Piping								
Cast Iron	100%			2040	**			B
Storm Drain Piping								
Cast Iron	100%			2040	**			B
Sump Pump(s)								
Rigid Piping	100%			2022	**	4	\$2,000	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : **KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**
Address : **451 CLARKSON AVENUE**
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 : **30-Jan-2003** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2**

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$1,898,100	\$201,100
Interior Architecture		\$412,600	\$1,115,000
Electrical		\$43,600	\$976,500
Total		\$2,354,400	\$2,292,600
Priority	A	\$1,898,100	\$201,100
Priority	B	\$164,700	\$976,500
Priority	C	\$291,500	\$1,115,000
Total		\$2,354,400	\$2,292,600

EXPENSE BUDGET		FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$28,400	\$3,400	\$25,600	\$21,400
Interior Architecture		\$58,700		\$1,000	
Electrical		\$15,200	\$47,500	\$18,700	\$48,500
Mechanical		\$43,000	\$10,100	\$51,800	
Elevators/Escalators		\$7,900	\$7,900	\$7,900	\$7,900
Total		\$153,200	\$68,900	\$105,000	\$77,900
Priority	A	\$28,400	\$3,400	\$25,600	\$21,400
Priority	B	\$66,100	\$65,500	\$79,400	\$56,400
Priority	C	\$58,700			
Total		\$153,200	\$68,900	\$105,000	\$77,900



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

*** 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		Priority Code
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	\$48,200	LIFE	**	5	\$5,000	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : LOADING DOCK</i>								
<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : LOADING DOCK</i>								
Masonry: Brick	70%			LIFE	**	5	\$402,300	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Masonry: Granite	5%			LIFE	**	3-5	\$70,400	A
Metal/Glass Curt Wall	15%			2024	**	3-5	\$31,600	A
Metal Coiling Doors	5%			2019	**	3	\$76,900	A
Windows								
Aluminum	95%	Now	\$1,520,300	2039	**	5	\$22,600	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : LOADING DOCK</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : LOADING DOCK</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : LOADING DOCK</i>								
Metal Louvers	5%	Now	\$54,900	2039	**	5	\$20,600	A
<i>Deformed/Dented, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Recent Fire, South Elevation</i>								
<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Parapets								
Metal Rail	100%			2023	**	3	\$29,300	A
Roof								
Single Ply Membrane	100%	Now	\$73,700	2019	**			A
<i>Debris Present, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Bird Droppings Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bird Droppings Throughout Lower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Lower Roof</i>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$32,800	C
Panel/Paver: Cer/Brk	40%			2030	**	5	\$61,900	C
Terrazzo	5%			LIFE	**	8	\$14,500	C
Traffic Topping	25%			2014	\$1,115,000	5	\$28,000	C
Wood	5%			2029	**	5	\$13,100	C

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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 Code

Interior

Interior Walls

Concr Masonry Unit	25%				LIFE	**	5	\$6,500	C
Plaster	5%				LIFE	**	5	\$1,700	C
SGFT/Glazed Masonry	70%	Now	\$291,500		LIFE	**			C

Broken/Missing Elements, Extent : Moderate, Area Affected : 20%
Location : 2nd Floor

Ceilings

AcousTile,Adhered	5%				2017	**	5	\$2,100	B
Exposed Concrete	95%	Now	\$121,100		LIFE	**			B

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%
Location : 2nd Floor at concrete beam.

Exposed Reinforcing, Extent : Moderate, Area Affected : 5%
Location : 2nd Floor at concrete beam.

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

Under 600 Volts

Switchgear

Air Circuit Breaker	20%				2014	\$16,100	3-5	\$1,500	B
Molded Case Bkrs	80%				2014	\$64,200	3-5	\$5,800	B

Raceway

Conduit	100%				2014	\$94,200			B
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Panelboards

Molded Case Bkrs	100%				2013	\$81,100	3	\$5,800	B
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Wiring

Braided Cloth	40%	2-4	\$43,600		2039	**			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Thermoplastic	60%				2014	\$65,500			B
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Motor Controllers

Locally Mounted	20%				2012	\$25,400	5	\$1,000	B
Motor Control Center	80%				2012	\$114,600	5	\$4,100	B

Lighting

General Lighting

Emergency	5%				2009	\$4,400	2	\$1,600	B
Exit	5%				2009	\$3,500	2	\$1,400	B
Fluorescent	70%				2014	\$458,600	2	\$237,400	B
HID	5%				2009	\$23,100	2	\$17,000	B
Incandescent	15%				2009	\$98,300	2	\$50,900	B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source District Steam	100%			2024	**	5	\$26,700	B
Conversion Equipment PRV/L.P. Steam	100%			2017	**			B
Distribution Steam Piping/Pump	100%			2024	**	3	\$17,300	B
Terminal Devices Air Handler	60%			2019	**			B
Convector/Radiator	40%			2027	**	2	\$33,600	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$133,400	B
Exhaust Fans Roof	100%			2019	**	2-10	\$64,400	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2034	**	3-5	\$26,500	B
HW Heat Exchanger Low Temp	100%	Now	\$2,000	2024	**			B
Sanitary Piping Cast Iron	100%			2034	**			B
Storm Drain Piping Cast Iron	100%			2034	**			B
Sump Pump(s) Rigid Piping	100%			2019	**	4	\$1,300	B
Sewage Ejector(s) Compressed Air	100%			2034	**	4	\$2,000	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Address : 451 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.010 / 125 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 598,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 28-Jan-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,5,6,7,8,9,10,ph

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$3,822,800	\$1,094,300
Interior Architecture	\$218,100	\$218,100
Electrical	\$287,200	\$2,860,300
Mechanical	\$1,806,700	\$13,298,000
Total	\$6,134,800	\$17,470,600
Priority A	\$3,822,800	\$1,094,300
Priority B	\$2,093,900	\$16,158,200
Priority C	\$218,100	\$218,100
Total	\$6,134,800	\$17,470,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$71,800			\$140,000
Interior Architecture	\$92,500		\$52,500	\$7,400
Electrical	\$142,900	\$94,300	\$165,200	\$78,400
Mechanical	\$41,700	\$75,000	\$84,200	\$108,200
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Total	\$447,600	\$268,000	\$400,600	\$432,700
Priority A	\$71,800			\$140,000
Priority B	\$319,100	\$268,000	\$360,500	\$292,700
Priority C	\$56,700		\$40,200	
Total	\$447,600	\$268,000	\$400,600	\$432,700



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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$16,800	A
Concr Masonry Unit	3%			LIFE	**	3-5	\$151,400	A
Masonry: Brick	75%	Now	\$1,587,900	LIFE	**	5	\$909,000	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse At Wing B</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$395,700	LIFE	**	3-5	\$216,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Window Sills</i>								
Metal Panel	10%	Now	\$42,200	2024	**	5	\$27,600	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout the North and South facades between windows.</i>								
Stucco Cement	3%	Now	\$119,100	2022	**	3-5	\$100,900	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade at canopy above loading dock.</i>								
Window Wall	2%			2027	**	6	\$8,800	A
Windows								
Aluminum	75%			2030	**	5	\$111,000	A
Steel	5%	Now	\$301,700	2029	**	5	\$7,400	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East And West Facades Of Wing B</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East And West Facades Of Wing B</i>								
Wood	20%	Now	\$647,500	2039	**	5	\$21,000	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : North Facade,South Facade,crossovers.</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade,South Facade,crossovers.</i>								
<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade,South Facade,crossovers.</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : North Facade,South Facade crossovers</i>								

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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 Code	
Exterior									
Parapets									
Copper/Terne	2%	Now	\$1,900	2029	**	3	\$700	A	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout Gutters At Towers Of A, B, And C Wings</i>									
Masonry: Brick	55%	Now	\$81,400	LIFE	**	3	\$26,900	A	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 55%</i>									
<i>Location : Throughout</i>									
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>									
<i>Location : East And West Facades Of Wings A And C</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Masonry: Limestone	13%	Now	\$17,300	LIFE	**	3	\$6,700	A	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout Copings, And Bands At Sections Of A, B, And C Towers</i>									
Metal Rail	15%	Now	\$4,400	2023	**	3	\$1,700	A	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Lower And Upper Roofs</i>									
Metal: Cage/Fence	15%	Now	\$1,200	2014	\$12,100	3	\$2,600	A	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Lower Roof, Upper Roof, North Facade, South Facade</i>									

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	30%	Now	\$273,900	2024	**			A
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : At Towers A, B, C And Lower Roofs.</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Towers A, B,C And Lower Roofs.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : At Towers A, B, C And Lower Roofs.</i>								
Built-Up (BUR)	10%			2014	\$91,300			A
Built-Up (BUR)	5%			2022	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Operating Rooms</i>								
Clay Tile	20%	Now	\$131,100	LIFE	**	5	\$13,400	A
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Copper/Terne	3%			2029	**	5	\$3,300	A
IRMA/Protected Membrane	12%			2019	**	5	\$20,600	A
Panel/Paver: Cer/Brk	5%	Now	\$111,200	LIFE	**	5	\$7,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Upper Roofs And Balconies</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Upper Roof And Balconies</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof And Balconies</i>								
Sloped Glazing	5%			LIFE	**	3	\$38,100	A
Traffic Topping	10%	Now	\$58,200	2019	**	5	\$2,800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 10th Floor Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$40,600	C
Ceramic Tile	3%			2042	**	5	\$16,400	C
Panel/Paver: Cer/Brk	5%			2022	**	5	\$23,900	C
Terrazzo	35%			LIFE	**	8	\$313,700	C
Vinyl Tile	10%			2042	**	5	\$11,400	C
Vinyl Tile	25%			2017	**	5	\$28,600	C
Vinyl Tile	10%			2029	**	5	\$11,400	C
Under Construction	2%							D

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture									
System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	5%			LIFE	**	5	\$22,600	C	
Concr Masonry Unit	10%			LIFE	**	5	\$24,400	C	
Gypsum Board	20%			LIFE	**	5	\$25,800	C	
Plaster	38%			LIFE	**	5	\$122,500	C	
SGFT/Glazed Masonry	25%			LIFE	**			C	
Under Construction	2%							D	
Ceilings									
AcousTileConcealSpLn	25%			2017	**	5	\$24,700	B	
AcousTileSusp.Lay-In	15%			2023	**	5	\$14,800	B	
Exposed Concrete	10%			LIFE	**			B	
Plaster	43%			LIFE	**	5	\$58,200	B	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Room B1002</i>									
Plaster	5%	Now	\$6,700	LIFE	**	5	\$3,400	B	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 10th Floor Corridor At B Wing</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Room B1056</i>									
Under Construction	2%							D	

Electrical									
System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2014	\$82,300	5	\$36,700	B	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Explanation : 4000a Main Service</i>									
Transformers									
Dry Type	50%			2012	\$6,300	5	\$30,300	B	
Dry Type	50%			2031	**	5	\$30,300	B	
Switchgear									
Fused Disc Sw	20%			2014	\$53,500	3-5	\$6,200	B	
Molded Case Bkrs	80%			2014	\$214,100	3-5	\$24,900	B	
Raceway									
Conduit	90%			2014	\$326,400			B	
Conduit	10%			2040	**			B	

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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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	30%			2013	\$109,500	3	\$7,400	B
Molded Case Bkrs	60%			2013	\$219,000	3	\$14,900	B
Molded Case Bkrs	10%			2036	**	3	\$2,500	B
Wiring								
Braided Cloth	70%	2-4	\$287,200	2039	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	20%			2024	**			B
Thermoplastic	10%			2040	**			B
Motor Controllers								
Locally Mounted	50%			2012	\$156,000	5	\$11,000	B
Locally Mounted	30%			2019	**	5	\$6,600	B
Motor Control Center	20%			2012	\$399,800	5	\$4,400	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	0-2	\$6,700	2034	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : Painted.</i>								
Stand-by Power								
Transfer Switches								
Automatic	50%			2012	\$4,900	3-5	\$10,100	B
Automatic	50%			2031	**	3-5	\$10,100	B
Generators								
Diesel	100%			2010	\$65,900	5	\$3,700	B
Batteries								
Lead/Acid	100%			2007	\$600			B
Lighting								
General Lighting								
Exit	3%			2022	**	2	\$2,600	B
Fluorescent	56%			2009	\$1,132,600	2	\$586,200	B
Fluorescent	35%			2022	**	2	\$366,400	B
HID	1%			2009	\$14,200	2	\$10,500	B
Incandescent	5%			2009	\$101,100	2	\$52,300	B

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2014	\$128,200	5	\$82,400	B
Conversion Equipment								
PRV/L.P. Steam	100%	Now	\$48,300	2010	\$241,300			B
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
Distribution								
Steam Piping/Pump	100%	Now	\$271,400	2014	\$2,714,300	3	\$53,300	B
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
Terminal Devices								
Air Handler	20%			2009	\$419,200			B
Convactor/Radiator	80%			2012	\$2,937,400	2	\$207,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2022	**	5	\$3,700	B
Conversion Equipment								
Int Pkg Unit - Cool/Ht	10%			2008	\$774,300			B
Reciprocating Compr	70%			2010	\$923,600	5	\$382,800	B
Ext Pkg - Cool/Ht	20%			2010	\$512,700			B
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Distribution								
Chilled Wtr Pipe/Pmp	10%			2024	**	3-4	\$6,700	B
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2009	\$1,651,200	4	\$45,800	B
Heat Rejection								
Remote Air Cond	40%	Now	\$185,800	2009	\$928,900			B
			<i>Broken, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
Water Cool Tower	60%			2012	\$669,500			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$335,500	LIFE	**	2	\$329,500	B
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Fan Room</i>					
Exhaust Fans								
Interior	30%	Now	\$25,800	2009	\$128,900	3-6	\$28,500	B
			<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Various Locations</i>					
Roof	70%			2014	\$216,400	2-10	\$139,200	B

Plumbing

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2024	**	3-5	\$70,300	B
HW Heat Exchanger Low Temp	100%			2014	\$120,600			B
Sanitary Piping Cast Iron	100%			2014	\$844,400			B
Storm Drain Piping Cast Iron	100%			2014	\$542,900			B
Sump Pump(s) Rigid Piping	100%			2009	\$9,300	4	\$2,000	B
Non-Water Piping Natural Gas	100%			2024	**	3	\$6,400	B

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING
Address : 451 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.260 / 4123 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 48,358 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Jan-2003 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$55,900	\$64,000
Total	\$55,900	\$64,000
Priority A	\$55,900	\$64,000
Total	\$55,900	\$64,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$12,100			\$200
Interior Architecture	\$17,800		\$5,700	\$6,100
Electrical	\$20,800	\$800	\$25,100	\$700
Mechanical	\$8,800	\$1,200	\$17,200	
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$63,500	\$5,900	\$51,900	\$10,900
Priority A	\$12,100			\$200
Priority B	\$33,900	\$5,900	\$46,200	\$10,700
Priority C	\$17,500		\$5,700	
Total	\$63,500	\$5,900	\$51,900	\$10,900



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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING
Asset # : 4123

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Masonry: Brick	100%	Now	\$55,900	LIFE	**	5	\$64,000	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i> <i>Location : Expantion Joints Throughout</i>								
Windows Aluminum	100%			2030	**	5	\$4,700	A
Parapets Metal Rail	100%			2023	**	3	\$700	A
Roof IRMA/Protected Membrane	100%	Now	\$9,500	2022	**	5	\$26,000	A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i> <i>Location : Rutland Road Wing</i>								
Interior								
Floors Cast in Place Concrete	5%			LIFE	**	5	\$2,100	C
Vinyl Tile	95%			2042	**	5	\$11,300	C
Interior Walls Concr Masonry Unit	10%	Now	\$8,700	LIFE	**	5	\$1,600	C
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i> <i>Location : Basement Laundry Room</i>								
Gypsum Board	90%			LIFE	**	5	\$15,600	C
Ceilings AcousTileSusp.Lay-In	90%			2023	**	5	\$12,100	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$600	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers Dry Type	100%			2027	**	5	\$4,900	B
Switchgear Fused Disc Sw	100%			2034	**	3-5	\$2,100	B
Raceway Conduit	100%			2034	**			B
Panelboards Molded Case Bkrs	100%			2030	**	3	\$2,000	B

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING
Asset # : 4123

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2034	**			B
Motor Controllers								
Locally Mounted	100%			2027	**	5	\$1,800	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	3-5	\$1,600	B
Generators								
Diesel	100%			2023	**	5	\$300	B
Batteries								
Lead/Acid	100%			2008	\$600			B
Lighting								
General Lighting								
Exit	5%			2019	**	2	\$500	B
Fluorescent	85%			2019	**	2	\$92,700	B
HID	5%			2019	**	2	\$5,500	B
Incandescent	5%			2009	\$10,500	2	\$5,500	B

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2034	**	5	\$8,600	B
Conversion Equipment								
PRV/L.P. Steam	100%			2023	**			B
Distribution								
Steam Piping/Pump	100%			2034	**	3	\$5,600	B
Terminal Devices								
Air Handler	95%			2019	**			B
Fan Coil Unit/Heat	5%			2019	**	4	\$200	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$400	B
Conversion Equipment								
Int Pkg Unit - Cool	100%			2015	**			B
Terminal Devices								
Fan Coil - Cool/Heat	100%			2019	**			B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING
Asset # : 4123

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Air Condenser Unit	100%			2023	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$42,900	B
Exhaust Fans								
Interior	100%			2019	**	3-10	\$17,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	3-5	\$8,500	B
HW Heat Exchanger								
Low Temp	100%			2034	**			B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B
Sump Pump(s)								
Rigid Piping	100%			2019	**	4	\$1,300	B

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : KINGS COUNTY HOSPITAL CENTER SUSAN MCKINNEY CENTER
Address : 594 ALBANY AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.280 / 4433 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 174,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Jan-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$182,500	\$182,500
Electrical		\$38,300
Total	\$182,500	\$220,800
Priority A	\$182,500	\$182,500
Priority B		\$38,300
Total	\$182,500	\$220,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$21,000	\$28,500		\$10,000
Interior Architecture	\$92,600	\$8,800	\$10,500	
Electrical	\$75,700	\$2,900	\$83,000	\$500
Mechanical	\$57,400	\$6,900	\$87,300	\$4,300
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$266,400	\$66,900	\$200,500	\$34,600
Priority A	\$21,000	\$28,500		\$10,000
Priority B	\$156,000	\$29,600	\$200,500	\$24,600
Priority C	\$89,400	\$8,800		
Total	\$266,400	\$66,900	\$200,500	\$34,600



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN MCKINNEY CENTER
Asset # : 4433

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	100%			LIFE	**	5	\$365,100	A	
Windows									
Aluminum	100%			2036	**	5	\$57,000	A	
Parapets									
Masonry: Brick	100%			LIFE	**	3	\$40,200	A	
Roof									
IRMA/Protected Membrane	100%	Now	\$11,000	2022	**	5	\$29,900	A	
<i>Water Penetration, Extent : Moderate, Area Affected : 2% Location : Roofs Drains Above Rooms 5a37 And 5b29</i>									
Interior									
Floors									
Carpet	10%			2015	**	3	\$26,500	C	
Cast in Place Concrete	10%			LIFE	**	5	\$15,400	C	
Terrazzo	5%			LIFE	**	8	\$17,000	C	
Vinyl Tile	75%			2049	**	5	\$32,500	C	
Interior Walls									
Ceramic Tile	5%	Now	\$20,700	LIFE	**	5	\$3,700	C	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Food Cart Wash Down Area In Basement Kitchen Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : Food Cart Wash Down Area In Basement Kitchen</i>									
Concr Masonry Unit	15%	Now	\$31,900	LIFE	**	5	\$6,000	C	
<i>Water Penetration, Extent : Moderate, Area Affected : 2% Location : Basement Laundry Room</i>									
Fabric on Framing	35%			2015	**	5	\$22,100	C	
Gypsum Board	45%			LIFE	**	5	\$19,100	C	
Ceilings									
AcousTileSusp.Lay-In	75%			2027	**	5	\$21,000	B	
Gypsum Board	25%			LIFE	**	5	\$6,400	B	

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Switchgear									
Fused Disc Sw	70%			2034	**	3-5	\$5,400	B	
Molded Case Bkrs	30%			2034	**	3-5	\$2,300	B	

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN MCKINNEY CENTER
Asset # : 4433

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	95%			2034	**			B
Tray	5%			2027	**	5	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : LOC IN SWGEAR RM</i>								
Panelboards								
Molded Case Bkrs	100%			2030	**	3	\$7,200	B
Wiring								
Thermoplastic	100%			2034	**			B
Motor Controllers								
Locally Mounted	20%			2027	**	5	\$1,300	B
Motor Control Center	80%			2027	**	5	\$5,100	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2027	**			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	3-5	\$5,900	B
Generators								
Diesel	100%			2023	**	5	\$1,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : 750 KW CUMMINS-ONAN UNIT</i>								
Batteries								
Lead/Acid	100%			2007			\$600	B
Lighting								
General Lighting								
Exit	5%			2019	**	2	\$1,700	B
Fluorescent	90%			2019	**	2	\$356,800	B
Incandescent	5%			2009		2	\$19,800	B
Lightning Protection								
Arresters								
Copper	100%			2019	**			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2034	**	5	\$31,000	B

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN MCKINNEY CENTER
Asset # : 4433

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment PRV/L.P. Steam	100%			2023	**			B
Distribution Steam Piping/Pump	100%			2034	**	3	\$20,100	B
Terminal Devices Convactor/Radiator	90%			2031	**	2	\$87,900	B
Fan Coil Unit/Heat	10%			2022	**	4	\$1,700	B
Air Conditioning								
Energy Source Electricity	100%			2036	**	5	\$1,400	B
Conversion Equipment Int Pkg Unit - Cool/Ht	100%			2015	**			B
Distribution Chilled Wtr Pipe/Pmp	100%			2040	**	3-4	\$25,400	B
Terminal Devices Air Handler/Cool/Ht	100%			2019	**	4	\$11,500	B
Heat Rejection Air Condenser Unit	100%			2027	**			B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$155,200	B
Exhaust Fans Roof	100%			2019	**	2-10	\$74,900	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2034	**	3-5	\$30,800	B
HW Heat Exchanger Low Temp	100%			2040	**			B
Sanitary Piping Cast Iron	100%			2044	**			B
Storm Drain Piping Cast Iron	100%			2044	**			B
Sump Pump(s) Rigid Piping	100%			2022	**	4	\$2,000	B
Sewage Ejector(s) Compressed Air	100%			2034	**	4	\$2,000	B

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : LINCOLN HOSPITAL GARAGE
Address : 234 EAST 149TH STREET
Borough : BRONX
Program / Asset # : HHC0010.030 / 280
Area Sq Ft : 303,425
Date of Survey : 11-Dec-2000
Areas Surveyed : Roof, Floors 1,2,3,4
Agency's Number : N/A
Yr Built/Renovated : 1976 /
Project Type : HEALTH & HOSPITALS CORP.
Landmark Status : NONE

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$285,100	
Interior Architecture	\$446,600	\$115,800
Electrical	\$96,100	\$111,700
Total	\$827,800	\$227,500
Priority A	\$285,100	
Priority B	\$320,800	\$111,700
Priority C	\$221,900	\$115,800
Total	\$827,800	\$227,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				\$46,100
Interior Architecture				
Electrical	\$100,300	\$17,900	\$102,300	\$22,100
Mechanical	\$16,300		\$2,300	\$8,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$124,500	\$25,800	\$112,500	\$84,900
Priority A				\$46,100
Priority B	\$124,500	\$25,800	\$112,500	\$38,800
Priority C				
Total	\$124,500	\$25,800	\$112,500	\$84,900



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

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL GARAGE
Asset # : 280

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	90%	Now	\$221,000	LIFE	**	5	\$22,900	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : FOURTH LEVEL AT SOUTH AND NORTH FACADES</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
Masonry: Brick	10%			LIFE	**	5	\$7,300	A
Parapets								
Cast in Place Concrete	100%			LIFE	**	3	\$138,300	A
Roof								
Cast in Place Concrete	95%	Now	\$64,100	LIFE	**	5	\$19,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 50%</i>								
Modified Bitumen	3%			2020	**			A
Single Ply Membrane	2%			2020	**			A
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$221,900	LIFE	**	5	\$115,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
Interior Walls								
Cast in Place Concrete	95%			LIFE	**	5	\$6,400	C
Masonry: Brick	5%			LIFE	**	5	\$400	C
Ceilings								
Exposed Concrete	100%	Now	\$224,600	LIFE	**			B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Exposed Reinforcing, Extent : Moderate, Area Affected : 10%</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	80%			2012	\$111,700			B
Conduit	20%			2038	**			B
Panelboards								
Molded Case Bkrs	100%			2020	**	3	\$16,700	B
Wiring								
Thermoplastic	80%			2022	**			B
Thermoplastic	20%			2038	**			B

Lighting

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

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**HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL GARAGE
Asset # : 280**

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

Lighting

General Lighting

Exit	5%			2007	\$6,200	2	\$2,500	B
HID	80%			2007	\$96,100	2	\$478,200	B
HID	15%			2020	**	2	\$89,700	B

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

Plumbing

H/C Water Piping

Single Type	100%			2017	**	3-5	\$62,200	B
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Storm Drain Piping

Single Type	100%			2022	**			B
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** Replacement cost estimated to be beyond ten years is not included in this report.

