

Print Date : 19-Sep-2018

**HUMAN RESOURCES ADMINISTRATION - FY 2019**

**Asset Name** : BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT  
**Address** : 1958 FULTON STREET BTWN: RALPH AVE. - HOWARD AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HRA0024.000 / 1951 **Yr Built/Renovated** : 1912 / 2013  
**Area Sq Ft** : 144,341 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 15-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 1548 **Lot** : 19 **BIN** : 3042090

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$3,392,100	\$67,000
Interior Architecture	\$1,273,800	\$155,400
Electrical	\$1,016,100	\$926,200
Mechanical	\$2,366,500	\$2,349,900
Site Pavements	\$95,800	
<b>Total</b>	<b>\$8,144,300</b>	<b>\$3,498,500</b>
Importance Code A	\$4,285,900	\$94,900
Importance Code B	\$3,858,400	\$3,403,600
<b>Total</b>	<b>\$8,144,300</b>	<b>\$3,498,500</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$25,600	\$2,500		
Interior Architecture	\$58,900	\$38,500		\$6,500
Electrical	\$3,500	\$3,500	\$3,500	\$38,300
Mechanical	\$34,600	\$27,500	\$44,700	\$96,000
Site Enclosure	\$9,600			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$138,000</b>	<b>\$78,000</b>	<b>\$54,100</b>	<b>\$146,800</b>
Importance Code A	\$29,000	\$16,800	\$14,300	\$14,500
Importance Code B	\$91,700	\$61,200	\$39,800	\$132,200
Importance Code C	\$17,300			
<b>Total</b>	<b>\$138,000</b>	<b>\$78,000</b>	<b>\$54,100</b>	<b>\$146,800</b>



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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT**

**Asset # : 1951**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$15,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout, Herkimer Street</i>								
Masonry: Brick	45%			LIFE	**	5	\$17,900	
Masonry: Brick	40%	0-2	\$49,000	LIFE	**	5	\$15,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Fulton Street Façade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Fulton Street Facade, South Facade Adjacent Playground</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : 4th Floor Over Roof C</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,500	
Stucco Cement	5%			2041	**	5	\$5,000	
Windows								
Aluminum	93%	4+	\$1,604,000	2053	**	5	\$18,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Aluminum	5%			2050	**	5	\$2,000	
Metal Louvers	2%	4+	\$24,500	2043	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	2-4	\$494,400	LIFE	**	5	\$29,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	2-4	\$40,500	LIFE	**	5	\$34,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : At Clay Tile Coping</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT**

**Asset # : 1951**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Exterior								
Roof								
Cement-Fiber Panel	10%	0-2	\$77,500	2043	* *	5	\$3,500	
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Roof D</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 90%</i>							
	<i>Location : Roof D</i>							
Modified Bitumen	60%	Now	\$845,100	2038	* *			1
	<i>Alligatoring, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
	<i>Blisters, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between Cafeteria And Gymnasium</i>							
	<i>Drains Clogged, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Roof C</i>							
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At Junction Of High Wall Over Roof On First Floor Corridor To Cafeteria</i>							
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Roofs A, B, E</i>							
	<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Roof B And E</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Roof A And E</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Over Junction Of First Floor Corridor And Gymnasium, Roofs A, B, E</i>							
Modified Bitumen	20%	0-2	\$281,700	2038	* *			
	<i>Alligatoring, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Roof F And G</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof F And G</i>							
Play Surface	5%			2028	\$67,000	10	\$5,100	
Skylight, Metal/Glass	5%			2038	* *	10	\$17,000	

Interior

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

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT**

**Asset # : 1951**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	1%	0-2	\$600	2030	**	3	\$3,200	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 5th Floor</i>								
Cast in Place Concrete	10%	Now	\$11,500	LIFE	**	5	\$47,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement, Incomplete Con-Ed Piping Work</i>								
Ceramic Tile	12%	0-2	\$205,300	2037	**	5	\$13,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	4%	4+	\$12,800	LIFE	**	5	\$6,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Fulton Lobby</i>								
Quarry Tile	5%			2041	**	5	\$16,200	
Terrazzo	1%			LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : PS28 Lobby</i>								
Vinyl Tile	20%	Now	\$375,300	2038	**	3	\$16,200	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fourth Floor Corridor Near Room 408, 5th Floor Corridor</i>								
Vinyl Tile	40%			2033	**	3	\$32,400	
Wood	7%			2056	**	5	\$28,400	

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

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT**

**Asset # : 1951**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	2-4	\$2,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	Now	\$2,600	2031	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Fiberglass Panel	2%			LIFE	**			
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Home Base, Corrugated Plastic</i>								
Gypsum Board	28%	2-4	\$1,100	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	2%			LIFE	**			
Marble Panels	3%	2-4	\$2,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	38%	0-2	\$8,500	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Below Cafeteria, Auditorium Stage Left</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Below Cafeteria, Auditorium Stage Left</i>								
Plaster	12%			LIFE	**	5	\$300	
Ceilings								
AcousTileSusp.Lay-In	20%	2-4	\$142,800	2048	**	5	\$21,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, 4th Floor, Cafeteria</i>								
AcousTileSusp.Lay-In	5%			2041	**	5	\$10,800	
Exposed Concrete	10%	2-4	\$142,000	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	Now	\$16,700	LIFE	**	5	\$40,500	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room 500 Closet</i>								
Plaster	47%	Now	\$408,400	LIFE	**	5	\$63,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout 5th Floor (Rooms 500, 503, Stair 5a), Throughout 2nd Floor (Rooms 200, 202, 203), Auditorium At Old Skylights, Ceiling Over Booth Near Auditorium</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout 5th Floor (Rooms 500, 503, Stair 5a), Throughout 2nd Floor (Rooms 200, 202, 203), Auditorium At Old Skylights, Ceiling Over Booth Near Auditorium</i>								
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Auditorium Stage Right</i>								
<i>Explanation : Steel Support For Light Severly Corroded</i>								
Plaster	3%			LIFE	**	5	\$4,100	
Site Enclosure								

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

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT**

**Asset # : 1951**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	95%			2048		**		
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 35%</i>							
	<i>Location : Playground Fence</i>							
Iron Picket	5%			2063		**		
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Herkimer Street</i>							
<b>Retaining Walls</b>								
Cast in Place Concrete	95%	Now	\$3,800	2063		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Herkimer St And Howard Avenue</i>							
Masonry: Brick	5%	Now	\$5,700	2038		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Herkimer Street</i>							
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	50%	Now	\$47,900	2033		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Fulton Street</i>							
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Fulton Street</i>							
	<i>Tripping Hazard, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Fulton Street</i>							
Cast in Place Concrete	50%	Now	\$47,900	2033		**		
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Near Corner Of Howard Avenue</i>							
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Near Corner Of Howard Avenue</i>							
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2041		**		
<b>Activity Yard</b>								
Asphalt	100%			2031		**		
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Playground</i>							

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

Under 600 Volts

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT**

**Asset # : 1951**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	27%	2-4	\$3,500	2058	**	5	\$100	
<i>Suspect Water Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch For Service A</i>								
Fused Disc Sw	35%			2028	\$15,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch For Service B</i>								
Fused Disc Sw	30%			2028	\$12,900	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch For Emergency</i>								
Fused Disc Sw	8%			2048	**	5	\$100	
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	33%			2028	\$74,100	5	\$200	
Fused Disc Sw	67%			2054	**	5	\$400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<b>Raceway</b>								
Conduit	95%			2028	\$239,900	1		
Conduit	5%			2038	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2027	\$22,900	5	\$300	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5th Floor Machinery Room</i>								
Fused Disc Sw	10%			2044	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Feeder B Panelboard Missing Cover</i>								
Molded Case Bkrs	50%			2027	\$114,400	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st And 2nd Floors</i>								
<i>Explanation : Two (2) Panelboards Missing Interior Covers</i>								
Molded Case Bkrs	30%			2036	**	5	\$1,100	
<b>Wiring</b>								
Braided Cloth	90%	2-4	\$319,100	2053	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2038	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2026	\$126,700	5	\$1,000	

Ground

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT**

**Asset # : 1951**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	70%			2028	\$227,600	10	\$92,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	10%			2033	**	10	\$13,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Incandescent	10%			2023	\$163,800	2	\$300	
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Auditorium And Cafeteria</i>								
LED	10%			2033	**			
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Interior Gymnasium, 4th Floor Corridor</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Interior Gymnasium 1st Floor</i>								
<i>Explanation : Excessive Light Levels</i>								
<b>Egress Lighting</b>								
Emergency, Battery	40%			2033	**	10	\$13,900	
Emergency, Battery	10%			2023	\$19,900	10	\$3,500	
Exit, Service	40%			2033	**	1		
Exit, Service	10%			2023	\$4,000	1		
<b>Exterior Lighting</b>								
HID	10%			2023	\$55,600	10		
No Component	90%							
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	0-2	\$457,700	2038	**	1-3	\$24,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Multi Service Center</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Equipment</i>								

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

Heating

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



**HUMAN RESOURCES ADMINISTRATION - 096**  
**BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT**

**Asset # : 1951**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2048	**	5	\$44,800	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Oil Fuel Tanks. 7500 Gallons Each. Only One Of The Two Oil Fuel Tanks Is Used.</i>								
<hr/>								
Conversion Equipment								
Steam Boiler	100%	Now	\$893,700	2048	**	1	\$128,800	1
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Boilers Not Working, Decommissioned About 10 Years Ago. A Temporary Boiler Provides Steam To The Building.</i>								
<hr/>								
<b>Distribution</b>								
Steam Piping/Pump	100%	Now	\$61,100	2028	\$610,600			
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Defective Steam Condensate Return Pump.</i>								
<hr/>								
<b>Terminal Devices</b>								
Air Handler	10%			2023	\$194,200	1	\$8,900	
Convactor/Radiator	80%			2026	\$591,500	1	\$37,300	
Fan Coil Unit/Heat	8%			2023	\$165,500	1	\$3,700	
Unit Heater - Steam	2%			2028	\$9,900	4	\$400	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2036	**	1		
<hr/>								
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2022	\$258,200	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lower Level</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lower Level</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Split Unit	10%			2036	**			
Window/Wall Unit	85%			2023	\$244,600	1		
<hr/>								
<b>Distribution</b>								
Ductwork/Diffusers	10%			LIFE	**	2	\$18,800	
Ductwork/Diffusers	5%			LIFE	**	2	\$9,400	
No Component	85%							
<hr/>								
<b>Ventilation</b>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT**