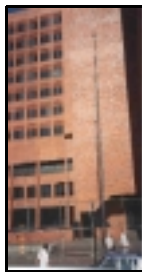
Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : LINCOLN HOSPITAL MAIN HOSPITAL
Address : 234 EAST 149TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0010.010 / 278 **Yr Built/Renovated** : 1976 /
Area Sq Ft : 1,034,360 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 11-Dec-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,9,11

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$570,000	\$1,322,000
Interior Architecture	\$266,600	\$968,400
Electrical	\$756,200	\$7,910,700
Mechanical	\$2,325,400	\$7,716,100
Total	\$3,918,100	\$17,917,200
Priority A	\$570,000	\$1,322,000
Priority B	\$3,212,000	\$15,741,500
Priority C	\$136,100	\$853,700
Total	\$3,918,100	\$17,917,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture			\$21,200	\$85,500
Interior Architecture	\$82,500			\$52,100
Electrical	\$34,500	\$453,300	\$12,500	\$464,500
Mechanical	\$113,200	\$63,700	\$269,900	\$97,100
Elevators/Escalators	\$187,500	\$187,500	\$187,500	\$187,500
Total	\$417,800	\$704,500	\$491,200	\$886,700
Priority A			\$21,200	\$85,500
Priority B	\$335,200	\$704,500	\$470,000	\$749,200
Priority C	\$82,500			\$52,100
Total	\$417,800	\$704,500	\$491,200	\$886,700



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**HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$1,109,300	A
	<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : THROUGHOUT</i>							
Window Wall	5%			2025	**	6	\$42,500	A
Windows								
Aluminum	100%			2028	**	5	\$162,800	A
Parapets								
Masonry: Brick	100%			LIFE	**	3	\$201,600	A
	<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : THROUGHOUT</i>							
Roof								
IRMA/Protected Membrane	80%			2017	**	5	\$262,600	A
Paver: Asphalt	10%	Now	\$66,600	2021	**	5	\$8,500	A
	<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : COURTYARD AT 149TH STREET ENTRANCE</i>							
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : COURTYARD AT 149TH STREET ENTRANCE</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : RECORDS ROOM IN BASEMENT</i>							
Roll Roofing	5%	0-2	\$72,400	2022	**			A
	<i>Ridging, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : AT STAIRS</i>							
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : AT STAIRS</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : AT STAIRS</i>							
Skylight, Metal/Glass	5%	0-2	\$218,200	2032	**	3	\$54,800	A
	<i>Open Joints, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : OVER AREAS 10A AND 10C</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : AT AREAS 10A AND 10C</i>							
Interior								
Floors								
Carpet	10%			2011	\$672,300	3	\$208,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$45,200	C
Ceramic Tile	5%			2040	**	5	\$60,900	C
Panel/Paver: Cer/Brk	10%			2028	**	5	\$106,600	C
Vinyl Tile	65%			2040	**	5	\$165,700	C

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**HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278**

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

Interior

Interior Walls

Concr Masonry Unit	10%			LIFE	**	5		C
Fabric on Framing	20%			2011		5		C
Gypsum Board	65%			LIFE	**	5		C
Masonry: Brick	5%			LIFE	**	5		C

Ceilings

AcousTileConcealSpLn	50%	Now	\$87,400	2015	**	5	\$71,700	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10% Location : AT MEDICAL RECORDS ROOM</i>								
AcousTileSusp.Lay-In	30%			2021	**	5	\$86,000	B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$13,100	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2012	\$146,200	5	\$74,700	B
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Transformers

Dry Type	100%			2010	\$12,500	5	\$104,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100% Explanation : VARIOUS SIZES.</i>								

Switchgear

Fused Disc Sw	100%			2012	\$508,500	3-5	\$45,900	B
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Raceway

Conduit	90%			2012	\$652,800			B
Conduit	10%			2038	**			B

Panelboards

Fused Disc Sw	10%			2034	**	3	\$4,300	B
Molded Case Bkrs	90%			2011	\$666,200	3	\$51,300	B

Wiring

Thermoplastic	90%			2012	\$738,500			B
Thermoplastic	10%			2038	**			B

Motor Controllers

Locally Mounted	10%			2010	\$137,500	5	\$3,800	B
Motor Control Center	50%			2010	\$687,700	5	\$19,000	B
Motor Control Center	40%	2-4	\$550,100	2032	**	5	\$7,600	B

On Extended Life, Extent : Moderate, Area Affected : 100%

Ground

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**HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278**

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Metal Water Pipe	100%			2010	\$6,700			B
Stand-by Power								
Transfer Switches								
Automatic	100%	2-4	\$9,700	2032	**	3-5	\$22,200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Generators								
Diesel	100%			2008	\$65,900	5	\$6,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : TWO 1000KW WAUKESHA</i>								
Batteries								
Nickel Cadium	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2020	**	2	\$9,800	B
Fluorescent	95%			2012	\$4,283,600	2	\$2,217,000	B
Lightning Protection								
Arresters								
Copper	100%	Now	\$50,500	2022	**			B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2022	**	5	\$183,700	B
Conversion Equipment								
Heat Exchanger	40%			2015	**	3	\$7,600	B
PRV/L.P. Steam	60%			2015	**			B
Distribution								
Hot Wtr Piping/Pump	60%	2-4	\$1,044,800	2028	**	3-4	\$84,900	B
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : THROUGHOUT</i>								
Steam Piping/Pump	40%			2022	**	3	\$47,500	B

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**HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler/Cool/Ht	40%	Now	\$55,800	2012	\$1,116,100	4	\$31,000	B
			<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>					
			<i>Location : CONTROLS</i>					
Convactor/Radiator	50%			2017	**	2	\$288,900	B
Fan Coil Unit/Heat	10%			2012	\$1,297,600	4	\$6,800	B
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pmp	100%	0-2	\$847,200	2022	**	3-4	\$150,400	B
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Basement, 1st Floor, 2nd Floor</i>					
Terminal Devices								
Air Handler/Cool/Ht	60%			2012	\$2,208,700	4	\$40,800	B
Induction Unit	40%			2012	\$1,929,600			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$734,600	B
Exhaust Fans								
Interior	90%			2012	\$862,300	3-10	\$332,000	B
Roof	10%			2012	\$68,900	2-10	\$44,300	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$212,200	B
HW Heat Exchanger								
Single Type	100%			2015	**			B
Sanitary Piping								
Single Type	100%	Now	\$188,300	2022	**			B
			<i>Damaged, Extent : Light, Area Affected : 10%</i>					
			<i>Location : THROUGHOUT</i>					
Storm Drain Piping								
Single Type	100%	Now	\$60,500	2022	**			B
			<i>Cracked, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : THROUGHOUT</i>					
Sump Pump(s)								
Single Type	100%			2010	\$9,300	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2022	**	3	\$14,300	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

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 : 11-Dec-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture			\$115,100
Electrical		\$65,900	\$448,800
Mechanical		\$47,100	\$239,500
Total		\$113,000	\$803,500
Priority A			\$115,100
Priority B		\$113,000	\$688,400
Total		\$113,000	\$803,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$10,100		\$21,800	\$39,600
Interior Architecture	\$300	\$300		
Electrical	\$32,200	\$21,100	\$12,900	\$22,000
Mechanical	\$26,600	\$900	\$31,800	\$16,800
Total	\$69,200	\$22,300	\$66,500	\$78,300
Priority A	\$10,100		\$21,800	\$39,600
Priority B	\$58,800	\$22,300	\$44,700	\$38,700
Priority C	\$300			
Total	\$69,200	\$22,300	\$66,500	\$78,300



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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 SERVICE BLDG
Asset # : 279**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$115,100	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : THROUGHOUT</i>								
<hr/>								
Windows								
Aluminum	50%			2028	**	5	\$700	A
Metal Louvers	50%			2028	**	5	\$12,200	A
<hr/>								
Parapets								
Masonry: Brick	100%			LIFE	**	3	\$99,300	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : THROUGHOUT</i>								
<hr/>								
Roof								
IRMA/Protected Membrane	95%			2017	**	5	\$43,700	A
Roll Roofing	5%	0-2	\$10,100	2022	**			A
<i>Ridging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER STAIRS</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER STAIRS</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER STAIRS</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$20,800	C
Vinyl Tile	5%			2040	**	5	\$600	C
<hr/>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$900	C
Concr Masonry Unit	95%			LIFE	**	5	\$6,800	C
<hr/>								
Ceilings								
AcousTileConcealSpLn	5%			2021	**	5	\$700	B
Exposed Concrete	35%			LIFE	**			B
Exposed Struc: Steel	60%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2012	\$14,400	5	\$5,800	B

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

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

** 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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2010	\$12,500	5	\$8,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Explanation : VARIOUS SIZES</i>							
Switchgear								
Fused Disc Sw	100%			2012	\$66,900	3-5	\$3,600	B
Raceway								
Conduit	90%			2012	\$55,200			B
Conduit	10%			2038	**			B
Panelboards								
Fused Disc Sw	10%			2034	**	3	\$300	B
Molded Case Bkrs	90%			2011	\$41,100	3	\$4,000	B
Wiring								
Thermoplastic	90%			2012	\$63,000			B
Thermoplastic	10%			2038	**			B
Motor Controllers								
Locally Mounted	15%			2010	\$8,600	5	\$400	B
Locally Mounted	10%			2029	**	5	\$300	B
Motor Control Center	30%	Now	\$17,200	2032	**	5	\$400	B
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
Motor Control Center	45%			2010	\$25,800	5	\$1,300	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2010	\$6,700			B
Stand-by Power								
Transfer Switches								
Automatic	75%	2-4	\$7,300	2032	**	3-5	\$1,300	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
Automatic	25%			2017	**	3-5	\$700	B
Generators								
Diesel	100%			2008	\$65,900	5	\$500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Explanation : TWO WAUKESHA 1000KW</i>							
Batteries								
Nickel Cadium	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2020	**	2	\$500	B
Fluorescent	90%			2012	\$196,800	2	\$101,900	B
HID	5%			2007	\$7,700	2	\$5,700	B

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	10%			2022	**	4	\$300	B
Natural Gas	90%			2032	**	3	\$1,300	B
Conversion Equipment								
Heat Exchanger	20%			2021	**	3	\$300	B
Steam Boiler	80%			2017	**	3	\$25,900	B
Distribution								
Hot Wtr Piping/Pump	20%			2028	**	3-4	\$2,200	B
Steam Piping/Pump	80%			2022	**	3	\$7,300	B
Terminal Devices								
Air Handler	40%			2017	**			B
Convactor/Radiator	40%			2025	**	2	\$17,900	B
Fan Coil Unit/Heat	20%			2017	**	4	\$1,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	5	\$600	B
Conversion Equipment								
Reciprocating Compr	100%			2025	**	5	\$94,300	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$14,200	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	**	4	\$7,900	B
Heat Rejection								
Water Cool Tower	100%			2013			\$192,400	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$56,800	B
Exhaust Fans								
Interior	95%			2017	**	3-10	\$31,300	B
Roof	5%			2017	**	2-10	\$1,700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$14,100	B
HW Heat Exchanger								
Single Type	100%			2015	**			B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing									
	Sump Pump(s) Single Type	100%			2010	\$9,300	4	\$2,000	B
	Non-Water Piping Single Type	100%			2032	* *	3	\$1,500	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Address : 1901 FIRST AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0011.020 / 749 **Yr Built/Renovated** : 1963 /
Area Sq Ft : 151,100 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 05-Oct-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11,13,14,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$170,200	\$211,100
Interior Architecture		\$80,700
Electrical	\$109,400	\$977,700
Mechanical		\$226,000
Total	\$279,700	\$1,495,500
Priority A	\$170,200	\$211,100
Priority B	\$109,400	\$1,203,700
Priority C		\$80,700
Total	\$279,700	\$1,495,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$39,500	\$13,000	\$1,500	\$6,800
Interior Architecture	\$15,500	\$6,300		
Electrical	\$54,600	\$3,700	\$56,000	\$1,300
Mechanical	\$5,900	\$39,100	\$44,300	\$15,400
Elevators/Escalators	\$41,500	\$41,500	\$41,500	\$41,500
Total	\$156,900	\$103,500	\$143,300	\$64,900
Priority A	\$39,500	\$13,000	\$1,500	\$6,800
Priority B	\$117,400	\$84,300	\$141,800	\$58,200
Priority C		\$6,300		
Total	\$156,900	\$103,500	\$143,300	\$64,900



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

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Asset # : 749

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$88,800	LIFE	**	5	\$101,700	A
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : PENTHOUSE</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : West Facade,East Facade</i>							
Metal/Glass Curt Wall	15%			2031	**	3-5	\$14,000	A
Window Wall	5%			2024	**	6	\$4,600	A
Windows								
Aluminum	100%	Now	\$81,400	2019	**	5	\$12,100	A
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : PENTHOUSE</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>							
Parapets								
Masonry: Brick	80%	Now	\$29,000	LIFE	**	3	\$19,200	A
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : PENTHOUSE</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : AT CORNERS</i>							
Metal Rail	20%			2020	**	3	\$1,500	A
Roof								
IRMA/Protected Membrane	40%			2011	\$109,400	5	\$11,900	A
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>							
Modified Bitumen	10%			2016	**			A
Traffic Topping	50%	Now	\$10,100	2016	**	5	\$2,400	A
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : TENNIS COURT</i>							
Interior								
Floors								
Carpet	10%			2012	\$80,700	3	\$18,800	C
Cast in Place Concrete	10%			LIFE	**	5	\$5,400	C
Ceramic Tile	5%			2039	**	5	\$7,300	C
Granite Panels	5%			LIFE	**	5	\$4,200	C
Vinyl Tile	70%			2039	**	5	\$21,400	C
Interior Walls								
Concr Masonry Unit	15%			LIFE	**	5	\$500	C
Plaster	85%			LIFE	**	5	\$4,000	C

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

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Asset # : 749

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	75%			2020	**	5	\$25,800	B
AcousTileSusp.Lay-In	15%			2020	**	5	\$5,200	B
Exposed Concrete	10%			LIFE	**			B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear								
Air Circuit Breaker	100%			2011	\$93,700	3-5	\$8,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 3000A AIR CIRCUIT BREAKER MAINS IN THE SWITCHBOARD.</i>								
Raceway								
Conduit	100%			2011	\$120,900			B
Panelboards								
Fused Disc Sw	5%			2010	\$5,100	3	\$300	B
Molded Case Bkrs	95%			2010	\$96,300	3	\$5,900	B
Wiring								
Braided Cloth	80%	2-4	\$109,400	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2021	**			B
Motor Controllers								
Locally Mounted	95%			2009	\$163,300	5	\$5,300	B
Locally Mounted	5%			2028	**	5	\$300	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2016	**	3-5	\$5,100	B
Lighting								
General Lighting								
Exit	5%			2011	\$2,900	2	\$1,200	B
Fluorescent	93%			2011	\$503,500	2	\$260,600	B
Incandescent	2%			2011	\$10,800	2	\$5,600	B

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Asset # : 749

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2021	**	5	\$22,100	B
Conversion Equipment								
Heat Exchanger	80%			2014	\$17,800	3	\$2,400	B
PRV/L.P. Steam	20%			2014	\$12,900			B
Distribution								
Hot Wtr Piping/Pump	80%			2019	**	3-4	\$13,600	B
Steam Piping/Pump	20%			2021	**	3	\$2,900	B
Terminal Devices								
Air Handler/Cool/Ht	20%			2011	\$67,000	4	\$1,900	B
Convactor/Radiator	80%			2016	**	2	\$55,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	**	5	\$1,000	B
Conversion Equipment								
Reciprocating Compr	20%			2014	\$70,600	5	\$29,300	B
No Component	80%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2021	**	3-4	\$21,100	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2011	\$88,400	4	\$8,200	B
Heat Rejection								
Evap Condenser	20%			2011	\$3,400			B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$88,200	B
Exhaust Fans								
Interior	80%			2016	**	3-10	\$31,500	B
Roof	20%			2011	\$16,500	2-10	\$10,600	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$18,800	B
HW Heat Exchanger								
Single Type	100%			2014	\$32,300			B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Asset # : 749

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sump Pump(s)								
Single Type	100%			2012	\$9,300	4	\$1,300	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : METROPOLITAN HOSPITAL MAIN BUILDING
Address : 1901 FIRST AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0011.010 / 281 **Yr Built/Renovated** : 1955 / 1959
Area Sq Ft : 895,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Sep-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,9,11,13,15,18

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$6,535,000	\$783,500
Interior Architecture			\$3,936,500
Electrical		\$547,100	\$5,264,700
Mechanical		\$265,300	\$141,100
Total		\$7,347,400	\$10,125,800
Priority A		\$6,535,000	\$783,500
Priority B		\$812,300	\$8,940,700
Priority C			\$401,600
Total		\$7,347,400	\$10,125,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$1,800	\$31,400		\$54,500
Interior Architecture	\$30,600		\$18,500	
Electrical	\$324,200	\$71,900	\$330,500	\$6,900
Mechanical	\$8,800	\$98,300	\$293,600	\$116,400
Elevators/Escalators	\$159,900	\$159,900	\$159,900	\$159,900
Total	\$525,300	\$361,500	\$802,600	\$337,700
Priority A	\$1,800	\$31,400		\$54,500
Priority B	\$523,500	\$330,100	\$784,000	\$283,200
Priority C			\$18,500	
Total	\$525,300	\$361,500	\$802,600	\$337,700



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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$104,500	LIFE	**	5	\$5,400	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : CANOPIES AT RECEIVING COURTYARD</i>								
Masonry: Brick	85%	Now	\$578,200	LIFE	**	5	\$662,000	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade, South Facade, East Facade, West Facade at floor levels and penthouse.</i>								
Masonry: Granite	3%			LIFE	**	3-5	\$80,100	A
Metal Panel	7%			2021	**	5	\$24,800	A
Window Wall	3%			2024	**	6	\$17,000	A
Windows								
Aluminum	95%	Now	\$4,651,600	2036	**	5	\$69,200	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 100%</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
Glass Block	5%			LIFE	**	5	\$3,900	A
Parapets								
Masonry: Brick	80%	Now	\$135,400	LIFE	**	3	\$89,600	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT COPING ON 9TH , 15TH, 16TH, 18TH FLOOR LEVELS.</i>								
Metal Rail	20%			2020	**	3	\$7,000	A

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**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$74,300	2021	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : BOILER ROOM</i>								
IRMA/Protected Membrane	10%	Now	\$159,800	2021	**	5	\$7,000	A
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : OVER 8TH AND 9TH FLOORS</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : OVER 8TH AND 9TH FLOORS</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : OVER 8TH AND 9TH FLOORS</i>								
IRMA/Protected Membrane	15%			2016	**	5	\$20,900	A
IRMA/Protected Membrane	65%	Now	\$831,100	2021	**	5	\$45,300	A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER 10TH,15TH,16TH AND 18TH FLOORS</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER 9TH FLOOR ADJACENT TO MENTAL HEALTH WING</i>								
Interior								
Floors								
Carpet	5%			2010	\$239,100	3	\$55,600	C
Cast in Place Concrete	10%			LIFE	**	5	\$32,200	C
Ceramic Tile	5%			2039	**	5	\$43,300	C
Quarry Tile	5%			2024	**	5	\$36,800	C
Terrazzo	5%			LIFE	**	8	\$35,500	C
Vinyl Tile	70%			2039	**	5	\$126,900	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$2,000	C
Concr Masonry Unit	10%			LIFE	**	5	\$2,100	C
Granite Panels	5%			LIFE	**	5	\$3,100	C
Plaster	60%			LIFE	**	5	\$16,900	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	55%			2014	\$3,422,700	5	\$112,300	B
AcousTileSusp.Lay-In	30%			2020	**	5	\$61,200	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : 8C2</i>								
Exposed Concrete	10%			LIFE	**			B
Metal Panel	5%			LIFE	**	5	\$14,100	B

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

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

**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281**

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	80%			2011	\$109,700	5	\$51,700	B
Fused Disc Sw	20%			2021	**	5	\$12,900	B
Transformers								
Dry Type	50%			2016	**	5	\$45,200	B
Dry Type	50%			2009	\$6,300	5	\$45,200	B
Switchgear								
Molded Case Bkrs	100%			2011	\$428,200	3-5	\$46,600	B
Raceway								
Busway	5%			2016	**	5	\$1,100	B
Conduit	95%			2021	**			B
Panelboards								
Molded Case Bkrs	80%			2010	\$486,700	3	\$29,600	B
Molded Case Bkrs	20%			2019	**	3	\$7,400	B
Wiring								
Braided Cloth	80%	2-4	\$547,100	2036	**			B
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
Thermoplastic	20%			2021	**			B
Motor Controllers								
Locally Mounted	100%			2009	\$1,146,100	5	\$32,900	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2009	\$6,700			B
Stand-by Power								
Transfer Switches								
Automatic	50%			2016	**	3-5	\$15,100	B
Automatic	50%			2009	\$4,900	3-5	\$15,100	B
Generators								
Diesel	100%			2014	\$65,900	5	\$5,500	B
Batteries								
Lead/Acid	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2011	\$17,100	2	\$7,000	B
Fluorescent	93%			2011	\$2,982,900	2	\$1,543,800	B
HID	2%			2011	\$45,100	2	\$33,200	B