**Asset # : 1951**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$80,600	
<i>Needs Cleaning, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout The Building</i>								
Exhaust Fans								
Interior	95%	4+	\$466,800	2038	**	2	\$3,400	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : 5th Floor Elevator Machine Room, Basement</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : 5th Floor Elevator Machine Room, Basement</i>								
<i>Explanation : Exhaust Fan Not Used For Decades. Abandoned As Per Our Escort.</i>								
Roof	5%			2033	**	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof A</i>								
<i>Explanation : Exhaust Fans On The Roof Are For Kitchen Only</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$20,600	2028	\$1,029,400	1		
<i>Leak Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Womens Bathroom</i>								
<i>Not Insulated, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Womens Bathroom</i>								
Water Heater								
Electric	2%			2021	\$2,400	4		
<i>Abandoned in Place, Extent : Light, Area Affected : 2%</i>								
<i>Location : 5th Floor Girls Bathroom, Room 554 Next To Boys Bathroom.</i>								
Gas Fired	98%	Now	\$82,500	2028	\$82,500	2	\$1,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Water Heater And Hot Water Storage Tank Disconnected. Not Working Since Boilers Were Decommissioned.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby To 5th Floor</i>								
<i>Explanation : One Unit</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT**

**Asset # : 1951**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression	Standpipe							
	Generic	100%		2038	**	1-5	\$75,500	
	Sprinkler							
	No Component	98%						
	Generic	2%		2028	\$27,000	1-2	\$800	
	Fire Pump							
	Generic	100%		2031	**	1	\$27,000	
	Chemical System							
	Generic	100%		2023	\$26,700	1-3	\$4,000	

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

Print Date : 19-Sep-2018

## HUMAN RESOURCES ADMINISTRATION - FY 2019

**Asset Name** : BROWNSVILLE MULTI SERVICE CTR.  
**Address** : 444 THOMAS S. BOYLAND ST. BTWN: PITKIN AV - E. NEW YORK AV  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HRA0026.000 / 1953 **Yr Built/Renovated** : 1971 / 2010  
**Area Sq Ft** : 36,920 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 22-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3496 **Lot** : 4 **BIN** : 3080726

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$505,000	\$65,700
Interior Architecture	\$498,500	\$316,800
Electrical	\$325,900	\$340,000
Mechanical	\$141,900	\$900,700
Site Pavements	\$286,100	
<b>Total</b>	<b>\$1,757,400</b>	<b>\$1,623,200</b>
Importance Code A	\$505,000	\$337,800
Importance Code B	\$1,072,900	\$1,234,200
Importance Code C	\$179,500	\$51,200
<b>Total</b>	<b>\$1,757,400</b>	<b>\$1,623,200</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$49,900	\$21,200		
Interior Architecture	\$159,100		\$12,500	\$6,500
Electrical	\$93,600	\$1,000	\$1,200	\$1,700
Mechanical	\$42,800	\$6,300	\$15,100	\$4,700
Site Enclosure	\$9,700			
Site Pavements	\$16,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$375,800</b>	<b>\$32,500</b>	<b>\$32,600</b>	<b>\$16,800</b>
Importance Code A	\$51,700	\$23,000	\$1,800	\$1,800
Importance Code B	\$275,100	\$9,400	\$19,200	\$15,000
Importance Code C	\$49,000		\$11,600	
<b>Total</b>	<b>\$375,800</b>	<b>\$32,500</b>	<b>\$32,600</b>	<b>\$16,800</b>



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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BROWNSVILLE MULTI SERVICE CTR.**  
**Asset # : 1953**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	17%	Now	\$75,700	LIFE	**	5	\$65,700	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout, Lintels</i>								
Concrete Masonry Unit	58%	0-2	\$188,500	LIFE	**	5	\$28,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Façade</i>								
Masonry: Limestone	5%	0-2	\$43,100	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	20%	0-2	\$151,800	2039	**	5	\$29,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$45,900	2037	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$7,700	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	20%	0-2	\$3,100	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	75%	0-2	\$24,100	2034	**	5	\$31,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	100%			2031	**	5	\$42,400	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$29,900	

## Interior

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BROWNSVILLE MULTI SERVICE CTR.**  
**Asset # : 1953**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	Now	\$69,900	2031	**	3	\$8,100	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$11,400	LIFE	**	5	\$11,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2032	**	5	\$1,600	
Terrazzo	20%	0-2	\$254,700	LIFE	**	5	\$8,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	57%	Now	\$79,700	2024	\$265,500	3	\$11,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	15%			2032	**	5	\$23,300	
Concrete Masonry Unit	20%	Now	\$70,400	LIFE	**	5	\$12,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	Now	\$23,800	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	55%	0-2	\$36,200	LIFE	**	5	\$51,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	0-2	\$5,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	40%	Now	\$35,500	2034	**	5	\$13,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	5%	Now	\$22,200	2049	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$13,300	2034	**	5	\$2,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor</i>								
Exposed Concrete	30%			LIFE	**	5-10	\$20,100	
Gypsum Board	15%			LIFE	**	5-10	\$27,700	
Site Enclosure								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BROWNSVILLE MULTI SERVICE CTR.**  
**Asset # : 1953**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Fence/Gates								
Chain Link	30%	0-2	\$9,700	2059		**		
<i>Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Iron Picket	70%			2064		**		
Free Standing Walls								
Cast in Place Concrete	100%			2049		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$6,600	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	50%	Now	\$35,600	2034		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	50%	Now	\$37,400	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	Now	\$10,100	2032		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Pavers/Stone	93%	Now	\$213,200	2044		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear Of Building</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rear Of Building</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Of Building</i>								
Pavers/Stone	7%			2044		**		

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	\$8,500	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$99,700	5	\$1,000	

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BROWNSVILLE MULTI SERVICE CTR.**  
**Asset # : 1953**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts									
Raceway									
	Conduit	100%			2029	\$53,600	1		
Panelboards									
	Fused Disc Sw	5%			2028	\$3,800	5		
	Molded Case Bkrs	95%			2028	\$72,500	5	\$900	
Wiring									
	Thermoplastic	100%			2029	\$67,900	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$46,300	5	\$200	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,700	LIFE		**	5	\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Corroded</i>									
Lighting									
Interior Lighting									
	Fluorescent	80%	Now	\$66,500	2039		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : T-12 Lamps</i>									
	HID	18%	Now	\$10,900	2039		**		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1st, 2nd Floor</i>									
	Incandescent	2%	Now	\$8,400	2039		**	2	
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1st Floor</i>									
Egress Lighting									
	Emergency, Battery	50%	Now	\$25,400	2039		**		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
	Exit, Service	50%	Now	\$5,100	2039		**	1	
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
Exterior Lighting									
	HID	100%	Now	\$142,300	2039		**		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building Exterior</i>									
Alarm									

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



**HUMAN RESOURCES ADMINISTRATION - 096**  
**BROWNSVILLE MULTI SERVICE CTR.**  
**Asset # : 1953**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%	Now	\$34,200	2039	**	1	\$3,700	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside And Hallways</i>								
<i>Explanation : Intrusion Alarm And 4 - CCTV</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	Now	\$117,100	2039	**	1-3	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations And Main Control Panel</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		
<hr/>								
Conversion Equipment								
Hot Water Boiler	100%			2027	\$272,000	1	\$18,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 12 Multiple Units</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,700	
<hr/>								
Terminal Devices								
Convactor/Radiator	100%			2027	\$188,900	1	\$11,900	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
<hr/>								
Conversion Equipment								
Reciprocating Compr/Chiller	50%	Now	\$74,900	2029	\$149,800	1	\$7,700	
<i>Abandoned in Place, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<hr/>								
Window/Wall Unit	50%			2024	\$36,800	1		
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Inoperable Centrifugal Unit Remaining In Basement</i>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BROWNSVILLE MULTI SERVICE CTR.**  
**Asset # : 1953**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Water Cooling Tower	100%	Now	\$67,000	2027	\$133,900	2	\$29,700	
<i>Abandoned in Place, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,600	
Exhaust Fans								
Interior	95%	Now	\$23,900	2024	\$119,300	2	\$900	
<i>Not in Service, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Basement</i>								
Roof	5%	Now	\$600	2029	\$2,900	2		
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Motors Are Burnt Out, Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$21,500	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 75 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$2,700	2029	\$5,400	4	\$800	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 of 2 Units Is Not Working</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2039	**	1-5	\$18,600	

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

Print Date : 19-Sep-2018

**HUMAN RESOURCES ADMINISTRATION - FY 2019**

**Asset Name** : BUSHWICK MULTI SERVICE CENTER  
**Address** : 1420 BUSHWICK AVENUE BTWN: MOFFAT ST. - CHAUNCEY ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HRA0025.000 / 1952 **Yr Built/Renovated** : 1920 / 2010  
**Area Sq Ft** : 54,112 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 29-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3444 **Lot** : 22 **BIN** : 3080067

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$914,300	\$53,300
Interior Architecture	\$385,200	\$45,300
Electrical	\$96,900	\$662,500
Mechanical	\$67,000	\$75,500
<b>Total</b>	<b>\$1,463,300</b>	<b>\$836,500</b>
Importance Code A	\$981,200	\$53,300
Importance Code B	\$422,100	\$783,200
Importance Code C	\$60,000	
<b>Total</b>	<b>\$1,463,300</b>	<b>\$836,500</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$47,400		\$3,000	
Interior Architecture	\$75,600		\$15,100	\$5,000
Electrical	\$19,100	\$1,200	\$1,300	\$1,400
Mechanical	\$11,000	\$9,300	\$8,100	\$8,300
Site Enclosure	\$16,200			
Site Pavements	\$17,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$190,300</b>	<b>\$14,400</b>	<b>\$31,500</b>	<b>\$18,600</b>
Importance Code A	\$47,400	\$5,400	\$8,400	\$5,400
Importance Code B	\$70,200	\$9,100	\$23,100	\$13,300
Importance Code C	\$72,800			
<b>Total</b>	<b>\$190,300</b>	<b>\$14,400</b>	<b>\$31,500</b>	<b>\$18,600</b>



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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BUSHWICK MULTI SERVICE CENTER**  
**Asset # : 1952**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	4+	\$21,200	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	47%	Now	\$101,500	LIFE	**	5	\$33,000	
<i>Graffiti, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Bulkheads</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Bulkheads</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads</i>								
Masonry: Brick	29%			LIFE	**	5	\$40,700	
Masonry: Granite	10%	2-4	\$42,300	LIFE	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Steps At East Entrance</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Steps At East Entrance</i>								
Masonry: Limestone	9%	2-4	\$78,100	LIFE	**	5	\$4,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Balusters Over North And South Entrances</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	50%			2045	**	5	\$4,800	
Metal Louvers	5%			2032	**	10	\$3,000	
Wood	45%	Now	\$124,800	2054	**	5	\$21,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$4,100	
Metal Panel	10%			2049	**	5	\$300	

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BUSHWICK MULTI SERVICE CENTER**  
**Asset # : 1952**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$217,900	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	55%	Now	\$349,600	2039	**			1
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2049	**	10	\$6,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2010</i>								
Interior								
Floors								
Carpet	5%	0-2	\$10,500	2028	\$52,400	3	\$6,000	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$8,500	LIFE	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	20%	Now	\$95,500	2038	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	20%	Now	\$76,400	LIFE	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridor</i>								
Vinyl Tile	30%	2-4	\$104,800	2039	**	3	\$9,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	20%			2057	**	5	\$30,200	

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BUSHWICK MULTI SERVICE CENTER**  
**Asset # : 1952**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	10	\$8,900	
Ceramic Tile	15%	0-2	\$60,000	2038	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Gypsum Board	15%			LIFE	**	5-10	\$18,100	
Masonry: Brick	5%			LIFE	**	10	\$1,100	
Plaster	60%	Now	\$34,900	LIFE	**	5	\$12,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Bulkheads, Boiler Room, Basement Corridor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2034	**	5	\$8,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	90%	Now	\$48,500	LIFE	**	5	\$45,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads, Basement Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%	Now	\$16,200	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	Now	\$17,100	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wing</i>								
<i>Explanation : Utility Work, Currently Under Repair</i>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BUSHWICK MULTI SERVICE CENTER**  
**Asset # : 1952**

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%			2042	**			
------------------------	------	--	--	------	----	--	--	--

## Parking/Driveway

Asphalt	100%			2032	**			
---------	------	--	--	------	----	--	--	--

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2029	\$21,200	5	\$200	
---------------	------	--	--	------	----------	---	-------	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2029	\$149,600	5	\$1,400	
------------------	------	--	--	------	-----------	---	---------	--

## Raceway

Conduit	95%			2029	\$120,100	1		
Conduit	5%			2039	**	1		

## Panelboards

Fused Disc Sw	5%			2028	\$5,300	5	\$100	
Fused Knife Sw	5%	4+	\$5,300	2054	**	5		

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Elevator Mechanical Room*

Molded Case Bkrs	60%			2028	\$64,100	5	\$900	
Molded Case Bkrs	30%			2037	**	5	\$400	

## Wiring

Braided Cloth	30%	2-4	\$53,200	2054	**	1		
---------------	-----	-----	----------	------	----	---	--	--

*Insulation Aged, Extent : Moderate, Area Affected : 10%**Location : Basement*

Thermoplastic	60%			2029	\$106,500	1		
Thermoplastic	10%			2039	**	1		

## Motor Controllers

Locally Mounted	100%			2027	\$46,300	5	\$400	
-----------------	------	--	--	------	----------	---	-------	--

## Ground

## Grounding Devices

Generic	100%	2-4	\$9,700	LIFE	**	5	\$800	
---------	------	-----	---------	------	----	---	-------	--

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

## Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**BUSHWICK MULTI SERVICE CENTER**  
**Asset # : 1952**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	88%			2024	\$107,200	10	\$43,700	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	10%			2024	\$61,300	2	\$100	
LED	2%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Office</i>								
<i>Explanation : LED Lighting Fixtures</i>								
Egress Lighting								
Emergency, Battery	40%			2034	**	10	\$5,200	
Emergency, Battery	10%			2024	\$7,400	10	\$1,300	
Exit, Battery	50%			2034	**	10	\$1,800	
Exterior Lighting								
HID	8%			2024	\$16,700	10		
HID	1%			2029	\$2,100	10		
Incandescent	1%	Now	\$1,800	2039	**	2		
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Entrance Stairs</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance Steps</i>								
<i>Explanation : Two Ornametal Post Style Light Fixtures Are Missing Globes</i>								
No Component	90%							
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2039	**	1-3	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Devices, Control Panel, Strobe Lights, Bell, Pull Box, Annunciator</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2049	**	1		
Conversion Equipment Steam Boiler	100%	Now	\$67,000	2034	**	1	\$48,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 2 Units, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 10 Multiple Units, Converted Steam System</i>								

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



**HUMAN RESOURCES ADMINISTRATION - 096**  
**BUSHWICK MULTI SERVICE CENTER**  
**Asset # : 1952**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$17,500	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	2%			2034	**			
Window/Wall Unit	70%			2024	\$75,500	1		
No Component	28%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%	2-4	\$7,700	2039	**	1		
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Connecting Pipe At Water Main, Basement</i>					
Water Heater								
Gas Fired	100%			2027	\$31,500	2	\$800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 100 Gallon Tank</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2024	\$7,900	4	\$1,700	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2039	**	1-5	\$27,300	

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

Print Date : 19-Sep-2018

**HUMAN RESOURCES ADMINISTRATION - FY 2019**

**Asset Name** : EAST HARLEM MULTI SERVICE CENTER  
**Address** : 413 EAST 120TH STREET BTWN: FIRST AVE - PLEASANT AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HRA0037.000 / 1553 **Yr Built/Renovated** : 1924 / 2002  
**Area Sq Ft** : 94,529 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 24-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5  
**Block** : 1808 **Lot** : 8 **BIN** : 1054888

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$519,000	\$868,800
Interior Architecture	\$606,000	\$69,900
Electrical		\$1,737,000
Mechanical	\$146,200	\$3,025,100
<b>Total</b>	<b>\$1,271,100</b>	<b>\$5,700,700</b>
Importance Code A	\$665,200	\$1,198,900
Importance Code B	\$569,500	\$4,501,800
Importance Code C	\$36,400	
<b>Total</b>	<b>\$1,271,100</b>	<b>\$5,700,700</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$53,500			
Interior Architecture	\$109,300		\$8,700	\$14,500
Electrical	\$5,600	\$3,400	\$3,400	\$5,100
Mechanical	\$47,900	\$17,800	\$24,900	\$19,600
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$221,200</b>	<b>\$26,100</b>	<b>\$41,900</b>	<b>\$44,200</b>
Importance Code A	\$58,200	\$9,400	\$9,400	\$9,400
Importance Code B	\$87,800	\$16,800	\$32,500	\$34,800
Importance Code C	\$75,200			
<b>Total</b>	<b>\$221,200</b>	<b>\$26,100</b>	<b>\$41,900</b>	<b>\$44,200</b>



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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**EAST HARLEM MULTI SERVICE CENTER**  
**Asset # : 1553**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$339,200	LIFE	**	5	\$110,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lintels Above Auditorium Roof, North Side</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North And East Facade, Ground Level</i>								
Masonry: Limestone	5%			LIFE	**	5	\$8,700	
Windows								
Aluminum	100%	Now	\$109,500	2045	**	5	\$12,800	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$29,700	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	78%	Now	\$70,200	LIFE	**	5	\$11,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	7%	Now	\$11,400	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Auditorium</i>								
Stucco Cement	10%	Now	\$8,000	2042	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : South Facade, East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade, East Facade</i>								
Roof								
Single Ply Membrane	100%			2029	\$714,400	10	\$44,200	
Interior								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**EAST HARLEM MULTI SERVICE CENTER**  
**Asset # : 1553**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%	0-2	\$7,400	LIFE	**	5	\$15,300	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Vault</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Basement Vault Below Parking Lot</i>								
<i>Explanation : Abandoned, Unsafe To Enter</i>								
Ceramic Tile	3%	Now	\$8,300	2038	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	5%			2037	**	5	\$10,500	
Terrazzo	4%			LIFE	**	5	\$8,700	
Vinyl Tile	83%	Now	\$402,800	2034	**	3	\$43,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	10	\$17,100	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Pump Room</i>								
Concrete Masonry Unit	10%	2-4	\$15,500	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Folding Partition	2%			2045	**	5	\$6,800	
Glass: Single Pane	5%	Now	\$10,500	LIFE	**	5	\$5,100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Marble Panels	3%			LIFE	**	10	\$1,600	
Plaster	65%	0-2	\$36,400	LIFE	**	5	\$26,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	2-4	\$27,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**EAST HARLEM MULTI SERVICE CENTER**  
**Asset # : 1553**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
Acous Tile Susp. Lay-In	5%			2042	**	5	\$7,000	
Exposed Concrete	5%	Now	\$91,800	LIFE	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Phone Room, Exposed Lintel</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pump Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pump Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Vault</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$14,000	
Fiber Board	5%			2034	**			
Plaster	80%	0-2	\$74,900	LIFE	**	5	\$69,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	75%			2039	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%			2049	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2034	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	95%			2034	**			
Masonry: Granite	5%			LIFE	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North Parking Lot</i>								
<i>Explanation : No Parking Permitted Above Abandoned Basement Vault</i>								

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

Under 600 Volts

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**EAST HARLEM MULTI SERVICE CENTER**  
**Asset # : 1553**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2029	\$18,900	5	\$200	
<i>Enclosure Corroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement - Service End Box</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2029	\$18,900	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch Labelled Emergency</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2029	\$174,600	5	\$400	
<b>Raceway</b>								
Conduit	80%			2029	\$140,900	1		
Conduit	20%			2039	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2028	\$18,300	5	\$200	
Molded Case Bkrs	90%			2028	\$164,800	5	\$2,200	
<b>Wiring</b>								
Thermoplastic	100%			2039	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2034	**	5	\$600	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$2,800	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2029	\$212,800	10	\$86,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$65,100	10	\$11,400	
Exit, Battery	50%			2029	\$44,400	10	\$3,200	
<b>Exterior Lighting</b>								
HID	100%			2024	\$364,300	10	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Outside Perimeter</i>								
<i>Explanation : Controlled Via Photocell</i>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							
Generic	50%			2029	\$145,900	1	\$17,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**EAST HARLEM MULTI SERVICE CENTER**  
**Asset # : 1553**

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

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2029

\$299,800

1-3

\$18,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Devices Control Panel, Strobe Lights, Bell, Smoke Detector, Pull Box*

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

## Heating

## Energy Source

Fuel Oil No 2

100%

2039

\* \*

5

\$29,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks. 10000 Gallons Each.*

## Conversion Equipment

Steam Boiler

50%

Now

\$146,200

2049

\* \*

1

\$42,100

*Leak Evident, Extent : Moderate, Area Affected : 50%**Location : Basement**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 50%**Location : Basement**Explanation : Boiler No.1 Has Several Sections Leaking.*

Steam Boiler

50%

2027

\$292,400

1

\$46,800

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

## Distribution

Steam Piping/Pump

100%

2029

\$399,500

## Terminal Devices

Air Handler

20%

2029

\$254,100

1

\$11,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Supply Fans With Coils In Ductwork.*

Convactor/Radiator

80%

2027

\$387,000

1

\$24,400

## Air Conditioning

## Energy Source

Electricity

100%

2045

\* \*

1

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

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**EAST HARLEM MULTI SERVICE CENTER**  
**Asset # : 1553**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	10%			2029	\$192,900			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Metropolitan Clinic</i>								
<i>Explanation : Outdoor Unit Located Outside The Building By The Parking. Indoor Units Inside The Clinic Are Not Accessible.</i>								
Window/Wall Unit	70%			2024	\$131,800	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,500	
Exhaust Fans								
Interior	40%			2029	\$128,600	2	\$1,200	
Roof	30%			2029	\$45,000	2	\$900	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2029	\$673,600	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%			2028	\$55,100	2	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : Three Units 75 Gallons Each.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement Floor Drains Backup With A Heavy Rain.</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	50%			2024	\$6,900	4	\$1,500	
Submersible	50%			2020	\$1,500	4	\$1,500	
Backflow Preventer								
Generic	100%			2034	**	1	\$5,800	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Bathrooms</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : One Unit</i>								