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

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

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

**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	100%			2031	**	4	\$20,300	B
Conversion Equipment								
Heat Exchanger	50%			2014	\$65,800	3	\$9,000	B
Steam Boiler	50%			2016	**	3	\$111,500	B
Distribution								
Hot Wtr Piping/Pump	20%			2019	**	3-4	\$20,100	B
Steam Piping/Pump	80%			2021	**	3	\$67,600	B
Terminal Devices								
Air Handler/Cool/Ht	20%			2016	**	4	\$11,000	B
Convactor/Radiator	80%			2024	**	2	\$328,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	**	5	\$5,900	B
Conversion Equipment								
Centrifugal Compr El	30%			2031	**	5	\$2,000	B
Under Construction	70%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2031	**	3-4	\$107,000	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2016	**	4	\$48,400	B
Heat Rejection								
Under Construction	100%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$522,600	B
Exhaust Fans								
Interior	90%			2016	**	3-10	\$209,800	B
Roof	10%			2011	\$49,000	2-10	\$31,500	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$111,500	B
HW Heat Exchanger								
Single Type	100%			2007	\$191,300			B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B
Sump Pump(s)								
Single Type	100%			2012	\$9,300	4	\$1,300	B

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Non-Water Piping								
Single Type	100%			2021	**	3	\$10,100	B

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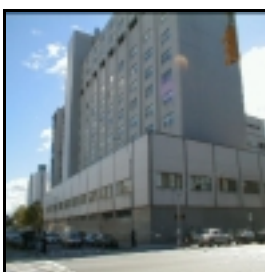
Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : METROPOLITAN HOSPITAL MENTAL HEALTH
Address : 1901 FIRST AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0011.030 / 750 **Yr Built/Renovated** : 1973 /
Area Sq Ft : 240,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 05-Oct-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11,13,14,15,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$726,000	\$988,300
Electrical	\$191,500	\$2,075,400
Mechanical		\$1,948,700
Total	\$917,400	\$5,012,400
Priority A	\$726,000	\$988,300
Priority B	\$191,500	\$4,024,100
Total	\$917,400	\$5,012,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$22,100	\$11,600		\$78,100
Interior Architecture	\$32,300			
Electrical	\$113,500	\$10,700	\$114,700	\$2,100
Mechanical	\$47,800	\$119,800	\$67,800	\$87,500
Elevators/Escalators	\$94,700	\$94,700	\$94,700	\$94,700
Total	\$310,500	\$236,900	\$277,300	\$262,500
Priority A	\$22,100	\$11,600		\$78,100
Priority B	\$288,400	\$225,300	\$277,300	\$184,300
Priority C				
Total	\$310,500	\$236,900	\$277,300	\$262,500



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

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

HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$544,700	LIFE	**	5	\$623,600	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> <i>Location : North Facade, South Facade</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : ALONG WINDOW LINTELS</i>							
Granite Panels	5%	Now	\$109,100	LIFE	**	3-5	\$118,800	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : AT NORTHWEST CORNER</i>							
Marble Panels	5%			LIFE	**	3-5	\$125,600	A
Windows								
Aluminum	100%			2019	**	5	\$102,600	A
Parapets								
Cast in Place Concrete	10%	Now	\$2,700	LIFE	**	3	\$3,700	A
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i> <i>Location : West Facade</i>							
Masonry: Brick	65%	Now	\$18,600	LIFE	**	3	\$24,700	A
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : PENTHOUSE</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i> <i>Location : PENTHOUSE</i>							
Metal Rail	25%			2020	**	3	\$3,000	A
Roof								
IRMA/Protected Membrane Traffic Topping	45%			2011	\$175,400	5	\$19,100	A
Traffic Topping	25%	Now	\$72,200	2021	**	5	\$1,700	A
	<i>Blisters, Extent : Moderate, Area Affected : 15%</i> <i>Location : OVER FOURTEENTH FLOOR</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i> <i>Location : OVER FOURTEENTH FLOOR</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : OVER FOURTEENTH FLOOR</i>							
Traffic Topping	30%			2011	\$86,600	5	\$4,100	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$11,300	C
Ceramic Tile	5%			2039	**	5	\$15,200	C
Quarry Tile	5%			2024	**	5	\$12,900	C
Terrazzo	10%			LIFE	**	8	\$24,900	C
Vinyl Tile	70%			2039	**	5	\$44,500	C

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

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

Interior

Interior Walls

Ceramic Tile	5%			LIFE	**	5	\$2,100	C
Plaster	70%			LIFE	**	5	\$20,500	C
SGFT/Glazed Masonry	25%			LIFE	**			C

Ceilings

AcousTileConcealSpLn	80%			2020	**	5	\$57,400	B
AcousTileSusp.Lay-In	10%			2020	**	5	\$7,200	B
Exposed Concrete	10%			LIFE	**			B

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

Under 600 Volts

Transformers

Dry Type	50%			2016	**	5	\$12,100	B
Dry Type	50%			2009	\$6,300	5	\$12,100	B

Switchgear

Molded Case Bkrs	100%			2011	\$187,300	3-5	\$12,500	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Explanation : TWO 4000A AIR CIRCUIT BREAKER MAINS IN THE SWITCHBOARD.

Raceway

Conduit	10%			2037	**			B
Conduit	20%			2021	**			B
Conduit	70%			2011	\$169,200			B

Panelboards

Molded Case Bkrs	80%			2010	\$194,700	3	\$7,900	B
Molded Case Bkrs	20%			2019	**	3	\$2,000	B

Wiring

Braided Cloth	70%	2-4	\$191,500	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2021	**			B
Thermoplastic	10%			2037	**			B

Motor Controllers

Locally Mounted	10%			2016	**	5	\$900	B
Locally Mounted	5%			2028	**	5	\$400	B
Locally Mounted	15%			2009	\$68,800	5	\$1,300	B
Motor Control Center	70%			2009	\$320,900	5	\$6,200	B

Ground

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							D
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : COVERED WITH INSULATION</i>								
Stand-by Power								
Transfer Switches								
Automatic	40%			2016	**	3-5	\$3,200	B
Automatic	60%			2009	\$5,800	3-5	\$4,900	B
Generators								
Diesel	100%			2014	\$65,900	5	\$1,500	B
Batteries								
Nickel Cadium	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2019	**	2	\$2,400	B
Fluorescent	95%			2011	\$1,068,600	2	\$553,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2031	**	5	\$45,800	B
Conversion Equipment								
Heat Exchanger	80%			2014	\$36,900	3	\$5,100	B
PRV/L.P. Steam	20%			2020	**			B
Distribution								
Hot Wtr Piping/Pump	80%			2019	**	3-4	\$28,200	B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
Steam Piping/Pump	20%	Now	\$15,100	2021	**	3	\$5,900	B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : THROUGHOUT</i>								
Terminal Devices								
Air Handler	20%			2011	\$233,100			B
Convactor/Radiator	80%			2016	**	2	\$115,300	B
Air Conditioning								
Energy Source								
District Steam	100%			2021	**	5	\$45,800	B
Conversion Equipment								
Absorp Mach/Stm/HW	100%			2014	\$712,800	2	\$203,400	B

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pmp	100%			2021	**	3-4	\$43,800	B
Terminal Devices								
Fan Coil - Cool/Heat	100%			2016	**			B
Heat Rejection								
Water Cool Tower	100%			2012	\$620,600			B
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$183,300	B
Exhaust Fans								
Interior	100%			2011	\$239,000	3-10	\$106,200	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$39,100	B
HW Heat Exchanger								
Single Type	100%			2014	\$67,100			B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B
Sump Pump(s)								
Single Type	100%			2009	\$9,300	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2031	**	3	\$3,600	B

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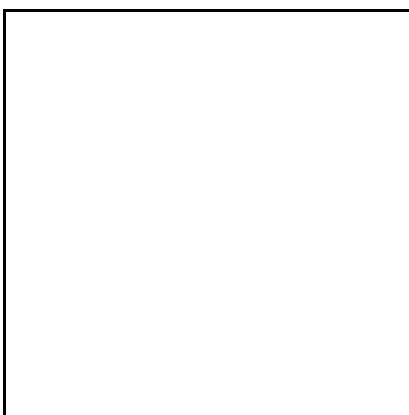
Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : MORRISIANA NFCC ANNEX
Address : 1225 GERARD AVE.
Borough : BRONX
Program / Asset # : HHC0018.020 / 1005
Area Sq Ft : 24,627
Date of Survey : 23-Nov-1999
Areas Surveyed : Basement, Roof, Floors 1,2,3
Agency's Number : N/A
Yr Built/Renovated : 1973 /
Project Type : HEALTH & HOSPITALS CORP.
Landmark Status : NONE

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$59,900
Interior Architecture		\$185,400
Electrical		\$93,700
Total		\$339,000
Priority A		\$59,900
Priority B		\$279,100
Total		\$339,000

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$200			\$4,200
Interior Architecture		\$2,400	\$600	
Electrical	\$9,700	\$200	\$10,100	
Mechanical		\$6,900	\$7,700	\$2,100
Total	\$9,900	\$9,500	\$18,400	\$6,300
Priority A	\$200			\$4,200
Priority B	\$9,700	\$7,100	\$17,800	\$2,100
Priority C		\$2,400	\$600	
Total	\$9,900	\$9,500	\$18,400	\$6,300



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HEALTH AND HOSPITALS CORP. - 819
MORRISIANA NFCC ANNEX
Asset # : 1005

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$59,900	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 15%</i>								
Windows								
Aluminum	100%			2019	**	5	\$10,300	A
Parapets								
Masonry: Brick	90%			LIFE	**	3	\$12,200	A
Metal: Cage/Fence	10%			2011	\$2,200	3	\$600	A
Roof								
Modified Bitumen	100%			2016	**			A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$1,000	C
Panel/Paver: Cer/Brk	5%			2027	**	5	\$1,200	C
Vinyl Tile	85%			2026	**	5	\$4,700	C
Interior Walls								
Concr Masonry Unit	10%			LIFE	**	5	\$400	C
Gypsum Board	90%			LIFE	**	5	\$1,700	C
Ceilings								
AcousTileConcealSpLn	75%			2014	\$143,900	5	\$4,700	B
AcousTileSusp.Lay-In	25%			2014	\$41,500	5	\$1,600	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2021	**			B
Panelboards								
Molded Case Bkrs	100%			2019	**	3	\$1,000	B
Wiring								
Thermoplastic	100%			2021	**			B
Motor Controllers								
Locally Mounted	50%			2024	**	5	\$500	B
Locally Mounted	50%			2016	**	5	\$500	B
Lighting								
General Lighting								
Exit	5%			2011	\$500	2	\$200	B
Fluorescent	95%			2011	\$93,700	2	\$48,500	B

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HEALTH AND HOSPITALS CORP. - 819
MORRISIANA NFCC ANNEX
Asset # : 1005

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	30%			2031	**	5	\$1,200	B
HTHW/HW	70%			2031	**	5	\$2,800	B
Distribution								
Hot Wtr Piping/Pump	70%			2027	**	3-4	\$2,200	B
Steam Piping/Pump	30%			2031	**	3	\$800	B
Terminal Devices								
Air Handler	70%			2016	**			B
Convactor/Radiator	30%			2024	**	2	\$3,800	B
Air Conditioning								
Energy Source								
District C.W.	100%			2031	**	5	\$1,700	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2031	**	3-4	\$3,300	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2016	**	4	\$1,500	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$16,100	B
Exhaust Fans								
Interior	100%			2016	**	3-10	\$7,200	B
Plumbing								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$3,400	B
Sanitary Piping								
Single Type	100%			2031	**			B
Storm Drain Piping								
Single Type	100%			2031	**			B

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

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : MORRISIANA NFCC MAIN BLDG.
Address : 1225 GERARD AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0018.010 / 1004 **Yr Built/Renovated** : 1973 /
Area Sq Ft : 71,711 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Nov-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$367,000	\$160,200
Interior Architecture		\$468,100
Electrical		\$323,200
Mechanical	\$35,500	\$188,200
Total	\$402,500	\$1,139,600
Priority A	\$367,000	\$160,200
Priority B	\$35,500	\$979,500
Total	\$402,500	\$1,139,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				\$11,700
Interior Architecture		\$6,800	\$23,900	
Electrical	\$34,600	\$9,000	\$28,400	\$300
Mechanical	\$16,800	\$3,600	\$42,700	\$9,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$59,300	\$27,300	\$102,900	\$29,100
Priority A				\$11,700
Priority B	\$59,300	\$20,500	\$79,100	\$17,500
Priority C		\$6,800	\$23,900	
Total	\$59,300	\$27,300	\$102,900	\$29,100



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

**HEALTH AND HOSPITALS CORP. - 819
MORRISIANA NFCC MAIN BLDG.
Asset # : 1004**

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	97%	Now	\$279,800	LIFE	**	5	\$160,200	A	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>									
<i>Location : se and sw corner.</i>									
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : along edge of bldg.</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : along edge of bldg.</i>									
Window Wall	3%			2016	**	6	\$1,800	A	
Windows									
Aluminum	100%	Now	\$87,200	2019	**	5	\$13,000	A	
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick	100%			LIFE	**	3	\$35,000	A	
Roof									
Modified Bitumen	100%			2016	**			A	
Interior									
Floors									
Carpet	5%			2007	\$20,600	3	\$4,800	C	
Ceramic Tile	3%			2039	**	5	\$2,200	C	
Panel/Paver: Cer/Brk	5%			2027	**	5	\$3,300	C	
Vinyl Tile	87%			2026	**	5	\$13,600	C	
Interior Walls									
Ceramic Tile	5%			LIFE	**	5	\$1,700	C	
Concr Masonry Unit	10%			LIFE	**	5	\$1,800	C	
Gypsum Board	85%			LIFE	**	5	\$8,300	C	
Ceilings									
AcousTileConcealSpLn	35%			2014	\$188,400	5	\$6,200	B	
AcousTileSusp.Lay-In	60%			2014	\$279,700	5	\$10,600	B	
Gypsum Board	5%			LIFE	**	5	\$400	B	

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
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%			2021	**	5	\$5,200	B	

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

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

HEALTH AND HOSPITALS CORP. - 819
MORRISIANA NFCC MAIN BLDG.
Asset # : 1004

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	95%			2016	**	5	\$6,900	B
Dry Type	5%			2028	**	5	\$400	B
Switchgear								
Molded Case Bkrs	100%			2021	**	3-5	\$3,200	B
Raceway								
Conduit	90%			2021	**			B
Conduit	10%			2037	**			B
Panelboards								
Fused Disc Sw	10%			2019	**	3	\$300	B
Molded Case Bkrs	80%			2019	**	3	\$2,400	B
Molded Case Bkrs	10%			2033	**	3	\$300	B
Wiring								
Thermoplastic	90%			2021	**			B
Thermoplastic	10%			2037	**			B
Motor Controllers								
Locally Mounted	50%			2016	**	5	\$1,300	B
Locally Mounted	40%			2024	**	5	\$1,100	B
Locally Mounted	10%			2028	**	5	\$300	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,700	2031	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2016	**	3-5	\$2,400	B
Generators								
Diesel	100%			2014	\$65,900	5	\$400	B
Batteries								
Lead/Acid	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2011	\$1,500	2	\$600	B
Fluorescent	93%			2011	\$257,300	2	\$133,200	B
HID	2%			2011	\$3,900	2	\$2,900	B

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
MORRISIANA NFCC MAIN BLDG.
Asset # : 1004

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2021	**	3	\$900	B
Conversion Equipment Steam Boiler	100%			2016	**	3	\$19,200	B
Distribution Hot Wtr Piping/Pump	70%			2019	**	3-4	\$6,100	B
Steam Piping/Pump	30%			2021	**	3	\$2,200	B
Terminal Devices Air Handler	70%			2016	**			B
Convactor/Radiator	30%			2016	**	2	\$10,600	B
Air Conditioning								
Energy Source Electricity	100%			2027	**	5	\$500	B
Conversion Equipment Int Pkg Unit - Cool	5%			2012	\$34,200			B
Reciprocating Compr	95%			2020	**	5	\$71,100	B
Distribution Chilled Wtr Pipe/Pmp	100%			2031	**	3-4	\$9,200	B
Terminal Devices Air Handler/Cool/Ht	100%			2016	**	4	\$4,200	B
Heat Rejection Water Cool Tower	100%			2012	\$152,600			B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$45,100	B
Exhaust Fans Interior	100%			2011	\$33,000	3-10	\$26,100	B
Plumbing								
H/C Water Piping Single Type	100%			2016	**	3-5	\$9,600	B
HW Heat Exchanger Single Type	100%	Now	\$3,300	2007	\$16,500			B
			<i>Corroded, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Boiler Room</i>					
Sanitary Piping Single Type	100%	Now	\$4,700	2021	**			B
			<i>Other Observation, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : X-RAY ROOM</i>					
			<i>Explanation : CLOGGED</i>					
Storm Drain Piping Single Type	100%			2021	**			B

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HEALTH AND HOSPITALS CORP. - 819
MORRISIANA NFCC 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 Code
Plumbing								
Sump Pump(s)								
Single Type	100%	Now	\$2,800	2009	\$9,300	4	\$1,300	B
			<i>Broken, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Boiler Room</i>					

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME
Address : 149-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0012.010 / 740 **Yr Built/Renovated** : 1925 /
Area Sq Ft : 69,100 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Mar-1997 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$435,300	\$143,300
Electrical		\$206,000	
Mechanical		\$180,600	\$119,300
Total		\$821,800	\$262,600
Priority A		\$435,300	\$143,300
Priority B		\$386,500	\$119,300
Total		\$821,800	\$262,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$48,300			\$15,300
Interior Architecture				\$5,300
Electrical		\$7,900	\$1,000	\$30,500
Mechanical	\$33,500		\$12,300	\$33,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$91,700	\$17,800	\$23,100	\$94,800
Priority A	\$48,300			\$15,300
Priority B	\$43,400	\$17,800	\$23,100	\$74,200
Priority C				\$5,300
Total	\$91,700	\$17,800	\$23,100	\$94,800



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

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HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME
Asset # : 740

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	20%			LIFE	**	5	\$12,400	A
Masonry: Brick	80%	Now	\$250,300	LIFE	**	5	\$143,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT NORTH END OF BLDG.</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT EAST & WEST STAIRS ALONG THE TOP SECTION,ALONG WINDOW LEVELS.</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT EAST & WEST STAIRS,AT 5TH FL.NORTH END OF BLDG.</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : ALONG 4TH.FL.WINDOWS AT THE EAST END OF BLDG.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
Windows								
Aluminum	100%			2024	**	5	\$2,900	A
Parapets								
Cast in Place Concrete	15%			LIFE	**	3	\$3,000	A
Cast Stone/Terra Cotta	5%	Now	\$5,200	LIFE	**	3	\$1,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ALONG THE SOUTH SIDE OF BLDG.AT THE 5TH.FL.DORMER.</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : ALONG THE SOUTH SIDE OF BLDG. AT THE 5TH.FL.SECTION.</i>								
Copper/Terne	2%	Now	\$12,400	2048	**	3	\$300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : TRIM ALONG CENTRAL TOWER.</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>								
Masonry: Brick	73%	Now	\$23,100	LIFE	**	3	\$15,300	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT CORNERS ALONG THE WEST AND EAST SIDES.</i>								
<i>Miss/Damgd Copings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : EAST AND WEST FACADE.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
Stucco Cement	5%	Now	\$7,700	2033	**	3-5	\$1,300	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : ALONG THE SOUTH SIDE OF BLDG.AT THE 5TH.FL.DORMER.</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : ALONG THE SOUTH SIDE OF BLDG. AT THE 5TH.FL.DORMER.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : ALONG THE SOUTH SIDE OF BLDG. ABOVE 4TH. FLOOR.</i>								

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HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME
Asset # : 740

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt	55%			2008	\$91,000	5	\$16,500	A
Asphalt Shingle	35%	Now	\$51,800	2023	**	5	\$3,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
Copper/Terne	10%	Now	\$42,200	2048	**	5	\$1,200	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 15%</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,100	C
Vinyl Tile	90%			2023	**	5	\$10,600	C
Interior Walls								
Masonry: Brick	10%			LIFE	**	5	\$5,700	C
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : EAST AND WEST STAIRS.</i>								
Plaster	90%			LIFE	**	5	\$21,000	C
Ceilings								
Exposed Concrete	10%			LIFE	**			B
Plaster	90%			LIFE	**	5	\$8,200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2008	\$14,400	5	\$4,200	B
Raceway								
Conduit	100%			2008	\$61,400			B
Panelboards								
Molded Case Bkrs	100%			2007	\$45,600	3	\$2,900	B
Wiring								
Braided Cloth	80%	2-4	\$56,000	2033	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2008	\$14,000			B
Motor Controllers								
Locally Mounted	100%			2006	\$43,000	5	\$2,500	B
Ground								

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HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME
Asset # : 740

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

Ground

Grounding Devices								
Metal Water Pipe	100%			2006	\$6,700			B

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

Heating

Energy Source								
District Steam	100%			2018	**	5	\$8,500	B

Recent Replace Evident, Extent : Moderate, Area Affected : 20%

Conversion Equipment								
PRV/L.P. Steam	10%			2005	\$2,500			B
Steam/HW Converter	90%			2005	\$13,900	3	\$4,700	B

Distribution								
Hot Wtr Piping/Pump	90%			2007	\$180,600	3-4	\$5,900	B
Steam Piping/Pump	10%			2008	\$27,900	3	\$700	B

Terminal Devices								
Convactor/Radiator	100%			2021	**	2	\$26,600	B

Ventilation

Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$6,800	B
No Component	80%							D

Exhaust Fans								
Interior	20%			2013	\$8,800	3-10	\$3,400	B
No Component	80%							D