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



**HUMAN RESOURCES ADMINISTRATION - 096**  
**EAST HARLEM MULTI SERVICE CENTER**  
**Asset # : 1553**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression	Standpipe							
	Generic	100%		2029	\$376,600	1-5	\$49,400	
	Sprinkler							
	No Component	90%						
	Generic	10%		2029	\$88,500	1-2	\$2,700	
	Fire Pump							
	Generic	100%		2032	**	1	\$17,700	

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

Print Date : 19-Sep-2018

**HUMAN RESOURCES ADMINISTRATION - FY 2019**

**Asset Name** : HART FAMILY RESIDENCE  
**Address** : 217-227 HART STREET @ THROOP AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HRA0067.000 / 4137 **Yr Built/Renovated** : 1920 / 2014  
**Area Sq Ft** : 31,000 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 10-Apr-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,4,5  
**Block** : 1769 **Lot** : 72 **BIN** : 3049230

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$201,500	
Interior Architecture	\$117,600	\$139,700
Electrical		\$587,600
Mechanical		\$254,000
<b>Total</b>	<b>\$319,200</b>	<b>\$981,300</b>
Importance Code A	\$201,500	
Importance Code B	\$117,600	\$941,100
Importance Code C		\$40,200
<b>Total</b>	<b>\$319,200</b>	<b>\$981,300</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$51,800		\$40,100	
Interior Architecture	\$78,600		\$2,500	\$600
Electrical	\$1,300	\$900	\$1,400	\$900
Mechanical	\$39,600	\$2,800	\$6,100	\$2,800
Site Pavements	\$10,200			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$186,300</b>	<b>\$8,600</b>	<b>\$55,000</b>	<b>\$9,300</b>
Importance Code A	\$53,300	\$1,500	\$41,600	\$1,500
Importance Code B	\$83,900	\$7,100	\$13,400	\$7,700
Importance Code C	\$49,200			
<b>Total</b>	<b>\$186,300</b>	<b>\$8,600</b>	<b>\$55,000</b>	<b>\$9,300</b>



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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**HART FAMILY RESIDENCE**  
**Asset # : 4137**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$66,700	
Masonry: Limestone	5%			LIFE	**	5	\$3,300	
Stucco Cement	20%			2042	**	5	\$22,200	
Windows								
Aluminum	82%	Now	\$201,500	2045	**	5	\$5,900	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Apartments</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Apartments</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Apartments</i>								
<i>Explanation : Fire Safety Gates Over Windows Not Fuctioning Properly</i>								
Aluminum	18%			2054	**	5	\$2,600	
Parapets								
Masonry: Brick	45%			LIFE	**	5-10	\$16,200	
Masonry: Limestone	5%			LIFE	**	5-10	\$3,200	
Metal Rail	50%			2042	**	5-10	\$47,700	
Roof								
Modified Bitumen	98%			2034	**	10	\$22,300	
<i>Ponding, Extent : Light, Area Affected : 2%</i>								
<i>Location : Adjacent To Bulkhead Door</i>								
Skylight, Metal/Glass	2%			2049	**	10	\$1,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,800	
Ceramic Tile	10%			2032	**	5	\$5,000	
Quarry Tile	20%			2034	**	5	\$15,000	
Sheet Vinyl/Rubber	15%			2034	**	5	\$11,200	
Vinyl Tile	10%			2029	\$43,300	3	\$2,500	
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Office And Meeting Room</i>								
Wood	35%	Now	\$117,600	2044	**	5	\$16,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Apartments</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Below Windows In Apartments</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Apartments</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**HART FAMILY RESIDENCE**  
**Asset # : 4137**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	25%	Now	\$15,700	2032	**	5	\$14,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors At Corners</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors At Corners</i>								
<i>Explanation : Impact Damage</i>								
Glass: Single Pane	5%			LIFE	**	5	\$8,400	
Gypsum Board	60%	Now	\$5,700	LIFE	**	5	\$40,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms Along Southwest Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms Along Southwest Wing</i>								
Masonry: Brick	10%	0-2	\$22,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceilings								
Exposed Struc: Steel	10%			LIFE	**	10	\$10,000	
Gypsum Board	90%	Now	\$9,300	LIFE	**	5	\$56,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms Along Southwest Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms Along Southwest Wing</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2049	**			
Iron Picket	10%			2064	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			2049	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$1,400	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Side Steps To Yard</i>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**HART FAMILY RESIDENCE**  
**Asset # : 4137**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Pavements								
Activity Yard								
Cast in Place Concrete	15%	Now	\$1,500	2042		**		
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Yard</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Yard</i>								
Pavers/Stone	30%			2038		**		
Rubber Matting	55%	Now	\$7,200	2034		**		
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Yard</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Side Yard</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Side Yard</i>								
<i>Explanation : Sinking/heaving</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039		**	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039		**	\$100	
Raceway								
Conduit	95%			2039		**		1
Conduit	5%			2049		**		1
Panelboards								
Fused Disc Sw	5%			2037		**		5
Molded Case Bkrs	95%			2037		**	\$800	
Wiring								
Thermoplastic	95%			2039		**		1
Thermoplastic	5%			2049		**		1
Motor Controllers								
Locally Mounted	100%			2034		**	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	\$900	
Lighting								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**HART FAMILY RESIDENCE**  
**Asset # : 4137**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	30%			2029	\$156,000	10	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Unit Bathrooms And Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	60%			2029	\$312,100	10	\$17,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Units From 2nd To 5th Floor</i>								
Fluorescent	10%			2034	* *	10	\$2,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<b>Egress Lighting</b>								
Emergency, Battery	40%			2029	\$17,100	10	\$3,000	
Emergency, Battery	10%			2037	* *	10	\$700	
Exit, Service	45%			2029	\$4,700	1		
Exit, Service	5%			2037	* *	1		
<b>Exterior Lighting</b>								
HID	100%			2029	\$119,500	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2029	\$28,700	1	\$3,500	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2034	* *	1-3	\$5,700	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2039	* *	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2046	* *	1	\$15,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Multiple Boiler Units</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2028	\$46,200	4	\$2,300	
<b>Terminal Devices</b>								
Convactor/Radiator	100%	0-2	\$15,900	2027	\$158,600	1	\$9,000	
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout The Building.</i>								
<i>Explanation : Either Damaged Or Missing</i>								
<b>Air Conditioning</b>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**HART FAMILY RESIDENCE**  
**Asset # : 4137**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	100%			2037	* *	1	
<b>Conversion Equipment</b>								
	Window/Wall Unit	20%			2024	\$12,400	1	
				<i>Other Observation, Extent : Light, Area Affected : 20%</i>				
				<i>Location : First Floor</i>				
				<i>Explanation : Office Space Only</i>				
	No Component	80%						
<b>Dehumidifier</b>								
	Generic	100%			2027			
				<i>Other Observation, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 1 Unit. 50 Percent Of Basement Area Covered By Dehumidifier</i>				
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,400
<b>Exhaust Fans</b>								
	Roof	100%			2029	\$49,200	2	\$1,000
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2039	* *	1	
<b>Water Heater</b>								
	Gas Fired	100%			2024	\$18,100	2	\$500
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 2 Sets</i>				
<b>Sanitary Piping</b>								
	Cast Iron	100%	0-2	\$10,800	LIFE	* *	1	
				<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Backyard</i>				
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	* *	1	
<b>Sump Pump(s)</b>								
	Submersible	100%			2022	\$1,000	4	\$1,000
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE	* *		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 5th Floor</i>				
				<i>Explanation : One Unit</i>				
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
	No Component	90%						
	Generic	10%			2039	* *	1-2	\$900

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

Print Date : 19-Sep-2018

**HUMAN RESOURCES ADMINISTRATION - FY 2019**

**Asset Name** : HUNTS POINT MULTI SERVICE CENTER  
**Address** : 630 JACKSON AVENUE @ E. 166 STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0047.000 / 1945 **Yr Built/Renovated** : 1971 / 2012  
**Area Sq Ft** : 36,716 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 08-Jul-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 2643 **Lot** : 1 **BIN** : 2004558

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$389,300	
Interior Architecture	\$131,200	\$253,300
Electrical	\$203,500	\$322,500
Mechanical	\$317,700	\$665,500
<b>Total</b>	<b>\$1,041,800</b>	<b>\$1,241,300</b>
Importance Code A	\$389,300	
Importance Code B	\$652,500	\$1,241,300
<b>Total</b>	<b>\$1,041,800</b>	<b>\$1,241,300</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$23,300		\$26,200	
Interior Architecture	\$42,800	\$1,300		\$11,300
Electrical	\$10,400	\$800	\$82,000	\$600
Mechanical	\$9,200	\$11,700	\$25,300	\$10,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$89,600</b>	<b>\$17,800</b>	<b>\$137,400</b>	<b>\$26,600</b>
Importance Code A	\$25,100	\$1,800	\$28,500	\$1,800
Importance Code B	\$51,500	\$16,000	\$108,900	\$24,800
Importance Code C	\$13,000			
<b>Total</b>	<b>\$89,600</b>	<b>\$17,800</b>	<b>\$137,400</b>	<b>\$26,600</b>



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



**HUMAN RESOURCES ADMINISTRATION - 096**  
**HUNTS POINT MULTI SERVICE CENTER**  
**Asset # : 1945**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
Masonry: Brick	70%			LIFE	**	5	\$22,400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Window Wall	20%	Now	\$314,300	2057	**	5	\$12,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	5%			2036	**	10	\$4,900	
No Component	95%							
Parapets								
Cast in Place Concrete	15%	Now	\$13,300	LIFE	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$75,000	LIFE	**	5	\$3,200	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2032	**	5-10	\$8,200	
Pre-Cast Concrete	5%	Now	\$800	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	5%			2040	**	10	\$2,300	
Modified Bitumen	85%			2032	**	10	\$21,200	
Modified Bitumen	10%	Now	\$6,900	2032	**			
<i>Alligating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Main Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Main Lobby</i>								

## Interior

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**HUNTS POINT MULTI SERVICE CENTER**  
**Asset # : 1945**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%	2-4	\$2,800	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$2,700	
Panel/Paver: Cer/Brk	10%			2043	**	5	\$11,900	
Vinyl Tile	55%	0-2	\$25,300	2027	\$253,300	3	\$10,900	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2035	**	3	\$6,600	
<b>Interior Walls</b>								
Concrete Masonry Unit	10%	2-4	\$13,000	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Gypsum Board	35%			LIFE	**	5	\$12,000	
Gypsum Board	25%			LIFE	**	5	\$8,600	
Metal Panel	20%			LIFE	**			
Plaster	10%			LIFE	**	5	\$1,700	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	50%	0-2	\$87,600	2032	**	5	\$13,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%			2044	**	5	\$13,300	
Exposed Concrete	25%	Now	\$43,600	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2027	\$8,500	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1400 Ampere Main Disconnect Switch</i>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**HUNTS POINT MULTI SERVICE CENTER**  
**Asset # : 1945**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$99,700	5	\$1,000	
Raceway								
Conduit	95%			2027	\$51,000	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$7,600	5	\$100	
Molded Case Bkrs	80%			2026	\$61,000	5	\$800	
Molded Case Bkrs	10%			2043	**	5	\$100	
Wiring								
Thermoplastic	95%			2027	\$64,500	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$46,300	5	\$200	
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$9,700	LIFE	**	5	\$500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	20%			2032	**	10	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	75%			2022	\$62,000	10	\$25,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2022	\$20,800	2		
Egress Lighting								
Emergency, Battery	40%			2022	\$20,200	10	\$3,500	
Emergency, Battery	10%			2032	**	10	\$900	
Exit, LED	20%			2055	**	1		
Exit, Service	30%			2022	\$3,000	1		
Exterior Lighting								
HID	100%			2022	\$141,500	10	\$100	
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$4,700	

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**HUNTS POINT MULTI SERVICE CENTER**  
**Asset # : 1945**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Using #2 Oil</i>						
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$18,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : One Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$1,800	
Terminal Devices								
Air Handler	40%			2027	\$197,400	1	\$9,100	
Convactor/Radiator	60%			2040	**	1	\$7,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%	Now	\$317,700	2042	**	1	\$28,600	
		<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 3rd Floor Mechanical Room</i>						
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$700	2037	**	4	\$1,800	
		<i>Broken, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Circulation Pump</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$314,900	1	\$22,700	
Heat Rejection								
Water Cooling Tower	100%	Now	\$2,100	2025	\$106,600	2	\$29,600	
		<i>Malfunctioning, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Automatic Make-up Water Valve Malfunctioning</i>						
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,500	
Exhaust Fans								
Interior	20%			2027	\$25,000	2	\$200	
Roof	80%			2027	\$46,600	2	\$900	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$21,400	2	\$500	

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**HUNTS POINT MULTI SERVICE CENTER**  
**Asset # : 1945**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
<b>Plumbing</b>								
	HW Heat Exchanger Steam Fired	100%			2037	**	4	\$5,400
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						
<b>Vertical Transport</b>								
	Elevators Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
<b>Fire Suppression</b>								
	Standpipe Generic	100%			2037	**	1-5	\$18,500

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

Print Date : 19-Sep-2018

**HUMAN RESOURCES ADMINISTRATION - FY 2019**

**Asset Name** : OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)  
**Address** : 125 WEST 127TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HRA0038.010 / 1950 **Yr Built/Renovated** : 1907 / 2005  
**Area Sq Ft** : 13,241 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 07-Jul-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3,4  
**Block** : 1912 **Lot** : 12 **BIN** : 1057904

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$308,000
Electrical		\$42,000
Mechanical		\$282,000
<b>Total</b>		<b>\$632,000</b>
Importance Code A		\$308,000
Importance Code B		\$324,000
<b>Total</b>		<b>\$632,000</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$27,100		\$10,100	
Interior Architecture	\$28,300	\$1,400		\$2,400
Electrical	\$400	\$300	\$200	\$200
Mechanical	\$19,100	\$500	\$12,200	\$500
<b>Total</b>	<b>\$74,800</b>	<b>\$2,200</b>	<b>\$22,600</b>	<b>\$3,100</b>
Importance Code A	\$27,100		\$10,100	
Importance Code B	\$47,800	\$1,300	\$12,400	\$3,100
Importance Code C		\$900		
<b>Total</b>	<b>\$74,800</b>	<b>\$2,200</b>	<b>\$22,600</b>	<b>\$3,100</b>



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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)**

**Asset # : 1950**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$18,000	
Masonry: Brick	90%			LIFE	**	5	\$41,500	
Masonry: Limestone	5%			LIFE	**	5	\$1,700	
<b>Windows</b>								
Aluminum	100%	Now	\$26,700	2026	\$266,500	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Windows</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facade</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corridor Windows</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$5,200	
Masonry: Brick	50%			LIFE	**	5	\$1,700	
Metal: Cage/Fence	15%			2032	**	5-10	\$3,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,100	
Stucco Cement	10%			2040	**	5	\$900	
<b>Roof</b>								
Modified Bitumen	95%			2032	**	10	\$7,800	
Skylight, Metal/Glass	5%			2047	**	10	\$1,400	
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2036	**	5	\$1,000	
Vinyl Tile	85%			2032	**	3	\$8,400	
Vinyl Tile	10%	Now	\$17,200	2037	**	3	\$700	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Custodial Closets And Corridors</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2036	**	5	\$1,800	
Gypsum Board	95%			LIFE	**	5	\$20,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%			2040	**	5	\$17,900	
Gypsum Board	10%			LIFE	**	5	\$2,500	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2037	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2035	**	5	\$300	

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)**

**Asset # : 1950**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2037	**	1		
Lighting								
Interior Lighting								
Fluorescent	98%			2027	\$29,200	10	\$11,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2027	\$600	10	\$200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircase</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$9,100	10	\$1,600	
Exit, Service	50%			2027	\$1,800	1		
Exterior Lighting								
HID	20%			2027	\$10,200	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2027	\$42,000	1-3	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobel Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$10,700	2027	\$214,200	4	\$700	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	100%			2025	\$67,800	1	\$4,300	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2020	\$7,900	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$1,100	
No Component	85%							

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

Estimates are rounded to the nearest hundred dollars.

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

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



**HUMAN RESOURCES ADMINISTRATION - 096**  
**OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)**

**Asset # : 1950**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Roof	15%			2027	\$3,200	2	\$100
	No Component	85%						
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2037	**	1	
	Water Heater							
	Electric	100%			2022	\$11,200	4	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
<b>Fire Suppression</b>								
	Standpipe							
	No Component	80%						
	Generic	20%			2037	**	1-5	\$1,300
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : 4th Floor Stairway</i>					
			<i>Explanation : 1 Connection Only</i>					

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

Print Date : 19-Sep-2018

**HUMAN RESOURCES ADMINISTRATION - FY 2019**

**Asset Name** : OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)  
**Address** : 127 WEST 127TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HRA0038.000 / 1962 **Yr Built/Renovated** : 1937 / 2009  
**Area Sq Ft** : 132,183 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 07-Jul-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1912 **Lot** : 12 **BIN** : 1057904

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$242,300	\$188,200
Interior Architecture	\$121,600	\$1,288,100
Electrical	\$209,400	\$824,800
Mechanical	\$527,700	\$1,920,700
<b>Total</b>	<b>\$1,101,100</b>	<b>\$4,221,700</b>
Importance Code A	\$242,300	\$188,200
Importance Code B	\$737,100	\$3,978,800
Importance Code C	\$121,600	\$54,700
<b>Total</b>	<b>\$1,101,100</b>	<b>\$4,221,700</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$45,500	\$13,100	\$12,600	\$24,900
Interior Architecture	\$39,300	\$16,100	\$26,000	\$4,900
Electrical	\$4,200	\$3,200	\$20,600	\$2,500
Mechanical	\$31,300	\$34,300	\$49,300	\$31,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$124,300</b>	<b>\$70,600</b>	<b>\$112,400</b>	<b>\$68,100</b>
Importance Code A	\$58,600	\$26,200	\$26,000	\$38,000
Importance Code B	\$65,800	\$44,400	\$86,400	\$30,000
Importance Code C				
<b>Total</b>	<b>\$124,300</b>	<b>\$70,600</b>	<b>\$112,400</b>	<b>\$68,100</b>



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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)**

**Asset # : 1962**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	\$69,600	LIFE	**	5	\$113,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard - North Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,300	
Masonry: Limestone	10%	4+	\$78,700	LIFE	**	5	\$10,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Decorative Banding</i>								
Stucco Cement	5%			2032	**	5	\$17,600	
Windows								
Aluminum	80%			2043	**	5	\$42,000	
Aluminum	15%			2043	**	5	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Facade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Wood	5%			2026	\$75,200	5	\$26,300	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mechanical Penthouse</i>								
Parapets								
Masonry: Brick	83%			LIFE	**	5	\$25,300	
Masonry: Limestone	10%	Now	\$32,600	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Interior Banding - North East Corner Parapet</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping Stones</i>								
Metal: Cage/Fence	5%			2040	**	5-10	\$11,800	
Stucco Cement	2%			2040	**	5	\$1,600	
Roof								
Asphalt Macadam	5%	Now	\$5,300	2032	**	5	\$1,300	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Tunnels Under Courtyard Playground Which House Main Electrical Feeds</i>								
Built-Up (BUR)	5%			2032	**	10	\$3,800	
Modified Bitumen	90%	Now	\$94,000	2032	**			
<i>Alligatoring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Roof Drains</i>								
<i>Ridging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Cant Strips</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)**

**Asset # : 1962**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2026	\$128,900	3	\$19,800	
Cast in Place Concrete	10%			LIFE	**	5	\$43,300	
Ceramic Tile	5%	Now	\$19,600	2030	**	5	\$4,900	
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Shower Rooms 200e And 300e</i>								
Quarry Tile	5%			2032	**	5	\$14,800	
Vinyl Tile	65%			2027	\$1,115,900	3	\$48,200	
Wood	10%			2042	**	5	\$37,100	
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$57,100	2030	**	5	\$10,100	
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Shower Rooms 200e And 300e</i>								
Glass: Single Pane	5%			LIFE	**	5	\$15,200	
Gypsum Board	10%			LIFE	**	5	\$24,300	
Masonry: Brick	8%	Now	\$64,500	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Tank Bulkhead</i>								
Metal: Cage/Fence	2%			LIFE	**			
Plaster	45%			LIFE	**	5	\$54,700	
SGFT/Glazed Masonry	25%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2040	**	5	\$29,700	
Exposed Concrete	25%			LIFE	**	5	\$7,700	
Plaster	60%			LIFE	**	5	\$74,200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2037	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2500 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2037	**	5	\$600	
<b>Raceway</b>								
Conduit	100%			2037	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2035	**	5	\$300	
Molded Case Bkrs	90%			2035	**	5	\$3,100	
<b>Wiring</b>								
Thermoplastic	100%			2037	**	1		

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)**

**Asset # : 1962**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	90%			2032	**	5	\$800	
Locally Mounted	10%			2025	\$11,700	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2022	\$148,800	10	\$60,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2027	\$14,900	10	\$6,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
Fluorescent	43%			2027	\$127,900	10	\$52,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2022	\$2,200	10		
Incandescent	1%			2022	\$15,000	2		
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	\$91,000	10	\$16,000	
Exit, Service	50%			2027	\$18,200	1		
<b>Exterior Lighting</b>								
HID	20%			2027	\$101,900	10	\$100	
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	95%							
Generic	5%			2027	\$20,400	1	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Courtyard, Back And Front</i>								
<i>Explanation : 4 CCTV Surveillance Cameras Only</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2027	\$419,200	1-3	\$24,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)**