Plumbing

H/C Water Piping								
Single Type	100%			2013	\$119,300	3-5	\$8,400	B

HW Heat Exchanger								
Single Type	100%			2011	\$12,400			B

Sanitary Piping								
Single Type	100%			2018	**			B

Storm Drain Piping								
Single Type	100%			2018	**			B

Sump Pump(s)								
Single Type	100%	0-2	\$9,300	2013	\$9,300	4	\$1,300	B

Noisy/Vibrating, Extent : Severe, Area Affected : 100%

Non-Water Piping								
Single Type	100%			2028	**	3	\$700	B

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME
Address : 149-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0012.020 / 729 **Yr Built/Renovated** : 1938 /
Area Sq Ft : 41,820 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Mar-1997 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$100,100	\$103,000
Mechanical		\$300,500
Total	\$100,100	\$403,500
Priority A	\$100,100	\$103,000
Priority B		\$300,500
Total	\$100,100	\$403,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$9,200			\$9,200
Interior Architecture			\$400	\$3,200
Electrical	\$21,200	\$24,000	\$31,000	\$37,800
Mechanical	\$15,300	\$9,100	\$7,300	\$2,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$55,500	\$43,000	\$48,500	\$62,800
Priority A	\$9,200			\$9,200
Priority B	\$46,300	\$43,000	\$48,500	\$50,400
Priority C				\$3,200
Total	\$55,500	\$43,000	\$48,500	\$62,800



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HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME
Asset # : 729

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$103,000	A
Masonry: Limestone	5%			LIFE	**	3-5	\$19,400	A
Windows								
Aluminum	100%			2024	**	5	\$1,800	A
Parapets								
Masonry: Brick	85%			LIFE	**	3	\$10,800	A
Masonry: Limestone	5%			LIFE	**	3	\$700	A
Metal Rail	10%			2011	\$3,800	3	\$400	A
Roof								
Asphalt	100%			2005	\$100,100	5	\$18,200	A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : MAIN ROOF</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : LOWER ROOF</i>								
Interior								
Floors								
Terrazzo	10%			LIFE	**	8	\$2,800	C
Vinyl Tile	90%			2023	**	5	\$6,400	C
Interior Walls								
Glazed Ceramic Panel	10%			LIFE	**	5	\$2,000	C
Plaster	90%			LIFE	**	5	\$12,700	C
Ceilings								
AcousTile,Adhered	10%			2017	**	5	\$800	B
Plaster	90%			LIFE	**	5	\$4,900	B

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2008	\$4,700	5	\$2,600	B
Raceway								
Conduit	100%			2008	\$31,800			B
Panelboards								
Molded Case Bkrs	100%			2007	\$30,400	3	\$1,700	B

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HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME
Asset # : 729

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$21,200	2033	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	40%			2018	**			B
Motor Controllers								
Locally Mounted	100%			2006	\$23,300	5	\$1,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2018	**	5	\$5,100	B
Conversion Equipment								
PRV/L.P. Steam	100%			2017	**			B
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
Distribution								
Steam Piping/Pump	100%			2018	**	3	\$3,300	B
Terminal Devices								
Convactor/Radiator	100%			2013	\$228,300	2	\$16,100	B
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$2,000	B
No Component	90%							D
Exhaust Fans								
Roof	100%			2013	\$19,200	2-10	\$12,400	B
Plumbing								
H/C Water Piping								
Single Type	100%			2013	\$72,200	3-5	\$5,100	B
Hot Water Heater								
Single Type	100%			2006	\$5,600	3-5	\$6,200	B
Sanitary Piping								
Single Type	100%			2018	**			B
Storm Drain Piping								
Single Type	100%			2018	**			B
Sump Pump(s)								
Single Type	100%			2005	\$9,300	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2028	**	3	\$400	B

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HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME
Asset # : 729

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : NEPONSIT HEALTH CARE CENTER BOILER RM
Address : 149-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0012.030 / 730 **Yr Built/Renovated** : 1917 /
Area Sq Ft : 45,837 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Mar-1997 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture			\$593,800
Electrical		\$127,700	\$65,900
Mechanical		\$103,600	\$457,100
Total		\$231,300	\$1,116,800
Priority A			\$593,800
Priority B		\$231,300	\$523,000
Total		\$231,300	\$1,116,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$3,300	\$400	\$10,000	\$56,200
Interior Architecture		\$3,100	\$1,700	
Electrical	\$900	\$100	\$22,200	\$58,400
Mechanical	\$18,100	\$100	\$20,300	\$25,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$26,300	\$7,600	\$58,200	\$144,100
Priority A	\$3,300	\$400	\$10,000	\$56,200
Priority B	\$22,900	\$4,200	\$48,200	\$87,900
Priority C		\$3,100		
Total	\$26,300	\$7,600	\$58,200	\$144,100



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER BOILER RM
Asset # : 730

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Aluminum Siding	10%			2028	**	3	\$30,000	A
Masonry: Brick	80%			LIFE	**	5	\$105,900	A
Masonry: Granite	5%			LIFE	**	3-5	\$22,700	A
Masonry: Limestone	5%			LIFE	**	3-5	\$23,700	A
Windows								
Aluminum	30%			2016	**	5	\$700	A
Aluminum	70%			2024	**	5	\$1,700	A
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	3	\$3,200	A
				<i>Spalling, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : STONE COPING</i>				
Masonry: Brick	90%			LIFE	**	3	\$44,200	A
				<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>				
Masonry: Limestone	5%	Now	\$3,300	LIFE	**	3	\$2,600	A
				<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : ALONG CORNICE</i>				
Roof								
IRMA/Protected Membrane	100%			2013	\$487,900	5	\$53,200	A
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	**	5	\$10,900	C
Vinyl Tile	50%			2036	**	5	\$6,200	C
Interior Walls								
Glazed Ceramic Panel	50%			LIFE	**	5	\$7,900	C
Gypsum Board	5%			LIFE	**	5	\$200	C
Plaster	45%			LIFE	**	5	\$5,000	C
Ceilings								
AcousTileSusp.Lay-In	25%			2017	**	5	\$3,500	B
Exposed Concrete	50%			LIFE	**			B
Plaster	25%			LIFE	**	5	\$2,400	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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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Maintenance \$ are aggregated over a ten-year period.

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

HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER BOILER RM
Asset # : 730

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Air Circuit Breaker	20%			2008	\$18,700	3-5	\$500	B
Molded Case Bkrs	80%			2008	\$74,900	3-5	\$1,900	B
Raceway								
Conduit	80%			2008	\$23,800			B
Conduit	20%			2018	**			B
Panelboards								
Molded Case Bkrs	80%			2007	\$52,700	3	\$1,500	B
Molded Case Bkrs	20%			2016	**	3	\$400	B
Wiring								
Braided Cloth	80%			2007	\$21,500			B
Thermoplastic	20%			2008	\$5,400			B
Motor Controllers								
Locally Mounted	100%			2013	\$9,300	5	\$1,700	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2013	\$6,700			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2013	\$9,700	3-5	\$1,500	B
Generators								
Diesel	100%			2011	\$65,900	5	\$300	B
Batteries								
Lead/Acid	100%			2005	\$600			B
Lightning Protection								
Arresters								
Copper	100%			2008	\$8,200			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : LOCATED ON STACK ONLY.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	10%			2038	**	4	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : TWO 10000 #2 FIBERGLASS TANK IN UNDERGROUND VAULT</i>								
Natural Gas	90%			2038	**	3	\$800	B

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

HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER BOILER RM
Asset # : 730

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2028	**	3	\$15,100	B
Distribution Steam Piping/Pump	100%			2034	**	3	\$5,700	B
Terminal Devices Air Handler/Dir Expansion	20%			2005	\$45,100	4	\$1,000	B
Convector/Radiator Unit	75%			2013	\$296,500	2	\$20,900	B
Heater-Stm/HW/Elec	5%			2008	\$13,500	4	\$200	B
Air Conditioning								
Energy Source Electricity	100%			2024	**	5	\$400	B
Conversion Equipment Reciprocating Compr No Component	20%			2017	**	5	\$11,800	B
	80%							D
Terminal Devices Air Handler/Cool	100%			2013	\$35,600	4	\$4,900	B
Heat Rejection Air Condenser Unit	100%			2017	**			B
Ventilation								
Distribution Ductwork/Diffusers No Component	20%			LIFE	**	2	\$7,100	B
	80%							D
Exhaust Fans Interior No Component	20%			2008	\$9,300	3-10	\$4,100	B
	80%							D
Plumbing								
H/C Water Piping Single Type	100%			2013	\$125,000	3-5	\$8,800	B
HW Heat Exchanger Single Type	100%			2023	**			B
Sanitary Piping Single Type	100%			2018	**			B
Storm Drain Piping Single Type	100%			2008	\$58,500			B
Sump Pump(s) Single Type	100%			2005	\$9,300	4	\$2,000	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : NEPONSIT HEALTH CARE CENTER GARAGE
Address : 149-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0012.040 / 731 **Yr Built/Renovated** : 1917 /
Area Sq Ft : 1,313 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Mar-1997 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET

Total

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$25,100	\$100		\$900
Interior Architecture		\$200	\$100	
Electrical			\$10,200	\$33,000
Mechanical	\$200	\$4,900	\$100	\$3,800
Total	\$25,300	\$5,200	\$10,400	\$37,800
Priority A	\$25,100	\$100		\$900
Priority B	\$200	\$4,900	\$10,400	\$36,900
Priority C		\$200		
Total	\$25,300	\$5,200	\$10,400	\$37,800



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

HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER GARAGE
Asset # : 731

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$7,700	LIFE	**	5	\$4,400	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 25%</i>							
Metal Panel	10%			2028	**	5	\$200	A
Windows								
Aluminum	50%			2024	**	5	\$200	A
Aluminum	50%			2016	**	5	\$200	A
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,600	LIFE	**	3	\$300	A
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : ALONG COPING</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : ALONG COPING</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : ALONG COPING</i>							
Masonry: Brick	50%	Now	\$3,300	LIFE	**	3	\$2,200	A
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
Not Accessible	45%							D
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Explanation : NOTE: INSIDE FACE OF WALL IS COVERED WITH ROOF.</i>							
Roof								
Asphalt	100%	4+	\$11,500	2018	**	5	\$1,000	A
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>							
Interior								
Floors								
Vinyl Tile	100%			2036	**	5	\$300	C
Interior Walls								
Gypsum Board	50%			LIFE	**	5		C
Plaster	50%			LIFE	**	5		C
Ceilings								
AcousTileSusp.Lay-In	85%			2017	**	5	\$300	B
Gypsum Board	15%			LIFE	**	5		B

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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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Maintenance \$ are aggregated over a ten-year period.

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

HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER GARAGE
Asset # : 731

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2008	\$19,400			B
Panelboards								
Molded Case Bkrs	100%			2007	\$10,100	3	\$100	B
Wiring								
Thermoplastic	100%			2008	\$13,600			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	50%			2008	\$100	5	\$100	B
Natural Gas	50%			2028	* *	3		B
Conversion Equipment								
Unit Heater-Dir Fired	50%			2006	\$1,700	3	\$200	B
No Component	50%							D
Distribution								
Steam Piping/Pump	100%			2008	\$3,700	3	\$200	B
Terminal Devices								
Convactor/Radiator	100%			2013	\$4,900	2	\$700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2006	\$3,100	3-5	\$200	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : NORTH CENTRAL BRONX HOSPITAL
Address : 3424 KOSSUTH AVE. & 210 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0013.010 / 732 **Yr Built/Renovated** : 1976 / 2002
Area Sq Ft : 797,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Apr-2002 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,7,15,16,17,18

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$936,100	\$741,900
Interior Architecture	\$175,000	\$173,000
Electrical	\$96,600	\$5,115,700
Mechanical	\$2,419,900	\$652,600
Total	\$3,627,500	\$6,683,300
Priority A	\$936,100	\$741,900
Priority B	\$2,571,900	\$5,876,800
Priority C	\$119,500	\$64,600
Total	\$3,627,500	\$6,683,300

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$1,100	\$800	\$218,000
Interior Architecture		\$35,700	\$10,900	
Electrical	\$284,600	\$31,700	\$288,100	\$59,900
Mechanical	\$19,300	\$113,900	\$161,200	\$45,900
Elevators/Escalators	\$230,900	\$230,900	\$230,900	\$230,900
Total	\$534,900	\$413,300	\$691,900	\$554,800
Priority A		\$1,100	\$800	\$218,000
Priority B	\$534,900	\$376,500	\$691,100	\$336,700
Priority C		\$35,700		
Total	\$534,900	\$413,300	\$691,900	\$554,800



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

** 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$451,000	A
	<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Pre-Cast Concrete	35%			LIFE	**	3-5	\$637,800	A
	<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	95%			2029	**	5	\$123,400	A
	<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Sealant and Caulking</i>							
Metal Louvers	5%			2029	**	5	\$112,300	A
Parapets								
Masonry: Brick	65%			LIFE	**	3	\$64,900	A
	<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%			2033	**	3	\$3,400	A
	<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Metal Rail	10%			2022	**	3	\$2,300	A
Pre-Cast Concrete	20%			LIFE	**	3	\$6,600	A
	<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							

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

** 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	55%	Now	\$364,000	2023	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 3%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%	Now	\$88,600	LIFE	**	5	\$4,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 11th and 13th Floors</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : 11th and 13th floors</i>								
Panel/Paver: Cer/Brk	30%	Now	\$483,600	LIFE	**	5	\$33,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 3rd Floor Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$54,900	LIFE	**	5	\$28,600	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Concrete Slab at Trash Compactor, Ground Level</i>								
Ceramic Tile	5%			2041	**	5	\$38,600	C
Quarry Tile	5%			2026	**	5	\$32,800	C
Vinyl Tile	80%			2041	**	5	\$129,200	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$1,800	C
Concr Masonry Unit	10%			LIFE	**	5	\$1,900	C
Gypsum Board	75%			LIFE	**	5	\$7,500	C
Masonry: Brick	5%			LIFE	**	5	\$3,000	C
Plaster	5%			LIFE	**	5	\$1,300	C

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**HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	50%	Now	\$55,400	2022	**	5	\$45,500	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Below Roof Areas</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 4%</i>								
<i>Location : Below Roof Areas</i>								
AcousTileSusp.Lay-In	12%			2022	**	5	\$21,800	B
Exposed Concrete	13%			LIFE	**			B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Below Upper Roof</i>								
Metal Panel	25%			LIFE	**	5	\$63,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2013	\$109,700	5	\$57,600	B
Transformers								
Dry Type	90%			2011	\$11,300	5	\$72,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : VARIOUS KVA RATINGS.</i>								
Dry Type	10%			2030	**	5	\$8,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : VARIOUS KVA RATINGS</i>								
Switchgear								
Fused Disc Sw	95%			2013	\$330,500	3-5	\$33,600	B
Fused Disc Sw	5%			2039	**	3-5	\$1,800	B
Raceway								
Conduit	90%			2013	\$435,200			B
Conduit	10%			2039	**			B
Panelboards								
Fused Disc Sw	5%			2012	\$24,300	3	\$1,600	B
Molded Case Bkrs	15%			2021	**	3	\$4,900	B
Molded Case Bkrs	10%			2035	**	3	\$4,400	B
Molded Case Bkrs	70%			2012	\$340,700	3	\$23,100	B
Wiring								
Thermoplastic	90%			2013	\$492,300			B
Thermoplastic	10%			2039	**			B

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Electrical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Motor Controllers									
Locally Mounted	10%			2011	\$45,500	5	\$2,900	B	
Locally Mounted	5%			2030	**	5	\$1,500	B	
Motor Control Center	10%			2030	**	5	\$2,900	B	
Motor Control Center	75%			2011	\$687,700	5	\$22,000	B	
Ground									
Grounding Devices									
Metal Water Pipe	100%	2-4	\$6,700	2033	**			B	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>									
Stand-by Power									
Transfer Switches									
Automatic	90%			2011	\$8,800	3-5	\$26,400	B	
Automatic	10%			2030	**	3-5	\$2,700	B	
Generators									
Diesel	100%			2009	\$65,900	5	\$4,900	B	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Third Floor Roof</i>									
<i>Explanation : There is a recently installed fuel cell being used to provide back up power for computer and refrigeration systems. Natural gas fuel power cell rated @ 200KW.</i>									
Batteries									
Lead/Acid	100%			2008	\$600			B	
Lighting									
General Lighting									
Exit	5%			2013	\$15,300	2	\$6,200	B	
Fluorescent	90%			2013	\$2,572,000	2	\$1,331,100	B	
HID	5%	4+	\$60,300	2018	**	2	\$59,200	B	
<i>Inadequate Ltg Level, Extent : Moderate, Area Affected : 60%</i>									
<i>Location : GROUND LEVEL PARKING AREA AND LOADING DOCK</i>									
Lightning Protection									
Arresters									
Copper	100%			2008	\$19,100			B	

Mechanical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Heating									
Energy Source									
Fuel Oil	10%			2043	**	4	\$1,800	B	
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>									
Natural Gas	90%			2043	**	3	\$8,100	B	
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>									

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

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

**HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Under Construction	100%							D
Distribution								
Hot Wtr Piping/Pump	30%			2029	**	3-4	\$39,600	B
Steam Piping/Pump	70%			2033	**	3	\$52,700	B
Terminal Devices								
Air Handler/Cool/Ht	70%			2018	**	4	\$51,600	B
Convactor/Radiator	25%			2026	**	2	\$91,600	B
Fan Coil Unit/Heat	5%			2018	**	4	\$3,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	5	\$5,200	B
Conversion Equipment								
Centrifugal Compr El	100%	0-2	\$296,100	2033	**	5	\$3,000	B
			<i>Malfunctioning, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Fan Room</i>					
			<i>Recent Replace Evident, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Fan Room</i>					
Distribution								
Chilled Wtr Pipe/Pmp	100%	0-2	\$536,900	2033	**	3-4	\$95,300	B
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
Terminal Devices								
Air Handler/Cool/Ht	100%			2018	**	4	\$64,700	B
Heat Rejection								
Air Condenser Unit	5%			2022	**			B
Water Cool Tower	95%	2-4	\$1,497,800	2018	**			B
			<i>Damaged, Extent : Moderate, Area Affected : 50%</i>					
			<i>On Extended Life, Extent : Light, Area Affected : 100%</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$465,600	B
Exhaust Fans								
Interior	80%			2013	\$485,800	3-10	\$187,000	B
Roof	20%			2013	\$87,400	2-10	\$56,200	B
Plumbing								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$115,400	B
HW Heat Exchanger								
Single Type	100%	2-4	\$68,200	2022	**			B
			<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>					

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Single Type	100%			2023	* *			B
Storm Drain Piping Single Type	100%			2023	* *			B
Sump Pump(s) Single Type	100%			2011	\$9,300	4	\$1,300	B
Non-Water Piping Single Type	100%			2033	* *	3	\$9,000	B

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : QUEENS HOSPITAL GARAGE - G
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.160 / 987 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 6,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Mar-2000 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$63,800	
Total	\$63,800	
Priority A	\$63,800	
Total	\$63,800	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$56,600		\$5,600	\$3,800
Interior Architecture		\$100		
Electrical	\$2,700		\$2,800	
Mechanical		\$1,300	\$200	\$700
Total	\$59,300	\$1,400	\$8,600	\$4,600
Priority A	\$56,600		\$5,600	\$3,800
Priority B	\$2,700	\$1,300	\$3,000	\$700
Priority C		\$100		
Total	\$59,300	\$1,400	\$8,600	\$4,600



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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL GARAGE - G
Asset # : 987

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$9,400	A
Metal Coiling Doors	25%			2016	**	3	\$16,700	A
Windows								
Steel	100%	Now	\$21,900	2026	**	5	\$500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,300	LIFE	**	3	\$700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	95%	Now	\$32,400	LIFE	**	3	\$10,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	0-2	\$63,800	2021	**			A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$2,400	C
Vinyl Tile	10%			2026	**	5	\$100	C
Interior Walls								
Concr Masonry Unit	45%			LIFE	**	5	\$100	C
Masonry: Brick	10%			LIFE	**	5		C
Plaster	45%			LIFE	**	5	\$100	C
Ceilings								
Exposed Concrete	100%			LIFE	**			B

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL GARAGE - G
Asset # : 987

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2011	\$19,400			B
Panelboards								
Molded Case Bkrs	100%			2010	\$10,100	3	\$200	B
Wiring								
Thermoplastic	100%			2011	\$13,600			B
Motor Controllers								
Locally Mounted	100%			2009	\$3,800	5	\$200	B
Lighting								
General Lighting								
Fluorescent	25%			2011	\$2,500	2	\$3,400	B
HID	75%			2011	\$2,000	2	\$10,200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2031	**	5	\$1,100	B
Distribution								
Steam Piping/Pump	100%			2031	**	3	\$700	B
Terminal Devices								
Convactor/Radiator	85%			2024	**	2	\$2,900	B
Fan Coil Unit/Heat	15%			2016	**	4	\$100	B
Plumbing								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$900	B
Sanitary Piping								
Single Type	100%			2031	**			B
Storm Drain Piping								
Single Type	100%			2031	**			B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : QUEENS HOSPITAL MAINTENANCE - F
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.110 / 996 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 12,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Mar-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$272,300	\$37,100
Interior Architecture			\$56,500
Electrical			\$65,900
Total		\$272,300	\$159,400
Priority A		\$272,300	\$37,100
Priority B			\$122,400
Total		\$272,300	\$159,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$45,400			\$6,800
Interior Architecture		\$1,300	\$12,400	
Electrical	\$10,100	\$8,600	\$300	\$7,700
Mechanical	\$10,500	\$7,400	\$6,000	\$3,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$69,900	\$21,300	\$22,700	\$22,000
Priority A	\$45,400			\$6,800
Priority B	\$24,500	\$20,000	\$10,300	\$15,200
Priority C		\$1,300	\$12,400	
Total	\$69,900	\$21,300	\$22,700	\$22,000



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

**HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE - F
Asset # : 996**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$16,400	LIFE	**	3-5	\$6,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	95%	Now	\$129,400	LIFE	**	5	\$37,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$25,800	2026	**	5	\$600	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,100	LIFE	**	3	\$1,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Coping</i>								
Masonry: Brick	95%			LIFE	**	3	\$14,700	A
Roof								
Built-Up (BUR)	100%	0-2	\$142,800	2021	**			A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								

Interior

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

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**HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE - 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 Code
Interior								
Floors								
Carpet	10%			2007	\$11,600	3	\$2,700	C
Cast in Place Concrete	50%			LIFE	**	5	\$3,900	C
Ceramic Tile	5%			2026	**	5	\$1,000	C
Vinyl Tile	35%			2026	**	5	\$1,500	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5		C
Gypsum Board	40%			LIFE	**	5	\$100	C
Masonry: Brick	55%			LIFE	**	5	\$700	C
Ceilings								
AcousTileSusp.Lay-In	30%			2014	\$56,500	5	\$2,100	B
Exposed Concrete	70%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2031	**	5	\$500	B
Molded Case Bkrs	50%			2031	**	5	\$400	B
Switchgear								
Fused Disc Sw	50%			2031	**	3-5	\$300	B
Molded Case Bkrs	50%			2031	**	3-5	\$300	B
Raceway								
Conduit	100%			2021	**			B
Panelboards								
Molded Case Bkrs	70%			2010	\$7,100	3	\$400	B
Molded Case Bkrs	30%			2019	**	3	\$200	B
Wiring								
Braided Cloth	70%	2-4	\$9,500	2036	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	30%			2011	\$4,100			B
Motor Controllers								
Locally Mounted	20%			2016	**	5	\$100	B
Motor Control Center	80%			2016	**	5	\$400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2016	**	3-5	\$400	B