**Asset # : 1962**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Oil # 2, (2) Tanks Of 5,000 Gallons Each</i>						
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$130,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 4 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$213,800	2037	**	4	\$6,500	
		<i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
Terminal Devices								
Air Handler	20%			2027			\$16,400	
Convactor/Radiator	80%	Now	\$10,800	2025			\$30,700	
		<i>Corroded, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2027			\$9,200	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>						
		<i>Location : 4 Units For Gymnasium And Auditorium. Roof</i>						
Window/Wall Unit	75%			2022			\$197,500	
No Component	10%							
Terminal Devices								
Air Handler/Dir Expansion	15%			2027			\$190,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gymnasium And Auditorium</i>						
		<i>Explanation : 4 Units,</i>						
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2027			\$13,800	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$116,400	LIFE	**	2-5	\$73,700	
		<i>Corroded, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Basement</i>						

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

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)**

**Asset # : 1962**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	80%		2027	\$359,600	2	\$3,200	
	Roof	20%		2027	\$42,000	2	\$800	
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	80%		2037	**	1		
	Galvanized Steel	20%		2025	\$110,900	1		
	HW Heat Exchanger							
	Steam Fired	100%		2037	**	4	\$19,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement - Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2027	\$19,300	4	\$2,800	
	Sewage Ejector(s)							
	Electric	100%		2027	\$36,400	4	\$5,300	
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>								
	Standpipe							
	No Component	25%						
	Generic	75%		2037	**	1-5	\$50,000	
	Sprinkler							
	No Component	90%						
	Generic	10%		2027	\$123,700	1-2	\$3,700	
	Fire Pump							
	Generic	100%		2036	**	1	\$24,700	
	Chemical System							
	Generic	100%		2025	\$26,700	1-3	\$3,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 1 Set</i>					

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

Print Date : 19-Sep-2018

**HUMAN RESOURCES ADMINISTRATION - FY 2019**

**Asset Name** : SOUTH JAMAICA MULTI SERVICE CTR  
**Address** : 114-02 G.R. BREWER BLVD.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HRA0043.000 / 1942 **Yr Built/Renovated** : 1987 / 2000  
**Area Sq Ft** : 28,784 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 08-Jul-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 12200 **Lot** : 52 **BIN** : 4264631

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$1,173,500	\$55,300
Interior Architecture	\$37,400	\$186,900
Electrical		\$87,900
<b>Total</b>	<b>\$1,210,900</b>	<b>\$330,100</b>
Importance Code A	\$1,173,500	\$55,300
Importance Code B	\$37,400	\$274,800
<b>Total</b>	<b>\$1,210,900</b>	<b>\$330,100</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$59,900		\$1,000	
Interior Architecture	\$2,400	\$8,200	\$18,600	\$4,000
Electrical	\$3,100	\$2,200	\$2,700	\$2,700
Mechanical	\$3,400	\$3,100	\$9,700	\$3,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$72,700</b>	<b>\$17,400</b>	<b>\$35,900</b>	<b>\$13,900</b>
Importance Code A	\$61,300	\$1,400	\$2,500	\$1,400
Importance Code B	\$11,500	\$7,800	\$33,400	\$12,500
Importance Code C		\$8,200		
<b>Total</b>	<b>\$72,700</b>	<b>\$17,400</b>	<b>\$35,900</b>	<b>\$13,900</b>



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



**HUMAN RESOURCES ADMINISTRATION - 096**  
**SOUTH JAMAICA MULTI SERVICE CTR**  
**Asset # : 1942**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	99%	Now	\$170,200	LIFE	**	5	\$55,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Window Surrounds</i>								
<i>Efflorescence, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Grade - West Facade</i>								
Pre-Cast Concrete	1%			LIFE	**	5	\$1,800	
Windows								
Aluminum	88%			2035	**	5	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	10%			LIFE	**	5	\$400	
Metal Louvers	2%			2030	**	10	\$800	
Parapets								
Concrete Masonry Unit	45%	Now	\$25,100	LIFE	**	5	\$5,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face Of Parapet</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of Parapet</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Face Of Parapet</i>								
Masonry: Brick	50%	Now	\$31,000	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : South East Corner Of Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South East Corner Of Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%			2047	**	5	\$2,000	
Roof								
Modified Bitumen	100%	Now	\$91,200	2022	\$912,100			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Seams Open/Split, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**SOUTH JAMAICA MULTI SERVICE CTR**  
**Asset # : 1942**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$4,700	
Ceramic Tile	5%			2030	**	5	\$2,200	
Quarry Tile	10%			2032	**	5	\$6,500	
Traffic Topping	5%			2027	\$27,300	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multi Purpose Room</i>								
<i>Explanation : High Traffic Industrial Surface</i>								
Vinyl Tile	50%	Now	\$37,400	2027	\$186,900	3	\$8,100	
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors And Room Thresholds</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Wall In Corridors</i>								
Vinyl Tile	25%			2032	**	3	\$5,400	
<b>Interior Walls</b>								
Ceramic Tile	20%			2036	**	5	\$16,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,300	
Gypsum Board	70%			LIFE	**	5	\$34,500	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	65%			2032	**	5	\$28,000	
Exposed Concrete	5%			LIFE	**	5	\$300	
Gypsum Board	25%			LIFE	**	5	\$13,500	
Metal Panel	5%			LIFE	**	5	\$2,700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2037	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Power Breaker Rated At 1600 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2037	**	5	\$800	
<b>Raceway</b>								
Conduit	100%			2037	**	1		
<b>Panelboards</b>								
Fused Disc Sw	2%			2035	**	5		
Molded Case Bkrs	98%			2035	**	5	\$700	
<b>Wiring</b>								
Thermoplastic	100%			2037	**	1		

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**SOUTH JAMAICA MULTI SERVICE CTR**  
**Asset # : 1942**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	50%			2032	**	5	\$100	
Locally Mounted	50%			2025	\$23,100	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	1%			2027	\$600	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Fluorescent	99%			2027	\$64,100	10	\$26,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	\$19,800	10	\$3,500	
Exit, Service	50%			2027	\$4,000	1		
<b>Exterior Lighting</b>								
HID	20%			2027	\$22,200	10		
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	50%							
Generic	50%			2035	**	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Outside, Clinic Waiting Area And Some Offices</i>								
<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2032	**	1-3	\$18,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Horns, Manual Pull Stations And Strobe Lights</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2037	**	1		

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**SOUTH JAMAICA MULTI SERVICE CTR**  
**Asset # : 1942**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Furnace	75%			2035	**	1	\$10,700	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Roof Top Package Units</i>								
Hot Water Boiler	25%			2032	**	1	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	25%			2035	**	4	\$400	
No Component	75%							
Terminal Devices								
Convactor/Radiator	25%			2032	**	1	\$2,300	
No Component	75%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Units. R-410a</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,000	
Exhaust Fans								
Roof	100%			2032	**	2	\$900	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2025	\$16,800	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$1,700	
Backflow Preventer								
Generic	100%			2027	\$7,000	1	\$1,800	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**SOUTH JAMAICA MULTI SERVICE CTR**  
**Asset # : 1942**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression	Standpipe							
	Generic	100%			2037		**	\$14,500
Chemical System	Generic	100%			2025	\$26,700	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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

Print Date : 19-Sep-2018

**HUMAN RESOURCES ADMINISTRATION - FY 2019**

**Asset Name** : TRANSITIONAL HOUSING / W.127 STREET  
**Address** : 122-124-126-126A W. 127 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HRA0073.030 / 4352 **Yr Built/Renovated** : 1910 / 1996  
**Area Sq Ft** : 63,750 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 17-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,6,7  
**Block** : 1911 **Lot** : 45 **BIN** : 1057874

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$2,450,400	\$200,000
Interior Architecture	\$404,000	\$1,496,600
Electrical		\$202,200
Mechanical		\$148,000
<b>Total</b>	<b>\$2,854,400</b>	<b>\$2,046,800</b>
Importance Code A	\$2,450,400	\$200,000
Importance Code B	\$352,900	\$1,495,000
Importance Code C	\$51,100	\$351,800
<b>Total</b>	<b>\$2,854,400</b>	<b>\$2,046,800</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$78,900			
Interior Architecture	\$64,000	\$7,800		\$1,900
Electrical	\$5,200	\$36,800	\$2,000	\$2,300
Mechanical	\$47,600	\$16,100	\$14,100	\$7,700
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
<b>Total</b>	<b>\$202,600</b>	<b>\$67,600</b>	<b>\$23,000</b>	<b>\$18,900</b>
Importance Code A	\$91,400	\$3,100	\$3,400	\$3,100
Importance Code B	\$74,200	\$64,500	\$19,600	\$15,800
Importance Code C	\$37,000			
<b>Total</b>	<b>\$202,600</b>	<b>\$67,600</b>	<b>\$23,000</b>	<b>\$18,900</b>



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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING / W.127 STREET**  
**Asset # : 4352**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$112,200	LIFE	**	5	\$105,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, Street Facades</i>								
Masonry: Brick	65%	Now	\$540,500	LIFE	**	5	\$87,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations In Areaways And Rear Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facades, Various Locations</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Building 122 At Anchors For Fire Escape</i>								
Masonry: Brick	5%			LIFE	**	5	\$6,800	
Masonry: Limestone	10%	0-2	\$167,100	LIFE	**	5	\$10,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Buildings 124, 126 - Various Locations</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facades, Various Locations</i>								
Stucco Cement	10%	4+	\$20,000	2031	**	5	\$16,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, Areaways And Rear Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, Areaways And Rear Facade</i>								
Windows								
Aluminum	95%	Now	\$1,140,100	2051	**	5	\$13,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Residences</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	Now	\$14,900	2034	**	5	\$4,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwells</i>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING / W.127 STREET**  
**Asset # : 4352**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$15,900	LIFE	**	5	\$3,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Building 124, Cornice Missing</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Parapets</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping - Throughout</i>								
Masonry: Brick	77%	Now	\$55,500	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Street Facades</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Building 122</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building 126 - Street Facade</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$800	
Stucco Cement	10%	Now	\$3,200	2031	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parapet Corners</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Roof								
Modified Bitumen	95%	Now	\$434,900	2036	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Seams</i>								
<i>Blisters, Extent : Severe, Area Affected : 40%</i>								
<i>Location : All Building Roofs</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Ponding, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Top Floor Residences - All Buildings. 4th Floor Apt, Building 122</i>								
Skylight, Metal/Glass	5%	Now	\$24,900	2036	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Bulkhead</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Bulkhead</i>								