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**HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE - F
Asset # : 996**

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2014	\$65,900	5	\$100	B
Batteries								
Nickel Cadium	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2016	**	2	\$200	B
Fluorescent	95%			2016	**	2	\$38,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2021	**	3	\$200	B
Conversion Equipment								
Steam Boiler	100%			2024	**	3	\$5,400	B
Distribution								
Steam Piping/Pump	100%			2031	**	3	\$2,000	B
Terminal Devices								
Convactor/Radiator	85%			2024	**	2	\$8,400	B
Fan Coil Unit/Heat	15%			2016	**	4	\$200	B
Air Conditioning								
Energy Source								
District C.W.	100%			2031	**	5	\$1,300	B
Conversion Equipment								
Reciprocating Compr	100%			2020	**	5	\$20,900	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2031	**	3-4	\$2,600	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$12,600	B
Exhaust Fans								
Interior	70%			2016	**	3-10	\$3,900	B
Roof	30%			2016	**	2-10	\$2,100	B
Plumbing								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$2,700	B

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE - F
Asset # : 996

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Hot Water Heater Single Type	100%			2012	\$3,500	3-5	\$3,400	B
Sanitary Piping Single Type	100%			2031	**			B
Storm Drain Piping Single Type	100%			2031	**			B
Sump Pump(s) Single Type	100%			2012	\$9,300	4	\$1,300	B
Non-Water Piping Single Type	5%			2031	**	3		B
No Component	95%							D

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : QUEENS HOSPITAL MORGUE & LABS - H
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.120 / 997 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 22,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Mar-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$553,000	\$167,600
Interior Architecture		\$43,700
Electrical		\$116,700
Mechanical		\$53,700
Total	\$553,000	\$381,600
Priority A	\$553,000	\$167,600
Priority B		\$214,100
Total	\$553,000	\$381,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$42,400			\$9,700
Interior Architecture		\$1,800	\$10,400	
Electrical	\$12,800		\$13,100	
Mechanical		\$10,000	\$6,500	\$4,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$59,200	\$15,700	\$34,000	\$17,800
Priority A	\$42,400			\$9,700
Priority B	\$16,700	\$13,900	\$23,600	\$8,200
Priority C		\$1,800	\$10,400	
Total	\$59,200	\$15,700	\$34,000	\$17,800



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MORGUE & LABS - H
Asset # : 997

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$27,700	LIFE	**	3-5	\$10,500	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	95%	Now	\$218,700	LIFE	**	5	\$62,600	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Windows								
Steel	100%	0-2	\$334,300	2026	**	5	\$8,200	A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
<hr/>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$4,200	LIFE	**	3	\$1,400	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout,Coping</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout,Coping</i>							
Masonry: Brick	95%			LIFE	**	3	\$19,800	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>							
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 5%</i>							
<hr/>								
Roof								
IRMA/Protected Membrane	100%	Now	\$10,500	2011	\$104,900	5	\$5,700	A
	<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 5%</i>							
	<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : at mech.equip.</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : at mech.equip.</i>							

Interior

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

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MORGUE & LABS - H
Asset # : 997

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

Interior**Floors**

Carpet	5%			2007	\$9,700	3	\$2,200	C
Cast in Place Concrete	30%			LIFE	**	5	\$3,900	C
Ceramic Tile	5%			2026	**	5	\$1,800	C
Terrazzo	35%			LIFE	**	8	\$10,100	C
Vinyl Tile	25%			2026	**	5	\$1,800	C

Interior Walls

Ceramic Tile	30%			LIFE	**	5	\$1,800	C
Concr Masonry Unit	15%			LIFE	**	5	\$500	C
Gypsum Board	15%			LIFE	**	5	\$300	C
Plaster	40%			LIFE	**	5	\$1,700	C

Ceilings

AcousTile,Adhered	10%			2014	\$19,700	5	\$800	B
AcousTileSusp.Lay-In	20%			2014	\$43,700	5	\$1,700	B
Exposed Concrete	20%			LIFE	**			B
Plaster	50%			LIFE	**	5	\$2,800	B

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

Under 600 Volts**Raceway**

Conduit	100%			2011	\$21,800			B
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Panelboards

Molded Case Bkrs	100%			2010	\$20,300	3	\$900	B
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Wiring

Thermoplastic	100%			2011	\$23,400			B
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Motor Controllers

Locally Mounted	100%			2009	\$14,000	5	\$800	B
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Lighting**General Lighting**

Exit	5%			2011	\$700	2	\$300	B
Fluorescent	90%			2011	\$116,700	2	\$60,400	B
HID	5%			2011	\$4,600	2	\$3,400	B

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MORGUE & LABS - H
Asset # : 997

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2031	**	5	\$5,300	B
Distribution								
Steam Piping/Pump	100%			2031	**	3	\$3,400	B
Terminal Devices								
Air Handler	40%			2011	\$53,700			B
Convactor/Radiator	60%			2016	**	2	\$10,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	**	5	\$200	B
Conversion Equipment								
Ext Pkg Unit - Cool	100%			2020	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$21,100	B
Exhaust Fans								
Roof	100%			2016	**	2-10	\$11,600	B
Plumbing								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$4,500	B
Sanitary Piping								
Single Type	100%			2031	**			B
Storm Drain Piping								
Single Type	100%			2031	**			B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

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 /
Area Sq Ft : 137,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Mar-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5,7,8,PH

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$3,279,100	\$269,700
Interior Architecture	\$112,000	\$1,010,300
Electrical		\$764,000
Mechanical		\$116,700
Total	\$3,391,100	\$2,160,700
Priority A	\$3,279,100	\$269,700
Priority B		\$1,891,000
Priority C	\$112,000	
Total	\$3,391,100	\$2,160,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$7,500			\$34,800
Interior Architecture		\$14,900	\$8,700	
Electrical	\$1,600	\$73,800	\$2,300	\$71,700
Mechanical		\$58,500	\$53,000	\$26,200
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Total	\$30,800	\$168,900	\$85,700	\$154,400
Priority A	\$7,500			\$34,800
Priority B	\$23,300	\$154,100	\$77,000	\$119,700
Priority C		\$14,900	\$8,700	
Total	\$30,800	\$168,900	\$85,700	\$154,400



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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$408,800	LIFE	**	5	\$234,000	A
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : @ CORNERS</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout window lintel level.</i>								
Masonry: Limestone	10%			LIFE	**	3-5	\$93,000	A
Windows								
Aluminum	100%	2-4	\$2,398,200	2036	**	5	\$35,700	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
Parapets								
Masonry: Brick	90%	Now	\$37,600	LIFE	**	3	\$24,900	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$7,500	LIFE	**	3	\$2,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	40%	0-2	\$112,700	2021	**			A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
Paver: Asphalt	60%	Now	\$321,900	2026	**	5	\$8,200	A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
Interior								
Floors								
Carpet	10%			2007	\$112,000	3	\$26,000	C
Ceramic Tile	5%			2039	**	5	\$10,100	C
Terrazzo	15%			LIFE	**	8	\$25,000	C
Vinyl Tile	70%			2026	**	5	\$29,700	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$2,900	C
Gypsum Board	15%			LIFE	**	5	\$2,400	C
Marble Panels	5%			LIFE	**	5	\$5,100	C
Plaster	75%			LIFE	**	5	\$30,500	C
Ceilings								
AcousTileConcealSpLn	15%			2014	\$212,600	5	\$7,000	B
AcousTileSusp.Lay-In	65%			2014	\$797,700	5	\$30,200	B
Plaster	20%			LIFE	**	5	\$6,400	B

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2011	\$133,800	3-5	\$7,100	B
Raceway								
Conduit	100%			2011	\$94,100			B
Panelboards								
Molded Case Bkrs	100%			2010	\$131,800	3	\$5,700	B
Wiring								
Thermoplastic	100%			2011	\$157,200			B
Motor Controllers								
Locally Mounted	100%			2009	\$186,200	5	\$5,000	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2016	**	3-5	\$4,600	B
Generators								
Diesel	100%			2014	\$60,800	5	\$800	B
Batteries								
Lead/Acid	100%			2005	\$600			B
Lighting								
General Lighting								
Emergency	5%			2016	**	2	\$1,800	B
Exit	5%			2016	**	2	\$1,600	B
Fluorescent	90%			2016	**	2	\$349,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2031	**	5	\$30,600	B
Conversion Equipment								
PRV/L.P. Steam	100%			2020	**			B
Distribution								
Steam Piping/Pump	100%			2031	**	3	\$19,800	B
Terminal Devices								
Air Handler	15%			2011	\$116,700			B
Convactor/Radiator	85%			2016	**	2	\$81,800	B
Air Conditioning								
Energy Source								
District C.W.	100%			2031	**	5	\$12,700	B

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pmp	5%			2031	**	3-4	\$1,300	B
No Component	95%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2016	**	4	\$11,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$122,300	B
Exhaust Fans								
Interior	100%			2016	**	3-10	\$54,600	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$26,100	B
HW Heat Exchanger								
Single Type	100%			2020	**			B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B
Non-Water Piping								
Single Type	100%			2031	**	3	\$2,400	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : QUEENS HOSPITAL OFFICES - K
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.140 / 1011 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 2,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Mar-2000 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET**Total**

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$80,800			\$3,300
Interior Architecture	\$32,200	\$100		
Electrical	\$1,000		\$1,000	
Mechanical		\$500	\$100	\$300
Total	\$114,100	\$600	\$1,100	\$3,600
Priority A	\$80,800			\$3,300
Priority B	\$9,900	\$500	\$1,100	\$300
Priority C	\$23,400	\$100		
Total	\$114,100	\$600	\$1,100	\$3,600



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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL OFFICES - K
Asset # : 1011

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$10,700	A
Windows								
Steel	100%	Now	\$20,700	2026	**	5	\$500	A
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>					
			<i>Location : Throughout</i>					
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>					
			<i>Location : Throughout</i>					
			<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>					
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$1,800	LIFE	**	3	\$600	A
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	95%			LIFE	**	3	\$8,400	A
Roof								
Built-Up (BUR)	95%	0-2	\$25,200	2021	**			A
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>					
			<i>Location : Throughout</i>					
Skylight, Metal/Glass	5%	Now	\$33,100	2041	**	3	\$800	A
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 55%</i>					
			<i>Location : Throughout</i>					
			<i>Deformed/Dented, Extent : Moderate, Area Affected : 55%</i>					
			<i>Location : Throughout</i>					
			<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
			<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Interior								
Floors								
Ceramic Tile	5%			2026	**	5	\$100	C
Vinyl Tile	95%	Now	\$23,400	2051	**	5	\$300	C
			<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>					
			<i>Location : Throughout</i>					
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL OFFICES - K
Asset # : 1011

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

Interior

Interior Walls

Ceramic Tile	5%			LIFE	**	5		C
Metal Panel	15%			LIFE	**	5		C
Plaster	80%			LIFE	**	5	\$100	C

Ceilings

Plaster	100%	Now	\$8,900	LIFE	**	5	\$400	B
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Cracking/Crumbling, Extent : Light, Area Affected : 15%

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

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

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

Under 600 Volts

Raceway

Conduit	100%			2011	\$8,600			B
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Panelboards

Molded Case Bkrs	100%			2010	\$10,100	3	\$100	B
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Wiring

Thermoplastic	100%			2011	\$8,500			B
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Motor Controllers

Locally Mounted	100%			2009	\$7,200	5	\$100	B
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Lighting

General Lighting

Exit	5%			2011	\$100	2		B
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Fluorescent	95%			2011	\$8,300	2	\$5,000	B
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

District Steam	100%			2031	**	5	\$400	B
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Distribution

Steam Piping/Pump	100%			2031	**	3	\$300	B
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Terminal Devices

Convactor/Radiator	100%			2024	**	2	\$1,300	B
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Plumbing

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL OFFICES - K
Asset # : 1011

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Single Type	100%			2024	* *	3-5	\$400	B
Sanitary Piping Single Type	100%			2031	* *			B
Storm Drain Piping Single Type	100%			2031	* *			B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

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 /
Area Sq Ft : 19,700 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Mar-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$555,500	\$57,600
Electrical			\$758,900
Mechanical			\$86,100
Total		\$555,500	\$902,600
Priority A		\$555,500	\$57,600
Priority B			\$845,000
Total		\$555,500	\$902,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$26,500			\$4,100
Interior Architecture		\$100	\$6,100	
Electrical	\$23,300	\$4,300	\$7,900	
Mechanical	\$2,500	\$7,500	\$6,300	\$6,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$56,300	\$15,800	\$24,300	\$14,600
Priority A	\$26,500			\$4,100
Priority B	\$29,700	\$15,700	\$18,100	\$10,500
Priority C		\$100	\$6,100	
Total	\$56,300	\$15,800	\$24,300	\$14,600



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

**HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$25,500	LIFE	**	3-5	\$9,700	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	95%	Now	\$201,200	LIFE	**	5	\$57,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$261,900	2026	**	5	\$6,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$1,000	LIFE	**	3	\$300	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout,Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout,Coping</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout,Coping</i>								
Masonry: Brick	95%			LIFE	**	3	\$4,700	A
Roof								
Built-Up (BUR)	100%	0-2	\$92,300	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
Interior								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2007	\$5,700	3	\$1,300	C
Cast in Place Concrete	40%			LIFE	**	5	\$3,100	C
Panel/Paver: Cer/Brk	50%			2019	**	5	\$9,000	C
Vinyl Tile	5%			2026	**	5	\$200	C
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$100	C
Masonry: Brick	85%			LIFE	**	5	\$4,300	C
Plaster	5%			LIFE	**	5	\$100	C
Ceilings								
Exposed Concrete	90%			LIFE	**			B
Plaster	10%			LIFE	**	5	\$300	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2011	\$1,400	5	\$700	B
Molded Case Bkrs	50%			2011	\$1,400	5	\$600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : ABANDONED KNIFE SWITCHES PRESENT</i>								
Transformers								
Dry Type	100%			2009	\$152,900	5	\$2,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : DELTA CONNECTED ISOLATION TRANSFORMER</i>								
Switchgear								
Air Circuit Breaker	50%			2021	**	3-5	\$500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : ABANDONED KNIFE SWITCH BOARD PRESENT ON SITE</i>								
Molded Case Bkrs	50%			2021	**	3-5	\$400	B
Raceway								
Conduit	100%			2011	\$412,300			B
Panelboards								
Molded Case Bkrs	100%			2010	\$48,700	3	\$800	B
Wiring								
Braided Cloth	70%	2-4	\$15,200	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	30%			2011	\$6,500			B

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

** 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**

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	30%			2016	**	5	\$200	B
Motor Control Center	70%			2016	**	5	\$500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2016	**	3-5	\$700	B
Generators								
Diesel	100%			2014	\$65,900	5	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : EXISTING STEAM ENGINE GENERATORS ABANDONED BUT STILL FUNCTIONAL</i>								
Batteries								
Lead/Acid	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2011	\$100	2	\$200	B
Fluorescent	95%			2011	\$79,000	2	\$37,600	B
Lightning Protection								
Arresters								
Copper	100%			2006	\$2,700			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : ON STACK ONLY</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	3	\$200	B
Conversion Equipment								
Steam Boiler	100%			2024	**	3	\$5,300	B
Distribution								
Steam Piping/Pump	100%			2031	**	3	\$2,000	B
Terminal Devices								
Convactor/Radiator	80%			2016	**	2	\$7,800	B
Fan Coil Unit/Heat	20%			2011	\$44,000	4	\$200	B
Air Conditioning								
Energy Source								
District Steam	100%			2031	**	5	\$3,100	B

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Absorp Mach/Stm/HW	70%			2020	**	2	\$9,700	B
Centrifugal Compr Tu	30%			2020	**	3	\$3,300	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2031	**	3-4	\$2,500	B
Heat Rejection								
Water Cool Tower	100%			2012	\$42,100			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$12,400	B
Exhaust Fans								
Interior	70%			2011	\$11,400	3-10	\$5,100	B
Roof	30%			2011	\$3,500	2-10	\$2,300	B
Plumbing								
H/C Water Piping								
Single Type	100%			2016	**	3-5	\$2,700	B
Hot Water Heater								
Single Type	100%			2012	\$3,400	3-5	\$3,400	B
HW Heat Exchanger								
Single Type	100%			2020	**			B
Sanitary Piping								
Single Type	100%			2031	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B
Sump Pump(s)								
Single Type	100%			2012	\$9,300	4	\$1,300	B
Non-Water Piping								
Single Type	100%			2031	**	3	\$200	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

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 : 15-Mar-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$740,100	\$392,300
Interior Architecture	\$98,600	
Electrical	\$74,500	
Mechanical		\$50,200
Total	\$913,200	\$442,400
Priority A	\$740,100	\$392,300
Priority B	\$173,100	\$50,200
Total	\$913,200	\$442,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				\$8,100
Interior Architecture			\$16,300	
Electrical	\$4,100	\$19,400	\$1,800	\$19,300
Mechanical	\$400	\$12,000	\$4,300	\$7,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$8,400	\$35,400	\$26,400	\$38,800
Priority A				\$8,100
Priority B	\$8,400	\$35,400	\$10,100	\$30,700
Priority C			\$16,300	
Total	\$8,400	\$35,400	\$26,400	\$38,800



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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$149,600	LIFE	**	5	\$1,500	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout loading dock</i>								
<i>Exposed Reinforcing, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout loading dock</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout loading dock</i>								
Masonry: Brick	95%	Now	\$296,000	LIFE	**	5	\$84,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Steel	100%			2014	\$307,500	5	\$15,200	A
<hr/>								
Parapets								
Masonry: Brick	100%	Now	\$73,600	LIFE	**	3	\$24,400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corners</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<hr/>								
Roof								
Built-Up (BUR)	100%	0-2	\$220,900	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Carpet	5%			2007	\$15,100	3	\$3,500	C
Cast in Place Concrete	95%			LIFE	**	5	\$19,300	C

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concr Masonry Unit	40%			LIFE	**	5	\$3,900	C
Gypsum Board	5%			LIFE	**	5	\$300	C
Plaster	5%			LIFE	**	5	\$600	C
SGFT/Glazed Masonry	50%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	5%			2014	\$17,100	5	\$600	B
Exposed Concrete	5%	Now	\$98,600	LIFE	**			B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i> <i>Location : Basement underneath loading dock.</i> <i>Exposed Reinforcing, Extent : Moderate, Area Affected : 25%</i> <i>Spalling, Extent : Moderate, Area Affected : 25%</i> <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> <i>Other Observation, Extent : Moderate, Area Affected : 25%</i> <i>Location : Basement underneath loading dock.</i> <i>Explanation : Deflection.</i>								
Exposed Concrete	85%			LIFE	**			B
Plaster	5%			LIFE	**	5	\$400	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2011	\$13,400	3-5	\$2,600	B
Raceway								
Conduit	100%			2011	\$2,300			B
Panelboards								
Molded Case Bkrs	100%			2010	\$10,100	3	\$2,000	B
Wiring								
Braided Cloth	70%	2-4	\$2,500	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	30%			2011	\$1,100			B
Motor Controllers								
Locally Mounted	100%			2009	\$8,500	5	\$1,800	B
Lighting								
General Lighting								
Exit	5%			2011	\$900	2	\$400	B
Fluorescent	90%			2006	\$74,500	2	\$94,400	B
HID	5%			2011	\$700	2	\$5,200	B

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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 STORES - S
Asset # : 998

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2031	**	5	\$8,300	B
Distribution								
Steam Piping/Pump	100%			2031	**	3	\$5,300	B
Terminal Devices								
Convactor/Radiator	50%			2024	**	2	\$13,000	B
Convactor/Radiator	50%			2024	**	2	\$13,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	**	5	\$400	B
Conversion Equipment								
Int Pkg Unit - Cool	10%			2012	\$50,200			B
No Component	90%							D
Heat Rejection								
Water Cool Tower	100%			2009	\$11,200			B
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$3,300	B
No Component	90%							D
Exhaust Fans								
Roof	10%			2011	\$3,100	2-10	\$2,000	B
No Component	90%							D
Plumbing								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$7,000	B
Hot Water Heater								
Single Type	100%			2012	\$9,100	3-5	\$8,900	B
Sanitary Piping								
Single Type	100%			2031	**			B
Storm Drain Piping								
Single Type	100%			2031	**			B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : QUEENS HOSPITAL TRIBORO - T
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.030 / 735 **Yr Built/Renovated** : 1940 / 1999
Area Sq Ft : 244,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Mar-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,6,9,10

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$4,460,600	\$282,500
Interior Architecture		\$677,600
Electrical	\$216,600	\$2,122,400
Mechanical		\$1,376,300
Total	\$4,677,200	\$4,458,800
Priority A	\$4,460,600	\$282,500
Priority B	\$216,600	\$4,118,100
Priority C		\$58,200
Total	\$4,677,200	\$4,458,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$49,900			\$44,500
Interior Architecture		\$21,900	\$6,200	
Electrical	\$100,200	\$13,800	\$108,300	\$6,700
Mechanical	\$24,300	\$53,700	\$54,100	\$50,700
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
Total	\$221,800	\$136,800	\$215,900	\$149,300
Priority A	\$49,900			\$44,500
Priority B	\$171,900	\$114,800	\$209,700	\$104,800
Priority C		\$21,900	\$6,200	
Total	\$221,800	\$136,800	\$215,900	\$149,300



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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,200	A
Masonry: Brick	80%	Now	\$340,000	LIFE	**	5	\$194,700	A
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i> <i>Location : 10TH.floor along the S.E. corner of the east wing.</i>								
Masonry: Limestone	10%			LIFE	**	3-5	\$87,000	A
Metal Panel	5%	4+	\$1,000	2021	**	5	\$2,800	A
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i> <i>Location : West Facade at exterior balcony.</i>								
Windows								
Aluminum	10%			2019	**	5	\$9,700	A
Steel	90%			2007	\$3,566,000	5	\$175,700	A
Parapets								
Masonry: Brick	40%			LIFE	**	3	\$25,900	A
Masonry: Limestone	50%	Now	\$87,800	LIFE	**	3	\$34,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i> <i>Location : Throughout</i>								
Wood Rail	10%	Now	\$18,200	2016	**	3	\$2,000	A
<i>Split/Cracked, Extent : Moderate, Area Affected : 45%</i> <i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i> <i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	85%	0-2	\$378,900	2021	**			A
<i>Blisters, Extent : Moderate, Area Affected : 35%</i> <i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i> <i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$19,900	LIFE	**	5	\$1,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i> <i>Location : Canopy at 10th.floor roof,east wing.</i>								
Panel/Paver: Cer/Brk	10%	Now	\$10,900	LIFE	**	5	\$7,500	A
<i>Vegetation Growth, Extent : Light, Area Affected : 25%</i> <i>Location : Throughout 9th.and 10th.floor balconys at both west and east wings.</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$15,800	C
Ceramic Tile	5%			2026	**	5	\$14,200	C
Panel/Paver: Cer/Brk	5%			2027	**	5	\$12,400	C
Terrazzo	25%			LIFE	**	8	\$58,200	C
Vinyl Tile	50%			2026	**	5	\$29,700	C