## Interior

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



**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING / W.127 STREET**  
**Asset # : 4352**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$34,100	
Ceramic Tile	25%	0-2	\$77,000	2029	\$769,900	5	\$19,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	0-2	\$27,000	2026	\$135,100	3	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchens In Residences</i>								
Wood	55%	4+	\$144,100	2041	**	5	\$80,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Residences</i>								
<i>Uneven Surface, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Residences</i>								
Interior Walls								
Ceramic Tile	15%	0-2	\$17,600	2029	\$351,800	5	\$6,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,700	
Gypsum Board	55%	Now	\$19,400	LIFE	**	5	\$27,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Floor Residences - 6c And 7f - Building 124, 126</i>								
Plaster	25%	Now	\$51,100	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Bulkhead</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2031	**	5	\$15,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building 126, First Floor</i>								
Exposed Struc: Steel	8%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Metal Decking</i>								
Gypsum Board	82%	Now	\$131,800	LIFE	**	5	\$159,600	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Upper Floor Residences - 6c And 7f Building 124, 126</i>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING / W.127 STREET**  
**Asset # : 4352**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	**	5	\$300	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 200 Amperes, Two 100 Amperes Main Disconnect Switch</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	**	5	\$1,700	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	10%			2042	**	5	\$100	
Molded Case Bkrs	90%	4+	\$3,100	2042	**	5	\$800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : All Main Circuit Breaker Protectors In Each Unit Inadequate To Hold The Load - Need To Be Upgraded</i>							
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	25%			2031	**	10	\$14,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement, Offices And 2nd To 7th Floor Hallway</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	5%			2031	**	10	\$2,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Lobby And First Floor Hallway</i>							
	<i>Explanation : T-5 Lamps</i>							
Fluorescent	5%			2034	**	10	\$2,900	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Recreation Room</i>							
Fluorescent	20%			2031	**	10	\$11,700	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Various Locations</i>							
Incandescent	45%			2031	**	2	\$600	

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING / W.127 STREET**  
**Asset # : 4352**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	20%			2031	**	1		
Emergency, Battery	30%			2031	**	10	\$4,600	
Exit, Service	50%			2031	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
Exterior Lighting								
HID	100%			2031	**	10	\$200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Yard</i>								
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs, Basement, 1st Floor</i>								
<i>Explanation : High Definition Cameras With Night Vision</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2026	\$202,200	1-3	\$12,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Electricity	3%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
<i>Explanation : 10 Electric Heaters - Ceiling Mounted</i>								
Natural Gas	97%			2046	**	1		
Conversion Equipment								
Hot Water Boiler	95%			2046	**	1	\$29,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of 126</i>								
<i>Explanation : 1 Boiler Serves All Four Buildings</i>								
Hot Water Boiler	2%	0-2	\$9,400	2046	**	1	\$600	
<i>Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Court Yard, Deteriorated Boiler Stack</i>								
Radiant Heater	3%			2026	\$32,400	2	\$900	
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$3,100	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$20,600	

**Air Conditioning**

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING / W.127 STREET**  
**Asset # : 4352**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2042	**	1		
<b>Conversion Equipment</b>								
Window/Wall Unit	80%			2024	\$101,600	1		
No Component	20%							
<b>Terminal Devices</b>								
Air Handler/Dir Expansion	5%			2026	\$27,300	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices In First Floor</i>						
		<i>Explanation : Ceiling Mounted</i>						
Fan Coil - 2 Pipe	5%			2026	\$46,400	1	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Computer And Communication Room</i>						
		<i>Explanation : Overhead Mounted</i>						
No Component	90%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	10%			2031	**	2	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Rear Yard</i>						
		<i>Explanation : 2 Units - About 1.5 Ton Each</i>						
No Component	90%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$7,100	
No Component	80%							
<b>Exhaust Fans</b>								
Roof	2%	Now	\$2,000	2036	**	2		
		<i>Unit Inoperable, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Roof 1 Of 10 Defective Units</i>						
Roof	18%			2026	\$18,200	2	\$400	
No Component	80%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	5%	0-2	\$22,700	2056	**	1		
		<i>Damaged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Roof, Defective Roof Tank Water Level Controls</i>						
Brass/Copper	95%			2046	**	1		
<b>HW Heat Exchanger</b>								
Steam Fired	100%			2046	**	4	\$6,300	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
		<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Basement</i>						

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING / W.127 STREET**  
**Asset # : 4352**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	95%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of The Building</i>								
<i>Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Intothe Building</i>								
Cast Iron	5%	0-2	\$6,300	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North West Corner Of Building 126, Probable Leak From Leader Into The Building</i>								
Backflow Preventer								
Generic	100%			2026	\$15,500	1	\$3,900	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement, Back Flow Prevention Device</i>								
<i>Explanation : Drain Is Not Sufficient To Handle The Back Flow</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 7th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2046	**	1-5	\$32,100	
Sprinkler								
No Component	95%							
Generic	5%			2036	**	1-2	\$900	

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

Print Date : 19-Sep-2018

**HUMAN RESOURCES ADMINISTRATION - FY 2019**

**Asset Name** : TRANSITIONAL HOUSING - HORIZONS  
**Address** : 970 DEKALB AVENUE @ LEWIS AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HRA0069.000 / 4346 **Yr Built/Renovated** : 1931 / 1995  
**Area Sq Ft** : 17,600 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 06-Jun-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1602 **Lot** : 13 **BIN** : 3043244

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$41,900	\$41,900
Interior Architecture	\$45,600	
Electrical		\$295,300
Mechanical		\$129,700
<b>Total</b>	<b>\$87,500</b>	<b>\$466,900</b>
Importance Code A	\$41,900	\$171,600
Importance Code B	\$45,600	\$295,300
<b>Total</b>	<b>\$87,500</b>	<b>\$466,900</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$24,400	\$36,400		
Interior Architecture	\$33,700		\$700	\$1,400
Electrical	\$1,400	\$1,200	\$1,700	\$1,200
Mechanical	\$16,400	\$1,500	\$1,700	\$1,500
<b>Total</b>	<b>\$76,000</b>	<b>\$39,200</b>	<b>\$4,100</b>	<b>\$4,200</b>
Importance Code A	\$25,300	\$37,300	\$900	\$900
Importance Code B	\$32,300	\$1,900	\$3,300	\$2,200
Importance Code C	\$18,400			\$1,100
<b>Total</b>	<b>\$76,000</b>	<b>\$39,200</b>	<b>\$4,100</b>	<b>\$4,200</b>



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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING - HORIZONS**  
**Asset # : 4346**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$83,800	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Front Facade</i>						
Stucco Cement	75%			2046	**	5	\$40,200	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Side And Rear Facade</i>						
Windows								
Aluminum	100%			2051	**	5	\$4,800	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : D Line Apartments</i>						
		<i>Explanation : Window Guard Too Small</i>						
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$13,900	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Parapet Wall</i>						
Masonry: Brick	50%			LIFE	**	5-10	\$16,700	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Parapet Wall</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Parapet Wall</i>						
		<i>Explanation : Wall Covered With Modified Roofing</i>						
Metal Rail	40%			2046	**	5-10	\$35,300	
		<i>Recent Installation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Parapet Wall</i>						
Roof								
Modified Bitumen	95%			2037	**	10	\$14,400	
		<i>Recent Installation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Main Roof</i>						
Skylight, Metal/Glass	5%			2049	**	10	\$2,500	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$12,200	
Ceramic Tile	5%			2032	**	5	\$1,400	
Quarry Tile	25%			2034	**	5	\$10,400	
Vinyl Tile	10%			2029		3	\$1,400	
Wood	50%			2044	**	5	\$26,100	
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$900	
Gypsum Board	65%			LIFE	**	5-10	\$24,100	
Plaster	20%			LIFE	**	5-10	\$3,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING - HORIZONS**  
**Asset # : 4346**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
Exposed Struc: Steel	5%			LIFE	**	10	\$2,800	
Gypsum Board	75%			LIFE	**	5-10	\$71,700	
Plaster	20%			LIFE	**	5-10	\$9,600	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	40%			2049	**			
Iron Picket	60%			2064	**			
<b>Free Standing Walls</b>								
Masonry: Brick	100%			2049	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2064	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2042	**			
<b>Activity Yard</b>								
Cast in Place Concrete	40%			2042	**			
Pavers/Stone	5%			2038	**			
Rubber Matting	55%			2034	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2039	**	5	\$500	
<b>Raceway</b>								
Conduit	100%			2039	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2037	**	5		
Molded Case Bkrs	90%			2037	**	5	\$400	
<b>Wiring</b>								
Thermoplastic	100%			2039	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2034	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$500	
<b>Lighting</b>								

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



**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING - HORIZONS**  
**Asset # : 4346**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2029	\$88,600	10	\$4,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Offices And Basement</i>								
Incandescent	70%			2029	\$206,700	2	\$300	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$12,100	10	\$2,100	
Exit, Service	50%			2029	\$3,000	1		
<b>Exterior Lighting</b>								
LED	30%			2037	**			
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2034	**	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Front And Right Side Of The Building</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2034	**	1-3	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2027	\$129,700	1	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	0-2	\$1,300	2037	**	4	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Temperature Control Malfunction</i>								
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2034	**	1	\$5,700	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING - HORIZONS**  
**Asset # : 4346**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Conversion Equipment								
	Window/Wall Unit	25%			2024	\$8,800	1	
	Window/Wall Unit	25%	0-2	\$8,800	2029	\$8,800	1	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
	No Component	50%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,100
	No Component	80%						
<b>Exhaust Fans</b>								
	Roof	20%			2037	**	2	\$100
	No Component	80%						
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2027	\$10,300	2	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
<b>Sanitary Piping</b>								
	Cast Iron	100%	Now	\$2,500	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : A Line</i>								
<b>Storm Drain Piping</b>								
	Cast Iron	100%	0-2	\$700	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<b>Sump Pump(s)</b>								
	Submersible	100%	0-2	\$600	2024	\$600	4	\$400
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<b>Fixtures</b>								
	Generic	100%						

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

Print Date : 19-Sep-2018

**HUMAN RESOURCES ADMINISTRATION - FY 2019**

**Asset Name** : TRANSITIONAL HOUSING - NEW HOPE  
**Address** : 360 NEW JERSEY AVENUE BTWN: BELMONT AVE. - SUTTER AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HRA0068.000 / 4345 **Yr Built/Renovated** : 1930 / 2004  
**Area Sq Ft** : 25,564 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 11-Apr-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3755 **Lot** : 22 **BIN** : 3084088

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$772,000	
Interior Architecture		\$126,100
Electrical		\$587,000
Mechanical	\$137,100	\$188,400
<b>Total</b>	<b>\$909,000</b>	<b>\$901,500</b>
Importance Code A	\$772,000	\$188,400
Importance Code B	\$137,100	\$713,100
<b>Total</b>	<b>\$909,000</b>	<b>\$901,500</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$47,900			
Interior Architecture	\$70,400		\$1,000	\$1,000
Electrical	\$2,400	\$700	\$1,100	\$900
Mechanical	\$12,600	\$2,900	\$3,600	\$2,400
Site Pavements	\$3,400			
<b>Total</b>	<b>\$136,800</b>	<b>\$3,600</b>	<b>\$5,600</b>	<b>\$4,200</b>
Importance Code A	\$49,100	\$1,300	\$1,300	\$1,300
Importance Code B	\$66,700	\$2,300	\$4,300	\$2,900
Importance Code C	\$21,000			
<b>Total</b>	<b>\$136,800</b>	<b>\$3,600</b>	<b>\$5,600</b>	<b>\$4,200</b>