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$3,800	C
Gypsum Board	20%			LIFE	**	5	\$4,400	C
Marble Panels	5%			LIFE	**	5	\$6,900	C
Plaster	40%			LIFE	**	5	\$21,900	C
SGFT/Glazed Masonry	30%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	35%			2014	\$619,400	5	\$23,500	B
Plaster	65%			LIFE	**	5	\$29,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	40%			2011	\$21,900	5	\$7,100	B
Molded Case Bkrs	60%			2037	**	5	\$9,000	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Switchgear								
Molded Case Bkrs	70%			2011	\$131,100	3-5	\$8,900	B
Molded Case Bkrs	30%			2037	**	3-5	\$3,300	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Raceway								
Conduit	100%			2011	\$241,800			B
Panelboards								
Molded Case Bkrs	70%			2010	\$170,400	3	\$7,100	B
Molded Case Bkrs	30%			2019	**	3	\$3,000	B
Wiring								
Braided Cloth	60%	2-4	\$164,100	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	40%			2011	\$109,400			B
Motor Controllers								
Locally Mounted	100%			2009	\$458,400	5	\$9,000	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2016	**	3-5	\$8,200	B
Generators								
Diesel	100%			2014	\$65,900	5	\$1,500	B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Lead/Acid	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2011	\$5,600	2	\$2,300	B
Fluorescent	90%			2011	\$945,400	2	\$489,300	B
Incandescent	5%			2006	\$52,500	2	\$27,200	B
Lightning Protection								
Arresters								
Copper	100%			2011	\$12,900			B

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2031	**	5	\$42,800	B
Conversion Equipment								
PRV/L.P. Steam	100%			2020	**			B
Distribution								
Steam Piping/Pump	100%			2031	**	3	\$27,700	B
Terminal Devices								
Air Handler	10%			2011	\$108,900			B
Convactor/Radiator	85%			2016	**	2	\$114,400	B
Induction Unit	5%			2014	\$38,600	4	\$1,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	**	5	\$1,900	B
Conversion Equipment								
Reciprocating Compr	100%			2014	\$685,200	5	\$284,000	B
Distribution								
Chilled Wtr Pipe/Pmp	25%			2021	**	3-4	\$10,200	B
No Component	75%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2016	**	4	\$15,900	B
Heat Rejection								
Air Condenser Unit	100%			2020	**			B
Ventilation								

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$171,100	B
Exhaust Fans								
Interior	100%			2011	\$223,200	3-10	\$99,200	B
Plumbing								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$36,500	B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2031	**			B
Sump Pump(s)								
Single Type	100%			2012	\$9,300	4	\$1,300	B
Non-Water Piping								
Single Type	100%			2031	**	3	\$3,300	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : SEA VIEW HOSPITAL & HOME #37JK - NURSING HOME
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.250 / 1001 **Yr Built/Renovated** : 1973 / 2000
Area Sq Ft : 163,840 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 08-Nov-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$187,600	\$158,700
Electrical			\$188,300
Mechanical			\$178,500
Total		\$187,600	\$525,500
Priority A		\$187,600	\$158,700
Priority B			\$366,800
Total		\$187,600	\$525,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$20,300		\$3,400	\$18,600
Interior Architecture	\$54,400	\$1,100		\$4,200
Electrical	\$5,300	\$70,500	\$6,500	\$73,300
Mechanical	\$39,800		\$72,200	\$15,400
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$139,500	\$91,400	\$101,800	\$131,300
Priority A	\$20,300		\$3,400	\$18,600
Priority B	\$70,500	\$91,400	\$98,400	\$108,500
Priority C	\$48,700			\$4,200
Total	\$139,500	\$91,400	\$101,800	\$131,300



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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME #37JK - NURSING HOME
Asset # : 1001

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$6,500	A
Masonry: Brick	85%			LIFE	**	5	\$158,700	A
Window Wall	5%			2025	**	6	\$6,800	A
<hr/>								
Windows								
Aluminum	100%	Now	\$187,600	2020	**	5	\$27,900	A
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : THROUGHOUT</i>								
<hr/>								
Parapets								
Cast in Place Concrete	80%			LIFE	**	3	\$35,900	A
Masonry: Brick	20%			LIFE	**	3	\$9,300	A
<hr/>								
Roof								
Built-Up (BUR)	15%			2017	**			A
Built-Up (BUR)	15%			2020	**			A
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
IRMA/Protected Membrane	65%			2020	**	5	\$40,600	A
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Sloped Glazing	5%			LIFE	**	3	\$10,400	A
<hr/>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,200	C
Ceramic Tile	5%			2040	**	5	\$9,600	C
Panel/Paver: Cer/Brk	5%			2028	**	5	\$8,400	C
Quarry Tile	5%	Now	\$28,700	2025	**	5	\$4,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT RECEIVING AREA</i>								
Vinyl Tile	75%			2040	**	5	\$30,300	C
<hr/>								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$3,300	C
Concr Masonry Unit	10%			LIFE	**	5	\$3,500	C
Masonry: Brick	10%			LIFE	**	5	\$11,300	C
Plaster	65%			LIFE	**	5	\$30,400	C
SGFT/Glazed Masonry	10%			LIFE	**			C
<hr/>								
Ceilings								
AcousTileConcealSpLn	25%			2015	**	5	\$11,400	B
AcousTileSusp.Lay-In	5%			2021	**	5	\$2,300	B
Exposed Concrete	10%			LIFE	**			B
Plaster	60%			LIFE	**	5	\$18,700	B

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME #37JK - NURSING HOME
Asset # : 1001

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2022	**	3-5	\$7,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Explanation : 2000A MAIN MOLDED CASE CIRCUIT BREAKER IN THE SWITCHBOARD.</i>							
Raceway								
Conduit	80%			2012	\$96,700			B
Conduit	20%			2038	**			B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Panelboards								
Molded Case Bkrs	100%			2020	**	3	\$9,000	B
Wiring								
Thermoplastic	90%			2022	**			B
Thermoplastic	10%			2038	**			B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Motor Controllers								
Locally Mounted	20%			2025	**	5	\$1,200	B
Locally Mounted	30%			2010	\$55,900	5	\$1,800	B
Locally Mounted	50%			2017	**	5	\$3,000	B
Ground								
Grounding Devices								
Not Accessible	100%							D
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Explanation : COVERED WITH INSULATION.</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2017	**	3-5	\$6,000	B
Generators								
Diesel	100%			2015	**	5	\$1,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Explanation : 250 KW</i>							
Batteries								
Lead/Acid	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2020	**	2	\$1,600	B
Fluorescent	90%			2020	**	2	\$332,700	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Incandescent	5%			2012	\$35,700	2	\$18,500	B

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME #37JK - NURSING HOME
Asset # : 1001

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2022	**	5	\$20,100	B
Conversion Equipment								
PRV/L.P. Steam	100%			2021	**			B
Distribution								
Steam Piping/Pump	100%			2032	**	3	\$17,300	B
Terminal Devices								
Air Handler	75%			2017	**			B
Fan Coil Unit/Heat	25%			2017	**	4	\$2,800	B
Air Conditioning								
Energy Source								
District Steam	90%			2032	**	5	\$18,100	B
Electricity	10%			2028	**	5	\$100	B
Conversion Equipment								
Absorp Mach/Stm/HW	90%			2027	**	2	\$80,200	B
				<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>				
Int Pkg Unit - Cool	10%			2013			\$121,900	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$20,100	B
				<i>Recent Replace Evident, Extent : Moderate, Area Affected : 25%</i>				
Terminal Devices								
Induction Unit	100%			2017	**			B
Heat Rejection								
Remote Air Cond	10%			2012			\$56,600	B
Water Cool Tower	90%			2017	**			B
				<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>				
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$80,300	B
Exhaust Fans								
Interior	75%			2017	**	3-10	\$34,900	B
Roof	25%			2017	**	2-10	\$12,100	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$19,900	B
HW Heat Exchanger								
Single Type	100%			2021	**			B
Sanitary Piping								
Single Type	100%			2022	**			B

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME #37JK - NURSING HOME
Asset # : 1001

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Single Type	100%			2022	* *			B
Sump Pump(s) Single Type	100%			2013	\$9,300	4	\$2,000	B

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

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : SEA VIEW HOSPITAL & HOME BLDG 1 - ADMIN. OFFICES
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.010 / 977 **Yr Built/Renovated** : 1912 /
Area Sq Ft : 36,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 06-Nov-2000 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$93,900	
Electrical			\$52,600
Total		\$93,900	\$52,600
Priority A		\$93,900	
Priority B			\$52,600
Total		\$93,900	\$52,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$69,400	\$2,300		\$26,400
Interior Architecture	\$1,100	\$200	\$1,000	\$15,900
Electrical	\$4,900	\$3,400	\$400	\$3,900
Mechanical	\$1,400	\$11,600	\$3,600	\$400
Total	\$76,800	\$17,500	\$5,000	\$46,600
Priority A	\$69,400	\$2,300		\$26,400
Priority B	\$6,300	\$15,200	\$4,000	\$4,300
Priority C	\$1,100		\$1,000	\$15,900
Total	\$76,800	\$17,500	\$5,000	\$46,600



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 1 - ADMIN. OFFICES
Asset # : 977

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%	Now	\$9,000	LIFE	**	3-5	\$3,100	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT MAIN ENTRANCE</i>								
Copper/Terne	5%	4+	\$10,300	2027	**	5	\$300	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : AT COURTYARD</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : AT COURTYARD</i>								
Stucco Cement	92%	Now	\$54,000	2020	**	3-5	\$83,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT MAIN ENTRANCE, COURTYARD ABOVE WINDOWS</i>								
Windows								
Aluminum	10%			2020	**	5	\$200	A
Wood	90%	Now	\$39,900	2037	**	5	\$1,200	A
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : THROUGHOUT</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Copper/Terne	85%			2027	**	3	\$7,000	A
Stucco Cement	15%			2020	**	3-5	\$3,100	A
Roof								
Built-Up (BUR)	10%	0-2	\$4,300	2022	**			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER STORAGE AREA AND OFFICES</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER STORAGE AREA AND OFFICES</i>								
Clay Tile	55%	Now	\$8,600	LIFE	**	5	\$1,600	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : THROUGHOUT</i>								
Modified Bitumen	25%	0-2	\$14,500	2022	**			A
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER STORAGE AREA</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER STORAGE AREA</i>								
Skylight, Metal/Glass	10%	Now	\$21,600	2022	**	3	\$2,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : OVER STORAGE AREA</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER STORAGE AREA</i>								

Interior

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

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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 1 - ADMIN. OFFICES
Asset # : 977

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%			2008	\$14,900	3	\$4,200	C
Ceramic Tile	5%			2027	**	5	\$500	C
Quarry Tile	10%			2017	**	5	\$800	C
Terrazzo	30%			LIFE	**	8	\$2,400	C
Vinyl Tile	30%			2027	**	5	\$600	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$100	C
Plaster	70%			LIFE	**	5	\$500	C
Wood	25%			LIFE	**	5	\$100	C
Ceilings								
AcousTileSusp.Lay-In	15%			2021	**	5	\$400	B
Plaster	85%			LIFE	**	5	\$1,400	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
Switchgear								
Not Accessible	100%							D
Raceway								
Conduit	20%			2032	**			B
Conduit	80%			2012	\$31,900			B
Panelboards								
Fused Disc Sw	10%			2020	**	3	\$200	B
Molded Case Bkrs	70%			2020	**	3	\$1,400	B
Molded Case Bkrs	10%			2011	\$4,400	3	\$200	B
Molded Case Bkrs	10%			2028	**	3	\$200	B
Wiring								
Braided Cloth	10%	2-4	\$4,100	2037	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	30%			2032	**			B
Thermoplastic	60%			2022	**			B

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 1 - ADMIN. OFFICES
Asset # : 977

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	30%			2010	\$16,200	5	\$400	B
Locally Mounted	50%			2017	**	5	\$700	B
Locally Mounted	20%			2025	**	5	\$300	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Emergency	5%			2012	\$500	2	\$100	B
Exit	5%			2012	\$200	2	\$100	B
Fluorescent	80%			2012	\$27,200	2	\$15,200	B
Incandescent	10%			2012	\$3,400	2	\$1,900	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2022	**	5	\$1,500	B
Conversion Equipment								
PRV/L.P. Steam	100%			2021	**			B
Distribution								
Steam Piping/Pump	100%			2022	**	3	\$1,000	B
Terminal Devices								
Convactor/Radiator	100%			2017	**	2	\$4,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$100	B
Conversion Equipment								
Ext Pkg Unit - Cool	20%			2015	**			B
No Component	80%							D
Heat Rejection								
Remote Air Cond	100%			2012	\$9,200			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$6,000	B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 1 - ADMIN. OFFICES
Asset # : 977

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	80%			2012	\$6,800	3-10	\$2,400	B
Roof	20%			2012	\$1,200	2-10	\$700	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$1,700	B
HW Heat Exchanger								
Single Type	100%			2021	**			B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2006	\$10,100	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2022	**	3	\$100	B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : SEA VIEW HOSPITAL & HOME BLDG 12 - LABORATORY
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.120 / 979 **Yr Built/Renovated** : 1930 / 1999
Area Sq Ft : 4,561 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 06-Nov-2000 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,ATT

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$38,700	
Total	\$38,700	
Priority A	\$38,700	
Total	\$38,700	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$46,200		\$300	\$2,900
Interior Architecture	\$2,300			
Electrical	\$4,400	\$2,100		\$2,200
Mechanical	\$1,200	\$500	\$1,300	\$900
Total	\$54,100	\$2,600	\$1,600	\$5,900
Priority A	\$46,200		\$300	\$2,900
Priority B	\$7,500	\$2,600	\$1,300	\$3,100
Priority C	\$500			
Total	\$54,100	\$2,600	\$1,600	\$5,900



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 12 - LABORATORY
Asset # : 979

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$300	A
Copper/Terne	5%			2027	**	5	\$200	A
Masonry: Brick	85%	Now	\$24,600	LIFE	**	5	\$12,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
Masonry: Limestone	5%			LIFE	**	3-5	\$2,700	A
Windows								
Aluminum	10%			2028	**	5	\$200	A
Glass Block	5%			LIFE	**	5	\$100	A
Wood	85%	Now	\$38,700	2037	**	5	\$1,200	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Masonry: Brick	50%	Now	\$4,900	LIFE	**	3	\$3,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
Masonry: Limestone	50%	Now	\$8,700	LIFE	**	3	\$3,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT CORNICE</i>								
Roof								
Built-Up (BUR)	35%	0-2	\$5,900	2022	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
Copper/Terne	60%	Now	\$2,100	2027	**	5	\$600	A
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ATTIC</i>								
Skylight, Metal/Glass	5%			2022	**	3	\$500	A
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$400	C
Quarry Tile	20%			2025	**	5	\$900	C
Terrazzo	60%			LIFE	**	8	\$2,600	C
Interior Walls								
Plaster	80%			LIFE	**	5	\$700	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
Plaster	100%	Now	\$1,900	LIFE	**	5	\$900	B
<i>Vandalism, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ATTIC</i>								

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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 12 - LABORATORY
Asset # : 979

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2038	**	3-5	\$200	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : MAIN MOLDED CASE CIRCUIT BREAKER IN THE SWITCHBOARD.</i>								
Raceway								
Conduit	90%			2012	\$15,800			B
Conduit	10%			2038	**			B
Panelboards								
Fused Disc Sw	10%			2034	**	3		B
Molded Case Bkrs	20%			2028	**	3		B
Molded Case Bkrs	70%			2020	**	3	\$200	B
Wiring								
Braided Cloth	30%	2-4	\$4,200	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	15%			2038	**			B
Thermoplastic	25%			2022	**			B
Thermoplastic	30%			2012	\$4,200			B
Motor Controllers								
Locally Mounted	100%			2010	\$1,800	5	\$200	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2017	**			B
Lighting								
General Lighting								
Fluorescent	90%			2012	\$5,000	2	\$9,300	B
Incandescent	10%			2012	\$600	2	\$1,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2038	**	3	\$100	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Conversion Equipment								
Steam Boiler	100%			2029	**	3	\$1,800	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Distribution								
Steam Piping/Pump	100%			2032	**	3	\$700	B

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 12 - LABORATORY
Asset # : 979

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	40%			2020	**			B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Convactor/Radiator	60%			2017	**	2	\$1,500	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$3,100	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Exhaust Fans								
Interior	100%			2012	\$3,600	3-10	\$1,600	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$900	B
Hot Water Heater								
Single Type	100%			2016	**	3-5	\$800	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Sanitary Piping								
Single Type	100%			2012	\$9,700			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Non-Water Piping								
Single Type	100%			2022	**	3	\$100	B

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Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : SEA VIEW HOSPITAL & HOME BLDG 14 - AUDIT
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.140 / 980 **Yr Built/Renovated** : 1921 / 1997
Area Sq Ft : 13,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 06-Nov-2000 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$112,600	
Total	\$112,600	
Priority A	\$112,600	
Total	\$112,600	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$24,900		\$2,300	\$13,700
Interior Architecture	\$10,900		\$400	
Electrical	\$6,400	\$6,400	\$200	\$6,600
Mechanical	\$2,800	\$1,300	\$3,800	\$3,300
Total	\$45,000	\$7,700	\$6,800	\$23,600
Priority A	\$24,900		\$2,300	\$13,700
Priority B	\$9,200	\$7,700	\$4,000	\$9,900
Priority C	\$10,900		\$400	
Total	\$45,000	\$7,700	\$6,800	\$23,600



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 14 - AUDIT
Asset # : 980

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$6,100	LIFE	**	5	\$600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Masonry: Brick	90%	Now	\$57,600	LIFE	**	5	\$30,200	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Masonry: Limestone	5%	Now	\$12,000	LIFE	**	3-5	\$6,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
Windows								
Wood	100%	Now	\$55,100	2037	**	5	\$1,600	A
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Masonry: Brick	10%			LIFE	**	3	\$3,500	A
Masonry: Limestone	90%			LIFE	**	3	\$32,800	A
Roof								
Asphalt Shingle	75%	Now	\$6,800	2015	**	5	\$3,900	A
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
Modified Bitumen	15%			2017	**			A
Skylight, Metal/Glass	10%			2022	**	3	\$7,000	A
Interior								
Floors								
Ceramic Tile	5%			2040	**	5	\$900	C
Quarry Tile	5%			2017	**	5	\$800	C
Vinyl Tile	15%			2040	**	5	\$600	C
Wood	75%			2040	**	5	\$20,400	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$100	C
Plaster	95%			LIFE	**	5	\$1,500	C
Ceilings								
Plaster	100%			LIFE	**	5	\$3,000	B

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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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Maintenance \$ are aggregated over a ten-year period.

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 14 - AUDIT
Asset # : 980

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2032	**	3-5	\$700	B
Raceway								
Conduit	20%			2032	**			B
Conduit	80%			2022	**			B
Panelboards								
Molded Case Bkrs	50%			2020	**	3	\$400	B
Molded Case Bkrs	50%			2028	**	3	\$300	B
Wiring								
Braided Cloth	40%	2-4	\$5,900	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	60%			2032	**			B
Motor Controllers								
Locally Mounted	100%			2025	**	5	\$500	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2025	**			B
Lighting								
General Lighting								
Emergency	5%			2020	**	2	\$200	B
Exit	5%			2020	**	2	\$100	B
Fluorescent	55%			2012	\$15,300	2	\$19,300	B
HID	30%			2012	\$2,300	2	\$10,600	B
Incandescent	5%			2012	\$1,400	2	\$1,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2038	**	3	\$300	B
Conversion Equipment								
Hot Water Boiler	100%			2029	**	3	\$5,400	B
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	3-4	\$3,000	B
Terminal Devices								
Air Handler	100%			2020	**			B
Air Conditioning								

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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 14 - AUDIT
Asset # : 980

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source Electricity	100%			2034	**	5	\$100	B
Conversion Equipment Int Pkg Unit - Cool	100%			2016	**			B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$11,100	B
Exhaust Fans Interior	100%			2020	**	3-10	\$6,400	B
Plumbing								
H/C Water Piping Single Type	100%			2025	**	3-5	\$2,700	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 20%</i>								
Hot Water Heater Single Type	100%			2016	**	3-5	\$3,000	B
Sanitary Piping Single Type	100%			2032	**			B
Storm Drain Piping Single Type	100%			2032	**			B

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : SEA VIEW HOSPITAL & HOME BLDG 15 - OLD CHAPEL
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.150 / 989 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 3,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 08-Nov-2000 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2

CAPITAL BUDGET**Total**

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$40,300			\$3,800
Interior Architecture	\$5,100			\$8,400
Electrical		\$1,000	\$200	\$1,000
Mechanical	\$400		\$700	\$100
Total	\$45,700	\$1,000	\$1,000	\$13,300
Priority A	\$40,300			\$3,800
Priority B	\$500	\$1,000	\$1,000	\$1,100
Priority C	\$4,900			\$8,400
Total	\$45,700	\$1,000	\$1,000	\$13,300



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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 15 - OLD CHAPEL
Asset # : 989

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Stucco Cement	100%	Now	\$6,900	2020	**	3-5	\$10,800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
Windows Steel	50%	Now	\$7,100	2021	**	5	\$300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
Steel	50%	Now	\$12,500	2027	**	5	\$300	A
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : AT STAIR</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Metal Rail	25%	Now	\$1,900	2027	**	3	\$100	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT BALCONIES</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : AT BALCONIES</i>								
Stucco Cement	75%	Now	\$2,800	2020	**	3-5	\$2,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Miss/Damgd Copings, Extent : Moderate, Area Affected : 25%</i>								
Roof								
Clay Tile	85%	Now	\$7,900	LIFE	**	5	\$700	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
Copper/Terne	5%	Now	\$100	2027	**	5		A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER CIRCULAR STAIR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : OVER CIRCULAR STAIR</i>								
Roll Roofing	10%	Now	\$1,100	2022	**			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER SECOND FLOOR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : OVER OFFICE AREA</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER SECOND FLOOR</i>								

Interior

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 15 - OLD CHAPEL
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 Code	
Interior									
Floors									
Carpet	50%			2008	\$7,800	3	\$2,200	C	
Ceramic Tile	5%			2040	**	5	\$100	C	
Vinyl Tile	20%			2040	**	5	\$100	C	
Wood	5%	Now	\$2,800	2052	**	5	\$100	C	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : CIRCULAR STAIR</i>									
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>									
<i>Location : CIRCULAR STAIR</i>									
Wood	20%			2015	**	5	\$800	C	
Interior Walls									
Gypsum Board	10%			LIFE	**	5		C	
Plaster	5%	Now	\$1,100	LIFE	**	5		C	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : AT CIRCULAR STAIR</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>									
<i>Location : AT CIRCULAR STAIR</i>									
Plaster	85%			LIFE	**	5	\$300	C	
Ceilings									
AcousTileSusp.Lay-In	50%			2015	**	5	\$300	B	
Exposed Struc: Wood	50%			LIFE	**			B	

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2022	**	5	\$300	B	
Raceway									
Conduit	100%			2022	**			B	
Panelboards									
Molded Case Bkrs	100%			2028	**	3	\$100	B	
Wiring									
Thermoplastic	100%			2022	**			B	
Motor Controllers									
Locally Mounted	100%			2017	**	5	\$100	B	
Ground									
Grounding Devices									
Not Accessible	100%							D	
Lighting									

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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 15 - OLD CHAPEL
Asset # : 989

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

Lighting

General Lighting								
Fluorescent	95%			2012	\$10,000	2	\$4,700	B
HID	5%			2012	\$400	2	\$300	B

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

Heating

Energy Source								
Not Accessible	100%							D
Conversion Equipment								
Not Accessible	100%							D
Distribution								
Steam Piping/Pump	100%			2022	**	3	\$300	B
Terminal Devices								
Convactor/Radiator	100%			2017	**	2	\$1,200	B

Air Conditioning

Energy Source								
Electricity	100%			2028	**	5		B
Conversion Equipment								
Int Pkg Unit - Cool	50%			2013	\$13,000			B
No Component	50%							D

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$1,600	B

Plumbing

H/C Water Piping								
Single Type	100%			2017	**	3-5	\$500	B
Hot Water Heater								
Not Accessible	100%							D
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Not Accessible	100%							D
Non-Water Piping								
Single Type	100%			2032	**	3		B

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

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

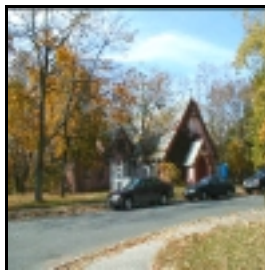
Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : SEA VIEW HOSPITAL & HOME BLDG 16 - OLD CHAPEL/THEATRE
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.160 / 981 **Yr Built/Renovated** : 1932 /
Area Sq Ft : 5,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 08-Nov-2000 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$40,100	
Total		\$40,100	
Priority	A	\$40,100	
Total		\$40,100	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$62,100		\$200	\$12,400
Interior Architecture	\$4,300			
Electrical	\$100	\$2,100	\$200	\$2,300
Mechanical	\$11,200	\$100	\$6,600	
Total	\$77,700	\$2,200	\$6,900	\$14,700
Priority	A	\$62,100		\$12,400
Priority	B	\$11,300	\$2,200	\$2,300
Priority	C	\$4,300		
Total	\$77,700	\$2,200	\$6,900	\$14,700



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Stucco Cement	97%	Now	\$25,400	2020	**	3-5	\$39,500	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
Wood	3%	Now	\$15,800	2042	**	3-5	\$1,200	A
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : PORTRUDING BEAMS</i>							
	<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : PORTRUDING BEAMS</i>							
Windows								
Wood	100%	Now	\$40,100	2037	**	5	\$1,200	A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>							
Parapets								
Stucco Cement	65%	Now	\$1,500	2020	**	3-5	\$2,300	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Miss/Damgd Copings, Extent : Moderate, Area Affected : 25%</i>							
Wood Cornice	35%	Now	\$3,500	2022	**	4	\$100	A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>							
Roof								
Asphalt Shingle	80%	Now	\$7,100	2015	**	5	\$2,000	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>							
Built-Up (BUR)	15%	Now	\$8,900	2022	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
Copper/Terne	5%			2027	**	5	\$300	A
Interior								
Floors								
Wood	100%			2015	**	5	\$8,600	C
Interior Walls								
Gypsum Board	75%			LIFE	**	5	\$200	C
Plywood/Hardboard	25%			LIFE	**	5	\$100	C
Ceilings								
Wood	100%			LIFE	**	5	\$2,600	B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2032	**	3-5	\$300	B
Raceway								
Conduit	100%			2022	**			B
Panelboards								
Molded Case Bkrs	100%			2020	**	3	\$300	B
Wiring								
Thermoplastic	100%			2022	**			B
Motor Controllers								
Locally Mounted	100%			2017	**	5	\$200	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Emergency	2%			2012	\$100	2		B
Exit	3%			2020	**	2		B
Fluorescent	15%			2012	\$3,500	2	\$1,700	B
Incandescent	80%			2012	\$18,800	2	\$8,900	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	100%	2-4	\$11,100	2042	**	4	\$100	B
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 275 GAL TANK OUTSIDE, EXPOSED TO WEATHER</i>								
Conversion Equipment								
Furnace	100%			2007	\$5,500	3	\$100	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$3,500	B
Plumbing								
H/C Water Piping								
Single Type	100%			2010	\$13,500	3-5	\$900	B
Sanitary Piping								
Single Type	100%			2012	\$9,800			B

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

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

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

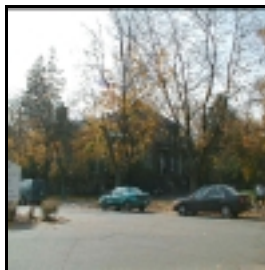
Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : SEA VIEW HOSPITAL & HOME BLDG 17 - STORE
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.170 / 982 **Yr Built/Renovated** : 1921 / 1999
Area Sq Ft : 20,100 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 08-Nov-2000 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$419,100	
Interior Architecture			\$39,200
Electrical			\$83,300
Mechanical			\$36,600
Total		\$419,100	\$159,200
Priority A		\$419,100	
Priority B			\$120,000
Priority C			\$39,200
Total		\$419,100	\$159,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$2,400		\$2,200	\$7,900
Interior Architecture	\$3,500		\$500	\$2,800
Electrical	\$13,200	\$7,900	\$400	\$8,600
Mechanical	\$3,400	\$300	\$3,800	\$2,300
Total	\$22,500	\$8,200	\$6,900	\$21,500
Priority A	\$2,400		\$2,200	\$7,900
Priority B	\$16,700	\$8,200	\$4,200	\$10,900
Priority C	\$3,300		\$500	\$2,800
Total	\$22,500	\$8,200	\$6,900	\$21,500



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 17 - STORE
Asset # : 982

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	Now	\$150,800	LIFE	**	5	\$2,900	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : AT BALCONIES</i>								
<i>Exposed Reinforcing, Extent : Severe, Area Affected : 35%</i>								
<i>Location : AT BALCONIES</i>								
Cast Stone/Terra Cotta	5%			LIFE	**	3-5	\$6,600	A
Masonry: Brick	75%			LIFE	**	5	\$30,900	A
Windows								
Wood	25%	Now	\$59,700	2037	**	5	\$1,300	A
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
Wood	75%	Now	\$133,600	2037	**	5	\$4,000	A
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Cast Stone/Terra Cotta	80%			LIFE	**	3	\$15,700	A
Masonry: Brick	10%	Now	\$2,400	LIFE	**	3	\$1,500	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT CORNER</i>								
Masonry: Limestone	10%			LIFE	**	3	\$1,600	A
Roof								
Clay Tile	90%	Now	\$74,900	LIFE	**	5	\$7,000	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT LADIES ROOM ON THIRD FLOOR AND AT THIRD FLOOR CORRIDOR</i>								
Skylight, Metal/Glass	10%			2022	**	3	\$6,700	A
Interior								
Floors								
Carpet	30%			2011		3	\$11,200	C
Cast in Place Concrete	10%			LIFE	**	5	\$800	C
Ceramic Tile	5%			2040	**	5	\$1,100	C
Terrazzo	35%			LIFE	**	8	\$6,200	C
Vinyl Tile	20%			2027	**	5	\$900	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$300	C
Gypsum Board	5%			LIFE	**	5	\$100	C
Plaster	90%			LIFE	**	5	\$3,500	C

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 17 - STORE
Asset # : 982

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

Interior

Ceilings

AcousTileSusp.Lay-In	5%			2025	**	5	\$300	B
Exposed Concrete	10%			LIFE	**			B
Plaster	85%			LIFE	**	5	\$3,000	B

Water Penetration, Extent : Light, Area Affected : 10%

Location : THIRD FLOOR CORRIDOR AND LADIES ROOM ON THIRD FLOOR

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

Under 600 Volts

Switchgear

Molded Case Bkrs	100%			2038	**	3-5	\$1,000	B
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Recent Installation, Extent : Moderate, Area Affected : 100%

Raceway

Conduit	10%			2032	**			B
Conduit	90%			2012			\$21,400	B

Panelboards

Molded Case Bkrs	80%			2020	**	3	\$900	B
Molded Case Bkrs	20%			2011		3	\$200	B

Wiring

Braided Cloth	50%	2-4	\$12,800	2037	**			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Thermoplastic	50%			2032	**			B
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Motor Controllers

Locally Mounted	100%			2017	**	5	\$700	B
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Ground

Grounding Devices

Not Accessible	100%							D
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Lighting

General Lighting

Exit	5%			2012		2	\$200	B
Fluorescent	95%			2012		2	\$39,600	B

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

Heating

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 17 - STORE
Asset # : 982

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	100%			2022	**	4	\$800	B
Conversion Equipment								
Hot Water Boiler	100%			2025	**	3	\$4,800	B
Distribution								
Hot Wtr Piping/Pump	100%			2020	**	3-4	\$2,700	B
Terminal Devices								
Convactor/Radiator	100%			2017	**	2	\$10,300	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$3,800	B
Hot Water Heater								
Single Type	100%	Now	\$200	2013	\$3,900	3-5	\$3,000	B
			<i>Corroded, Extent : Light, Area Affected : 5%</i>					
			<i>Location : FLUE PIPE IS CORRODED</i>					
Sanitary Piping								
Single Type	100%			2012	\$36,600			B
Storm Drain Piping								
Single Type	100%			2012	\$23,500			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : SEA VIEW HOSPITAL & HOME BLDG 3 - SURGICAL
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.030 / 13435 **Yr Built/Renovated** : 1916 /
Area Sq Ft : 11,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 06-Nov-2000 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$77,100	
Interior Architecture	\$158,400	\$18,900
Total	\$235,500	\$18,900
Priority A	\$77,100	
Priority B	\$63,100	
Priority C	\$95,300	\$18,900
Total	\$235,500	\$18,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$41,400	\$2,000	\$900	\$14,800
Interior Architecture	\$5,000		\$3,100	\$2,700
Electrical	\$100	\$4,800	\$200	\$5,000
Mechanical	\$2,400		\$2,600	\$1,000
Total	\$49,000	\$6,800	\$6,700	\$23,500
Priority A	\$41,400	\$2,000	\$900	\$14,800
Priority B	\$4,900	\$4,800	\$2,700	\$6,000
Priority C	\$2,700		\$3,100	\$2,700
Total	\$49,000	\$6,800	\$6,700	\$23,500



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 3 - SURGICAL
Asset # : 13435

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	10%			2027	**	5	\$600	A
Stucco Cement	90%			2020	**	3-5	\$70,600	A
Windows								
Aluminum	25%			2028	**	5	\$1,100	A
Wood	75%	Now	\$77,100	2037	**	5	\$2,300	A
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Copper/Terne	100%			2027	**	3	\$6,000	A
Roof								
Clay Tile	85%	Now	\$20,400	LIFE	**	5	\$3,800	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
Copper/Terne	15%			2027	**	5	\$1,100	A
Interior								
Floors								
Carpet	25%			2005		3	\$5,400	C
Carpet	25%			2011		3	\$5,400	C
Ceramic Tile	50%			2027	**	5	\$6,300	C
Interior Walls								
Ceramic Tile	100%	Now	\$76,500	LIFE	**	5	\$3,200	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : SECOND FLOOR</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	4+	\$200	2015	**	5	\$100	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : BASEMENT EXIT</i>								
Ceramic Tile	80%	Now	\$63,100	2021	**	5	\$3,800	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : SECOND FLOOR</i>								
Plaster	10%	Now	\$2,200	LIFE	**	5	\$200	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : SECOND FLOOR</i>								

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

Under 600 Volts

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 3 - SURGICAL
Asset # : 13435

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2038	**	3-5	\$600	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : MAIN MOLDED CASE CIRCUIT BREAKER IN THE SWITCHBOARD.</i>								
<hr/>								
Raceway								
Conduit	100%			2038	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2034	**	3	\$500	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<hr/>								
Wiring								
Thermoplastic	100%			2038	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<hr/>								
Ground								
Grounding Devices								
Metal Water Pipe	100%			2029	**			B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<hr/>								
Lighting								
General Lighting								
Fluorescent	95%			2020	**	2	\$22,800	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Incandescent	5%			2012	\$2,500	2	\$1,200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2022	**	5	\$1,900	B
<hr/>								
Distribution								
Steam Piping/Pump	100%			2032	**	3	\$1,600	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 25%</i>								
<hr/>								
Terminal Devices								
Convactor/Radiator	100%			2017	**	2	\$6,000	B
<hr/>								
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$2,200	B
<hr/>								
Hot Water Heater								
Single Type	100%			2013	\$2,300	3-5	\$2,300	B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 3 - SURGICAL
Asset # : 13435

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Single Type	100%			2022	**			B
Storm Drain Piping Single Type	100%			2022	**			B
Non-Water Piping Single Type	100%			2022	**	3	\$100	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : SEA VIEW HOSPITAL & HOME BLDG 38 - CHAPEL
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.260 / 64 **Yr Built/Renovated** : 1973 /
Area Sq Ft : 7,573 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 08-Nov-2000 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture			\$37,500
Total			\$37,500
Priority	A		\$37,500
Total			\$37,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$700			\$3,500
Interior Architecture	\$24,900	\$300		
Electrical	\$3,400		\$3,500	
Mechanical	\$1,500		\$2,800	\$1,000
Total	\$30,600	\$300	\$6,300	\$4,400
Priority	A	\$700		\$3,500
Priority	B	\$4,900	\$300	\$6,300
Priority	C	\$24,900		\$1,000
Total	\$30,600	\$300	\$6,300	\$4,400



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 38 - CHAPEL
Asset # : 64

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$23,900	A
Windows								
Aluminum	100%			2028	**	5	\$6,900	A
Parapets								
Not Accessible	100%							D
Roof								
Built-Up (BUR)	40%			2012	\$37,500			A
Clay Tile	55%			LIFE	**	5	\$3,800	A
Metal Panel	5%			2025	**	5	\$1,500	A
Interior								
Floors								
Terrazzo	100%	Now	\$24,900	LIFE	**	8	\$7,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors</i>								
Interior Walls								
Masonry: Brick	100%			LIFE	**	5	\$3,000	C
Ceilings								
AcousTileSusp.Lay-In	25%			2021	**	5	\$600	B
Exposed Struc: Wood	75%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	**			B
Panelboards								
Molded Case Bkrs	100%			2028	**	3	\$300	B
Wiring								
Thermoplastic	100%			2032	**			B
Lighting								
General Lighting								
Fluorescent	100%			2017	**	2	\$17,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								

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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 & HOME BLDG 38 - CHAPEL
Asset # : 64

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source District Steam	100%			2032	**	5	\$1,100	B
Distribution Steam Piping/Pump	100%			2032	**	3	\$1,000	B
Terminal Devices Air Handler	100%			2017	**			B
Air Conditioning								
Energy Source District C.W.	100%			2032	**	5	\$500	B
Distribution Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$1,100	B
Terminal Devices Air Handler/Cool/Ht	100%			2017	**	4	\$600	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$4,500	B
Exhaust Fans Interior	100%			2017	**	3-10	\$2,600	B
Plumbing								
H/C Water Piping Single Type	100%			2025	**	3-5	\$1,100	B
Sanitary Piping Single Type	100%			2032	**			B
Storm Drain Piping Single Type	100%			2032	**			B

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Maintenance \$ are aggregated over a ten-year period.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : SEA VIEW HOSPITAL & HOME BLDG 4 - STAFF
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.040 / 978 **Yr Built/Renovated** : 1916 /
Area Sq Ft : 21,700 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 06-Nov-2000 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$209,700	
Interior Architecture		\$489,600	\$35,300
Electrical			\$87,100
Mechanical			\$171,900
Total		\$699,300	\$294,400
Priority A		\$209,700	
Priority B		\$174,500	\$259,100
Priority C		\$315,100	\$35,300
Total		\$699,300	\$294,400

EXPENSE BUDGET		FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$69,600	\$2,800	\$1,200	\$33,900
Interior Architecture		\$3,700	\$400		\$2,500
Electrical		\$800	\$8,300	\$1,700	\$8,700
Mechanical		\$1,700	\$2,200	\$2,700	\$2,800
Total		\$75,800	\$13,800	\$5,500	\$47,900
Priority A		\$69,600	\$2,800	\$1,200	\$33,900
Priority B		\$2,600	\$10,900	\$4,400	\$11,500
Priority C		\$3,700			\$2,500
Total		\$75,800	\$13,800	\$5,500	\$47,900



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 4 - STAFF
Asset # : 978

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Stucco Cement	95%			2020	**	3-5	\$156,900	A
Wood	5%	Now	\$7,500	2022	**	3-5	\$5,700	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
Windows								
Aluminum	10%			2028	**	5	\$900	A
Wood	90%	Now	\$194,700	2037	**	5	\$5,800	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> <i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i> <i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Copper/Terne	100%			2027	**	3	\$8,400	A
Roof								
Clay Tile	90%	Now	\$30,300	LIFE	**	5	\$5,700	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> <i>Location : THROUGHOUT</i>								
Copper/Terne	5%			2027	**	5	\$500	A
Skylight, Metal/Glass	5%			2022	**	3	\$2,700	A
Interior								
Floors								
Carpet	25%			2011	\$35,300	3	\$10,000	C
Cast in Place Concrete	5%			LIFE	**	5	\$400	C
Ceramic Tile	5%			2040	**	5	\$1,200	C
Vinyl Tile	25%			2040	**	5	\$1,200	C
Wood	40%	4+	\$101,300	2040	**	5	\$7,000	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i> <i>Location : FOURTH AND FIFTH FLOORS</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : FOURTH AND FIFTH FLOORS</i>								
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$300	C
Plaster	80%	Now	\$213,800	LIFE	**	5	\$3,400	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i> <i>Location : FOURTH AND FIFTH FLOORS</i> <i>Water Penetration, Extent : Severe, Area Affected : 25%</i> <i>Location : FOURTH AND FIFTH FLOORS</i>								
Wood	5%			LIFE	**	5	\$200	C

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Maintenance \$ are aggregated over a ten-year period.

** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 4 - STAFF
Asset # : 978

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2021	**	5	\$800	B
Plaster	85%	Now	\$174,500	LIFE	**	5	\$3,200	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : FOURTH AND FIFTH FLOORS</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : FOURTH AND FIFTH FLOORS</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2032	**	5	\$1,600	B
Switchgear								
Molded Case Bkrs	100%			2032	**	3-5	\$1,100	B
Raceway								
Conduit	20%			2032	**			B
Conduit	80%			2022	**			B
Panelboards								
Molded Case Bkrs	80%			2020	**	3	\$1,000	B
Molded Case Bkrs	20%			2028	**	3	\$200	B
Wiring								
Thermoplastic	20%			2032	**			B
Thermoplastic	80%			2022	**			B
Motor Controllers								
Locally Mounted	100%			2010	\$15,200	5	\$800	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Emergency	3%			2007	\$400	2	\$100	B
Exit	3%			2020	**	2	\$100	B
Exit	2%			2007	\$200	2	\$100	B
Fluorescent	92%			2012	\$87,100	2	\$41,400	B

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 4 - STAFF
Asset # : 978

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2022	**	5	\$3,500	B
Conversion Equipment								
PRV/L.P. Steam	100%			2021	**			B
Distribution								
Steam Piping/Pump	100%			2022	**	3	\$2,300	B
Terminal Devices								
Convactor/Radiator	100%			2010	\$171,900	2	\$11,100	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$4,100	B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2013	\$10,100	4	\$2,000	B

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : SEA VIEW HOSPITAL & HOME BLDG 5 - OLD NURSES HOUSE
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.050 / 13436 **Yr Built/Renovated** : 1921 /
Area Sq Ft : 35,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 06-Nov-2000 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$762,800	
Interior Architecture	\$1,321,300	
Electrical	\$181,300	
Mechanical		\$151,300
Total	\$2,265,300	\$151,300
Priority A	\$762,800	
Priority B	\$744,200	\$151,300
Priority C	\$758,300	
Total	\$2,265,300	\$151,300

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture			\$1,000	\$49,100
Interior Architecture	\$9,800	\$200	\$1,800	
Electrical	\$63,100	\$1,500	\$13,100	\$2,200
Mechanical	\$6,500		\$52,000	\$2,300
Total	\$79,400	\$1,700	\$67,800	\$53,600
Priority A			\$1,000	\$49,100
Priority B	\$69,600	\$1,700	\$65,000	\$4,500
Priority C	\$9,800		\$1,800	
Total	\$79,400	\$1,700	\$67,800	\$53,600



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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 & HOME BLDG 5 - OLD NURSES HOUSE
Asset # : 13436

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	10%			2027	**	5	\$1,900	A
Stucco Cement	90%	Now	\$192,500	2020	**	3-5	\$149,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : ABOVE WINDOWS</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<hr/>								
Windows								
Wood	100%	Now	\$310,200	2037	**	5	\$9,200	A
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<hr/>								
Parapets								
Copper/Terne	100%	Now	\$110,600	2027	**	3	\$18,200	A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<hr/>								
Roof								
Asphalt Shingle	100%	Now	\$149,500	2027	**	5	\$8,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : VARIOUS ROOMS ON THIRD FLOOR</i>								
<hr/>								
Interior								
Floors								
Vinyl Tile	10%			2047	**	5	\$800	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : MEDICAL ROOMS</i>								
Vinyl Tile	50%	Now	\$183,700	2052	**	5	\$2,000	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : ABANDONED KITCHEN AND DINING ROOM</i>								
Wood	5%			2027	**	5	\$2,800	C
Wood	35%			2015	**	5	\$19,600	C
<hr/>								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$500	C
Plaster	15%			LIFE	**	5	\$1,000	C
Plaster	80%	Now	\$574,600	LIFE	**	5	\$5,400	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : ABANDONED KITCHEN, DINING ROOM, FIRST ,SECOND AND THIRD FLOORS</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : ABANDONED DINING ROOM, FIRST ,SECOND AND THIRD FLOORS</i>								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 5 - OLD NURSES HOUSE
Asset # : 13436

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileSusp.Lay-In	5%			2021	**	5	\$400	B
Plaster	10%			LIFE	**	5	\$600	B
Plaster	85%	Now	\$563,000	LIFE	**	5	\$5,200	B

Broken/Missing Elements, Extent : Severe, Area Affected : 75%

Location : ABANDONED KITCHEN, DINING ROOM, FIRST, SECOND AND THIRD FLOORS

Water Penetration, Extent : Moderate, Area Affected : 25%

Location : THIRD FLOOR

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%	2-4	\$3,000	2042	**	5	\$1,300	B
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On Extended Life, Extent : Moderate, Area Affected : 100%

Switchgear

Fused Knife Sw	100%	2-4	\$43,800	2042	**	3-5	\$1,200	B
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Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Raceway

Conduit	10%			2022	**			B
Conduit	90%			2012			\$21,400	B

Panelboards

Fused Disc Sw	10%	0-2	\$3,300	2037	**	3	\$100	B
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On Extended Life, Extent : Moderate, Area Affected : 100%

Fused Toggle Switch	80%	0-2	\$26,500	2037	**	3	\$1,200	B
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On Extended Life, Extent : Moderate, Area Affected : 100%

Molded Case Bkrs	10%			2020	**	3	\$200	B
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Wiring

Braided Cloth	90%	2-4	\$23,000	2037	**			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Thermoplastic	10%			2022	**			B
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Lighting

General Lighting

Fluorescent	10%			2012		2	\$7,300	B
Incandescent	40%	Now	\$61,100	2022	**	2	\$23,200	B

Not in Service, Extent : Moderate, Area Affected : 100%

Incandescent	50%			2007		2	\$36,300	B
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Maintenance \$ are aggregated over a ten-year period.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME BLDG 5 - OLD NURSES HOUSE
Asset # : 13436

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	40%			2022	**	5	\$2,300	B
Natural Gas	60%			2032	**	3	\$400	B
Conversion Equipment								
Furnace	60%			2017	**	3	\$500	B
PRV/L.P. Steam	40%			2015	**			B
Distribution								
Steam Piping/Pump	100%			2022	**	3	\$3,700	B
Terminal Devices								
Convactor/Radiator	100%			2017	**	2	\$18,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$300	B
Conversion Equipment								
Int Pkg Unit - Cool	40%			2013	\$151,300			B
No Component	60%							D
Heat Rejection								
Remote Air Cond	100%			2017	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$22,800	B
Exhaust Fans								
Interior	100%			2007	\$32,500	3-10	\$11,500	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$6,600	B
Hot Water Heater								
Single Type	100%			2013	\$6,800	3-5	\$6,900	B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Non-Water Piping								
Single Type	100%			2032	**	3	\$600	B

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Maintenance \$ are aggregated over a ten-year period.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : SEA VIEW HOSPITAL & HOME ELECTRICAL SUB-STATION
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.31B / 4370 **Yr Built/Renovated** : 1996 /
Area Sq Ft : 500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 08-Nov-2000 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

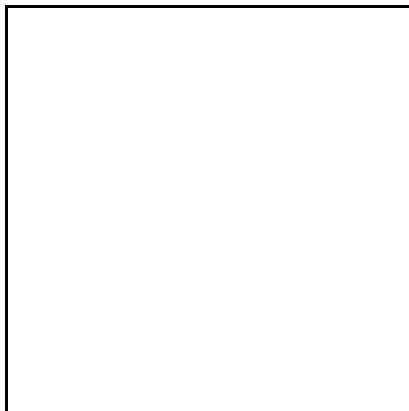
CAPITAL BUDGET

Total

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$600			
Interior Architecture				
Electrical	\$200		\$200	
Total	\$800		\$200	
Priority A	\$600			
Priority B	\$200		\$200	
Priority C				
Total	\$800		\$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 & HOME ELECTRICAL SUB-STATION
Asset # : 4370

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Exterior

Parapets Not Accessible	100%							D
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Roof

Metal Panel	100%			2025	**	5	\$1,100	A
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Interior

Floors

Cast in Place Concrete	100%			LIFE	**	5	\$200	C
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Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	**	5		B
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*Other Observation, Extent : Moderate, Area Affected : 100%
Explanation : TWO 1200A 13.2KV FEEDER SWITCHES.*

Transformers

Liquid Filled	100%			2025	**	5	\$100	B
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Switchgear

Not Accessible	100%							D
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Feeders

Cable	100%			2028	**			B
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Raceway

Conduit	100%			2032	**			B
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Ground

Grounding Devices

Not Accessible	100%							D
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Lighting

General Lighting

Fluorescent	100%			2017	**	2	\$1,000	B
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Maintenance \$ are aggregated over a ten-year period.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : SEA VIEW HOSPITAL & HOME EMS & MEDICAL EXAMINER
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.330 / 13433 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 20,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 08-Nov-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1

CAPITAL BUDGET

Total

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$2,800			\$5,200
Interior Architecture	\$2,400		\$5,000	
Electrical		\$8,300	\$300	\$8,300
Mechanical	\$1,500	\$1,300	\$4,700	\$3,000
Total	\$6,700	\$9,600	\$9,900	\$16,600
Priority A	\$2,800			\$5,200
Priority B	\$3,900	\$9,600	\$5,000	\$11,400
Priority C			\$5,000	
Total	\$6,700	\$9,600	\$9,900	\$16,600



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 Maintenance \$ are aggregated over a ten-year period.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME EMS & MEDICAL EXAMINER
Asset # : 13433

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$700	A
Masonry: Brick	50%			LIFE	**	5	\$9,900	A
Metal Panel	25%			2038	**	5	\$2,300	A
Window Wall	15%			2029	**	6	\$2,200	A
Parapets								
Metal Panel	25%			2038	**	3	\$6,700	A
Pre-Cast Concrete	75%			LIFE	**	3	\$7,300	A
Roof								
Not Accessible	100%							D
Interior								
Floors								
Carpet	25%			2013	\$31,400	3	\$7,300	C
Cast in Place Concrete	25%			LIFE	**	5	\$2,100	C
Ceramic Tile	15%			2047	**	5	\$3,400	C
Vinyl Tile	35%			2047	**	5	\$1,700	C
Interior Walls								
Ceramic Tile	10%			LIFE	**	5	\$1,000	C
Concr Masonry Unit	20%			LIFE	**	5	\$1,100	C
Gypsum Board	70%			LIFE	**	5	\$2,000	C
Ceilings								
AcousTileSusp.Lay-In	90%			2025	**	5	\$4,800	B
Exposed Struc: Steel	10%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
Switchgear								
Not Accessible	100%							D
Raceway								
Conduit	100%			2038	**			B
Panelboards								
Molded Case Bkrs	100%			2034	**	3	\$800	B
Wiring								
Thermoplastic	100%			2038	**			B

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Maintenance \$ are aggregated over a ten-year period.

** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME EMS & MEDICAL EXAMINER
Asset # : 13433

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers Not Accessible	100%							D
Ground								
Grounding Devices Not Accessible	100%							D
Stand-by Power								
Transfer Switches Not Accessible	100%							D
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Lighting								
General Lighting								
Exit	5%			2020	**	2	\$200	B
Fluorescent	90%			2020	**	2	\$39,300	B
HID	5%			2020	**	2	\$2,200	B

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2038	**	3	\$400	B
Conversion Equipment								
Furnace	60%			2020	**	3	\$300	B
Unit Heater-Dir Fired	40%			2016	**	3	\$2,100	B
Air Conditioning								
Energy Source Electricity	100%			2034	**	5	\$200	B
Conversion Equipment								
Ext Pkg Unit - Cool	100%			2025	**			B
Heat Rejection								
Air Condenser Unit	100%			2025	**			B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$13,700	B

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Maintenance \$ are aggregated over a ten-year period.

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME EMS & MEDICAL EXAMINER
Asset # : 13433

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	20%			2020	**	3-10	\$1,600	B
Roof	80%			2020	**	2-10	\$6,600	B
Plumbing								
H/C Water Piping								
Single Type	100%			2029	**	3-5	\$4,000	B
Hot Water Heater								
Single Type	100%			2016	**	3-5	\$3,700	B
Sanitary Piping								
Single Type	100%			2038	**			B
Storm Drain Piping								
Single Type	100%			2038	**			B
Non-Water Piping								
Single Type	100%			2038	**	3	\$400	B

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Maintenance \$ are aggregated over a ten-year period.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : SEA VIEW HOSPITAL & HOME NEW POWER HOUSE
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.31A / 4079 **Yr Built/Renovated** : 1989 / 2000
Area Sq Ft : 600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 08-Nov-2000 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1

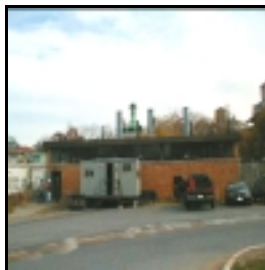
CAPITAL BUDGET

Total

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				
Interior Architecture				
Electrical		\$200		\$200
Mechanical	\$700	\$100	\$100	
Total	\$700	\$300	\$100	\$300
Priority A				
Priority B	\$700	\$300	\$100	\$300
Priority C				
Total	\$700	\$300	\$100	\$300



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.

Maintenance \$ are aggregated over a ten-year period.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME NEW POWER HOUSE
Asset # : 4079

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5		A
Masonry: Brick	85%			LIFE	**	5	\$1,100	A
Window Wall	10%			2025	**	6	\$100	A
Roof								
Built-Up (BUR)	100%			2017	**			A
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$200	C
Interior Walls								
Concr Masonry Unit	100%			LIFE	**	5		C
Ceilings								
Exposed Concrete	90%			LIFE	**			B
Exposed Struc: Steel	10%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2022	**			B
Panelboards								
Molded Case Bkrs	100%			2020	**	3		B
Wiring								
Thermoplastic	100%			2022	**			B
Motor Controllers								
Locally Mounted	100%			2010	\$1,700	5		B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2010	\$5,400			B
Lighting								
General Lighting								
Fluorescent	50%			2012	\$1,300	2	\$600	B
Incandescent	50%			2012	\$1,300	2	\$600	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL & HOME NEW POWER HOUSE
Asset # : 4079

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	90%			2042	**	3		B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>							
Under Construction	10%							D
Conversion Equipment								
Steam Boiler	100%			2025	**	3	\$200	B
	<i>Repairs In Progress, Extent : Moderate, Area Affected : 20%</i>							
Distribution								
Steam Piping/Pump	100%			2032	**	3	\$100	B
Terminal Devices								
Fan Coil Unit/Heat	100%			2017	**	4	\$100	B
Ventilation								
Exhaust Fans Interior	100%			2012	\$500	3-10	\$200	B
Plumbing								
H/C Water Piping Single Type	100%			2025	**	3-5	\$100	B
Sanitary Piping Single Type	100%			2032	**			B
Storm Drain Piping Single Type	100%			2032	**			B
Sump Pump(s) Single Type	100%			2013	\$9,300	4	\$2,000	B

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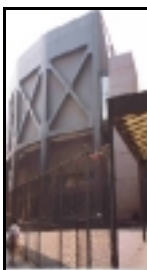
Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : WOODHULL MEDICAL CENTER AUDITORIUM
Address : 760 BROADWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0016.020 / 1002 **Yr Built/Renovated** : 1978 /
Area Sq Ft : 24,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 28-Dec-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$71,000	
Interior Architecture			\$97,500
Mechanical			\$274,800
Total		\$71,000	\$372,300
Priority A		\$71,000	
Priority B			\$274,800
Priority C			\$97,500
Total		\$71,000	\$372,300

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$34,100			\$5,900
Interior Architecture	\$4,700	\$300		\$3,600
Electrical	\$300	\$8,800	\$500	\$9,100
Mechanical	\$3,300		\$6,900	\$3,900
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$58,200	\$24,900	\$23,200	\$38,300
Priority A	\$34,100			\$5,900
Priority B	\$19,400	\$24,600	\$23,200	\$28,800
Priority C	\$4,700	\$300		\$3,600
Total	\$58,200	\$24,900	\$23,200	\$38,300



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 Maintenance \$ are aggregated over a ten-year period.

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$11,000	A
Weathering Steel	80%			LIFE	**			A
Windows								
Aluminum	100%			2028	**	5	\$6,900	A
Parapets								
Masonry: Brick	10%			LIFE	**	3	\$300	A
Weathering Steel	90%			LIFE	**			A
Roof								
Built-Up (BUR)	65%	Now	\$71,000	2022	**			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER AUDITORIUM</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
Metal Panel	25%	Now	\$6,900	2025	**	5	\$4,300	A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER AUDITORIUM</i>								
Skylight, Metal/Glass	10%	Now	\$27,200	2032	**	3	\$6,800	A
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : OVER CORRIDORS AND CONFERENCE ROOMS</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER CORRIDORS</i>								
<i>Explanation : DETERIORATED SEALANT</i>								
Interior								
Floors								
Carpet	35%			2011	\$46,300	3	\$14,400	C
Terrazzo	20%			LIFE	**	8	\$3,900	C
Vinyl Tile	45%			2040	**	5	\$2,300	C
Interior Walls								
Fabric on Framing	10%			2011	\$51,200	5	\$600	C
Gypsum Board	60%			LIFE	**	5	\$1,300	C
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Plaster	30%			LIFE	**	5	\$1,600	C
Ceilings								
Gypsum Board	75%			LIFE	**	5	\$1,900	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Plaster	25%			LIFE	**	5	\$1,000	B

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Maintenance \$ are aggregated over a ten-year period.

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2022	**			B
Panelboards								
Molded Case Bkrs	100%			2020	**	3	\$1,400	B
Wiring								
Thermoplastic	100%			2022	**			B
Motor Controllers								
Locally Mounted	100%			2017	**	5	\$900	B
Lighting								
General Lighting								
Exit	5%			2012	\$500	2	\$200	B
Fluorescent	45%			2012	\$15,000	2	\$20,700	B
Incandescent	50%			2012	\$16,600	2	\$23,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	40%			2020	**	3-4	\$1,200	B
Steam Piping/Pump	60%			2022	**	3	\$1,400	B
Terminal Devices								
Air Handler/Cool/Ht	60%			2012	\$32,900	4	\$900	B
Fan Coil Unit/Heat	40%			2012	\$102,200	4	\$500	B
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$3,600	B
Terminal Devices								
Air Handler/Cool/Ht	60%			2012	\$43,500	4	\$800	B
Fan Coil - Cool/Heat	40%			2012	\$129,100			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$14,500	B
Exhaust Fans								
Interior	100%			2017	**	3-10	\$8,400	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$3,600	B

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Single Type	100%			2021	* *			B
Sanitary Piping Single Type	100%			2032	* *			B
Storm Drain Piping Single Type	100%			2032	* *			B

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Maintenance \$ are aggregated over a ten-year period.*

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

HEALTH AND HOSPITALS CORP. - FY 2004

Asset Name : WOODHULL MEDICAL CENTER MAIN
Address : 760 BROADWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0016.010 / 2726 **Yr Built/Renovated** : 1978 / 2000
Area Sq Ft : 1,058,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 28-Dec-2000 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,7,10

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	\$1,073,000	\$915,400
Interior Architecture	\$136,500	\$508,200
Electrical	\$53,400	\$4,664,600
Mechanical	\$727,400	\$19,341,200
Total	\$1,990,300	\$25,429,500
Priority A	\$1,073,000	\$915,400
Priority B	\$835,000	\$24,123,700
Priority C	\$82,300	\$390,300
Total	\$1,990,300	\$25,429,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$34,900	\$2,400	\$26,200	\$28,300
Interior Architecture	\$60,600			
Electrical	\$54,000	\$479,400	\$77,300	\$508,000
Mechanical	\$197,500	\$30,200	\$197,700	\$317,400
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$485,100	\$650,100	\$439,300	\$991,900
Priority A	\$34,900	\$2,400	\$26,200	\$28,300
Priority B	\$389,600	\$647,700	\$413,200	\$963,600
Priority C	\$60,600			
Total	\$485,100	\$650,100	\$439,300	\$991,900



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 Maintenance \$ are aggregated over a ten-year period.

** Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$89,900	A
Masonry: Brick	2%	Now	\$12,600	LIFE	**	5	\$7,200	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : NORTH WALL BELLOW RAMP</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : NORTH WALL BELOW RAMP</i>								
Metal Panel	3%	Now	\$4,400	2032	**	5	\$2,500	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : UNDERSIDE OF PENTHOUSE ON SOUTH SIDE</i>								
Pre-Cast Concrete	5%			LIFE	**	3-5	\$47,200	A
Weathering Steel	45%			LIFE	**			A
Window Wall	20%			2025	**	6	\$52,300	A
Windows								
Aluminum	90%			2028	**	5	\$388,700	A
Metal Louvers	10%			2028	**	5	\$746,700	A
Parapets								
Masonry: Brick	10%			LIFE	**	3	\$7,600	A
Metal Rail	40%			2021	**	3	\$7,100	A
Weathering Steel	50%	Now	\$13,800	LIFE	**			A
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : LOWER WING ON WEST SIDE</i>								
<i>Explanation : SOFT JOINTS ARE DETERIORATED</i>								
Roof								
Cast in Place Concrete	5%	Now	\$4,100	LIFE	**	5	\$2,500	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
Cast in Place Concrete	25%			LIFE	**	5	\$12,300	A
Modified Bitumen	30%	Now	\$437,400	2022	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER 10TH FLOOR</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : OVER 10TH FLOOR</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : OVER 10TH FLOOR</i>								
Single Ply Membrane	35%			2012			\$250,700	A
Skylight, Metal/Glass	5%	Now	\$67,900	2032	**	3	\$34,100	A
<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : THIRD FLOOR CORRIDORS</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : CAFETERIA AND THIRD FLOOR CORRIDOR</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : THIRD FLOOR CORRIDORS AND CAFETERIA</i>								
<i>Explanation : DETERIORATED SEALANT</i>								
Interior								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.

Maintenance \$ are aggregated over a ten-year period.

** Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726**

Architecture									
System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Cast in Place Concrete	20%			LIFE	**	5	\$97,300	C	
Ceramic Tile	5%			2040	**	5	\$65,500	C	
Quarry Tile	5%			2025	**	5	\$55,600	C	
Terrazzo	5%			LIFE	**	8	\$53,800	C	
Vinyl Tile	60%			2040	**	5	\$164,600	C	
Under Construction	5%							D	
Interior Walls									
Ceramic Tile	5%			LIFE	**	5	\$20,700	C	
Concr Masonry Unit	10%			LIFE	**	5	\$22,300	C	
<i>Recent Construction, Extent : Moderate, Area Affected : 100% Location : COOLING TOWER WING</i>									
Gypsum Board	65%			LIFE	**	5	\$76,800	C	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
Masonry: Brick	5%			LIFE	**	5	\$35,800	C	
Plaster	15%			LIFE	**	5	\$44,300	C	
Ceilings									
AcousTileConcealSpLn	35%			2015	**	5	\$108,400	B	
Exposed Struc: Steel	5%			LIFE	**			B	
Gypsum Board	45%			LIFE	**	5	\$63,700	B	
Plaster	10%			LIFE	**	5	\$21,200	B	
Under Construction	5%							D	
Electrical									
System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	80%			2022	**	5	\$61,200	B	
Fused Disc Sw	20%			2038	**	5	\$15,300	B	
Transformers									
Dry Type	100%			2017	**	5	\$106,900	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100% Explanation : VARIOUS SIZES. 480/277V</i>									
Switchgear									
Fused Disc Sw	80%			2022	**	3-5	\$37,600	B	
Fused Disc Sw	20%			2038	**	3-5	\$11,000	B	

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**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726**

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2022	**			B
Conduit	10%			2038	**			B
Panelboards								
Fused Disc Sw	15%			2020	**	3	\$8,700	B
Fused Disc Sw	5%			2034	**	3	\$2,200	B
Molded Case Bkrs	80%			2020	**	3	\$46,600	B
Wiring								
Thermoplastic	90%			2022	**			B
Thermoplastic	10%			2038	**			B
Motor Controllers								
Locally Mounted	20%			2017	**	5	\$7,800	B
Locally Mounted	10%			2029	**	5	\$3,900	B
Motor Control Center	70%			2017	**	5	\$27,200	B
Ground								
Grounding Devices								
Not Accessible	100%							D
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : COVERED WITH INSULATION.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2017	**	3-5	\$38,900	B
Generators								
Diesel	100%			2015	**	5	\$6,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 2-1500KW EPCO DIESEL GENERATORS.</i>								
Batteries								
Lead/Acid	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2012	\$25,900	2	\$10,500	B
Fluorescent	95%			2012	\$4,611,100	2	\$2,386,500	B
Lightning Protection								
Arresters								
Steel	100%			2005	\$31,400			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	10%			2022	**	4	\$4,600	B
Natural Gas	90%			2032	**	3	\$18,400	B
Conversion Equipment								
Heat Exchanger	20%			2021	**	3	\$4,100	B
Steam Boiler	80%			2017	**	3	\$359,900	B
Distribution								
Hot Wtr Piping/Pump	50%	2-4	\$117,200	2020	**	3-4	\$76,200	B
			<i>Corroded, Extent : Light, Area Affected : 5%</i>					
Steam Piping/Pump	50%	Now	\$162,800	2022	**	3	\$63,900	B
			<i>Leak Evident, Extent : Light, Area Affected : 5%</i>					
Terminal Devices								
Air Handler/Cool/Ht	50%			2012	\$1,501,800	4	\$41,800	B
Fan Coil Unit/Heat	50%			2012	\$6,984,200	4	\$36,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	5	\$8,900	B
Conversion Equipment								
Centrifugal Compr El	100%			2038	**	5	\$10,200	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2038	**	3-4	\$225,000	B
Terminal Devices								
Air Handler/Cool/Ht	50%			2012	\$1,981,300	4	\$36,600	B
Fan Coil - Cool/Heat	50%			2012	\$8,829,700			B
Heat Rejection								
Water Cool Tower	100%			2016	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$790,800	B
Exhaust Fans								
Interior	100%			2017	**	3-10	\$458,500	B
Plumbing								
H/C Water Piping								
Single Type	100%	0-2	\$278,600	2025	**	3-5	\$160,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>					
			<i>Explanation : PURIFICATION EQUIPMENT NEEDED</i>					
HW Heat Exchanger								
Single Type	100%			2025	**			B
Sanitary Piping								
Single Type	100%			2022	**			B

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**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Single Type	100%			2022	* *			B
Sump Pump(s) Single Type	100%			2013	\$9,300	4	\$2,000	B
Non-Water Piping Single Type	100%			2032	* *	3	\$20,500	B

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HEALTH AND HOSPITALS CORP. - 819Project Type : **HEALTH & HOSPITALS CORP.**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Miscellaneous Buildings	332,600	255,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Miscellaneous Buildings	32,900	15,600	19,000	19,600

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
44	SEA VIEW HOSPITAL & HOME BLDG	6,300	157,400	18,900
46	SEA VIEW HOSPITAL & HOME NEW BOILER HOUSE	2,300	58,100	7,000
47	CUMBERLAND NFCC BLDG QH	4,200	105,000	12,600
66	SEA VIEW HOSPITAL & HOME BLDG 44	6,300	157,400	18,900
988	SEA VIEW HOSPITAL & HOME BLDG 13	1,000	17,700	10,300
990	SEA VIEW HOSPITAL & HOME BLDG 32	1,000	17,700	10,300
1010	KINGS COUNTY HOSPITAL CENTER PEDIATRIC RES-BLDG CC	3,000	75,000	9,000

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