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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING - NEW HOPE**  
**Asset # : 4345**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$196,400	LIFE	**	5	\$31,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facades</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Lintels And Throughout Street Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Perimeter Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Facades At Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Baement Foundation</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fire Escape Throughout</i>								
<i>Explanation : Rusting</i>								
Masonry: Limestone	5%	0-2	\$20,900	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Window Sills And Decorative Banding</i>								
Metal, Corrugated	2%			2049	**	1		
Stucco Cement	8%	Now	\$8,900	2034	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Courtyard And Rear Façade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Courtyard And Rear Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Courtyard And Rear Facade</i>								
Windows								
Aluminum	90%	Now	\$187,100	2054	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$13,900	2054	**	5	\$2,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairwell Windows</i>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING - NEW HOPE**  
**Asset # : 4345**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	8%	Now	\$800	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	82%	Now	\$76,400	LIFE	**	5	\$3,200	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North East Exterior, Interior Parapet Throughout</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Interior/ Exterior Faces Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stepped Up Parapets</i>								
Pre-Cast Concrete	3%	Now	\$400	LIFE	**	5	\$700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Coping Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Stucco Cement	7%	Now	\$2,900	2034	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%	Now	\$253,800	2039	**			1
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Roof Surface</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout. Water Leaking Into Top Floor Apartments</i>								
Skylight, Metal/Glass	5%	Now	\$58,200	2049	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING - NEW HOPE**  
**Asset # : 4345**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$8,500	
Ceramic Tile	5%			2032	**	5	\$1,900	
Quarry Tile	20%			2034	**	5	\$11,600	
Sheet Vinyl/Rubber	5%	Now	\$5,900	2029	\$58,700	5	\$1,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	20%			2029	\$67,300	3	\$3,900	
Wood	45%	0-2	\$29,400	2044	**	5	\$16,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Apartments</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Apartments</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Apartments</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$2,500	2032	**	5	\$2,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair B At 3rd And 4th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair B At 3rd And 4th Floor</i>								
Concrete Masonry Unit	5%	0-2	\$2,500	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	45%	Now	\$1,700	LIFE	**	5	\$12,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms And Window Soffits In Apartments</i>								
Masonry: Brick	10%	Now	\$8,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Walls</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Walls</i>								
Plaster	30%	Now	\$5,400	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING - NEW HOPE**  
**Asset # : 4345**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2034	**	5	\$5,800	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor Meeting Room And Corridor</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$2,400	
Gypsum Board	60%	0-2	\$4,800	LIFE	**	5	\$29,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms And Window Soffits Within Apartments</i>								
Plaster	20%	Now	\$2,100	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads At Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads At Stairs</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	25%			2049	**			
Wood	75%			2027				
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	Now	\$2,600	2042	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<b>Activity Yard</b>								
Asphalt	50%	Now	\$400	2038	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Rubber Matting	50%	Now	\$400	2029			\$1,100	
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2039	**	5	\$100	

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING - NEW HOPE**  
**Asset # : 4345**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2039	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2037	**	5		
Molded Case Bkrs	95%			2037	**	5	\$600	
<b>Wiring</b>								
Thermoplastic	100%			2039	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2034	**	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$800	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2029	\$214,400	10	\$11,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	40%			2029	\$171,600	10	\$9,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Apartment Units 1st Floor To 4th Floor</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Fluorescent	5%			2024	\$21,400	10	\$1,200	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	3%			2037	**	10	\$700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
LED	2%			2037	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$17,600	10	\$3,100	
Exit, Service	50%			2029	\$4,300	1		
<b>Exterior Lighting</b>								
HID	100%			2029	\$98,500	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2029	\$23,700	1	\$2,900	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2029	\$81,100	1-3	\$4,900	

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

**Heating**

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

Estimates are rounded to the nearest hundred dollars.

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

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



**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING - NEW HOPE**  
**Asset # : 4345**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2027	\$188,400	1	\$12,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Multiple Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$800	2037	**	4	\$1,300	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Next To Boiler</i>								
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$8,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	15%			2023	\$137,100	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 4 Units</i>								
Window/Wall Unit	25%			2024	\$12,700	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$4,500	
No Component	80%							
Exhaust Fans								
Roof	20%	Now	\$400	2029	\$8,100	2	\$100	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$3,600	2039	**	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2027	\$14,900	2	\$400	
Sanitary Piping								
Cast Iron	100%	Now	\$3,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room In Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING - NEW HOPE**  
**Asset # : 4345**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	Sump Pump(s) Submersible	100%			2022	\$800	4	\$800
	Sewage Ejector(s) Electric	100%			2029	\$7,000	4	\$1,500
	Backflow Preventer Generic	100%			2034	* *	1	\$1,600
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component Generic	95%			2039	* *	1-2	\$400

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

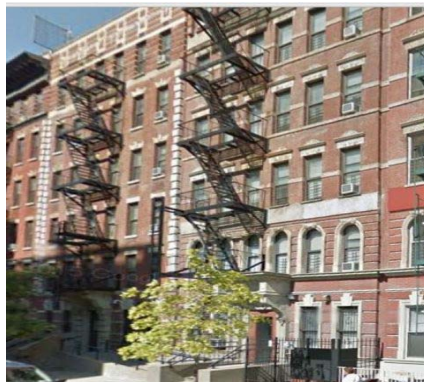
Print Date : 19-Sep-2018

**HUMAN RESOURCES ADMINISTRATION - FY 2019**

**Asset Name** : TRANSITIONAL HOUSING-HELP HAVEN  
**Address** : 11 AND 13 WEST 137TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HRA0072.000 / 4349 **Yr Built/Renovated** : 1920 / 1995  
**Area Sq Ft** : 18,576 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 17-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6  
**Block** : 1735 **Lot** : 28 **BIN** : 1053913

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$283,200	
Interior Architecture	\$36,400	\$116,600
Electrical		\$238,400
<b>Total</b>	<b>\$319,600</b>	<b>\$355,000</b>
Importance Code A	\$283,200	
Importance Code B	\$36,400	\$285,300
Importance Code C		\$69,700
<b>Total</b>	<b>\$319,600</b>	<b>\$355,000</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$61,000	\$300		
Interior Architecture	\$29,700	\$2,000		\$700
Electrical	\$10,300	\$8,800	\$900	\$500
Mechanical	\$4,400	\$12,500	\$2,400	\$1,700
<b>Total</b>	<b>\$105,400</b>	<b>\$23,600</b>	<b>\$3,400</b>	<b>\$2,900</b>
Importance Code A	\$64,600	\$1,300	\$900	\$900
Importance Code B	\$38,200	\$22,400	\$2,400	\$2,000
Importance Code C	\$2,600			
<b>Total</b>	<b>\$105,400</b>	<b>\$23,600</b>	<b>\$3,400</b>	<b>\$2,900</b>



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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-HELP HAVEN**  
**Asset # : 4349**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$22,300	LIFE	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$132,300	LIFE	**	5	\$21,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$15,900	2031	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills - Rear Facade And Areaways</i>								
Windows								
Aluminum	90%			2034	**	5		
Metal Clad	10%			2034	**	5		
Parapets								
Cast Stone/Terra Cotta	10%	0-2	\$1,800	LIFE	**	5	\$1,100	
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Flashing Under Coping Ineffective</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
Masonry: Brick	75%	Now	\$18,700	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corners Of Parapets</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall</i>								
Metal: Cage/Fence	5%			2031	**	5-10	\$500	
Stucco Cement	10%	Now	\$2,200	2039	**	5	\$200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Both Sides Of Parapet Wall</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Both Sides Of Parapet Wall</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-HELP HAVEN**  
**Asset # : 4349**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	95%	Now	\$150,900	2036		**		1
<i>Alligatoring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Both Roofs</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Residences 5u, 6t</i>								
Skylight, Metal/Glass	5%			2036		**	10	\$1,900
Interior								
Floors								
Cast in Place Concrete	10%			LIFE		**	5	\$5,900
Ceramic Tile	5%			2035		**	5	\$1,400
Quarry Tile	25%			2039		**	5	\$10,100
Vinyl Tile	20%	0-2	\$18,800	2026	\$46,900		3	\$2,000
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Kitchens In Residences Throughout</i>								
Wood	40%	Now	\$36,400	2041		**	5	\$10,100
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Residences</i>								
Interior Walls								
Ceramic Tile	10%			2029	\$69,700		5	\$2,500
Concrete Masonry Unit	15%			LIFE		**	5	\$1,500
Gypsum Board	50%	Now	\$2,600	LIFE		**	5	\$7,400
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Residences 6t, 5u</i>								
Plaster	25%			LIFE		**	5	\$1,900
Ceilings								
AcousTileSusp.Lay-In	15%			2031		**	5	\$4,100
Exposed Struc: Steel	5%			LIFE		**		
Gypsum Board	55%	Now	\$7,700	LIFE		**	5	\$18,600
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Residences 6t, 5u</i>								
Plaster	25%			LIFE		**	5	\$4,200

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-HELP HAVEN**  
**Asset # : 4349**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	100%			2046	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes, One 200 Amperes And One 100 Amperes Main Disconnect Switch</i>								
<hr/>								
<b>Raceway</b>								
	Conduit	100%			2046	**	1	
<hr/>								
<b>Panelboards</b>								
	Fused Disc Sw	10%			2042	**	5	
	Molded Case Bkrs	90%			2042	**	5	\$400
<hr/>								
<b>Wiring</b>								
	Thermoplastic	100%			2046	**	1	
<hr/>								
<b>Motor Controllers</b>								
	Locally Mounted	100%			2039	**	5	\$100
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%	0-2	\$9,700	LIFE	**	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	25%			2031	**	10	\$4,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Multipurposed Room, Comfort Room And Offices</i>								
<i>Explanation : T-12 Lamps</i>								
	Fluorescent	10%			2031	**	10	\$1,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Halways - First Through Sixth Floors</i>								
<i>Explanation : T-5 Lamps</i>								
	Incandescent	65%			2026		2	\$300
<hr/>								
<b>Egress Lighting</b>								
	Emergency, Battery	50%			2031	**	10	\$2,200
	Exit, Service	50%			2031	**	1	
<hr/>								
<b>Exterior Lighting</b>								
	HID	50%			2026		10	\$35,800
	LED	50%			2034	**		
<hr/>								
<b>Alarm</b>								
<b>Security System</b>								
	No Component	70%						
	Generic	30%			2034	**	1	\$2,100
<hr/>								
<b>Fire/Smoke Detection</b>								
	No Component	70%						
	Generic, Analog	30%			2034	**	1-3	\$3,400

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-HELP HAVEN**  
**Asset # : 4349**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
Energy Source	Natural Gas	100%			2046	**	1	
Conversion Equipment	Hot Water Boiler	2%	0-2	\$2,700	2046	**	1	\$200
				<i>Damaged, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof, Missing Boiler Stack Rain Cap, Moderate Corrosion On Boiler Stack</i>				
	Hot Water Boiler	98%			2031	**	1	\$9,000
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : 1 Gas Fired Sectional Hot Water Boiler</i>				
Distribution	Hot Wtr Piping/Pump	100%			2034	**	4	\$900
Terminal Devices	Convactor/Radiator	90%			2031	**	1	\$5,400
	Fan Coil Unit/Heat	10%			2026	\$26,600	1	\$600
<b>Air Conditioning</b>								
Energy Source	Electricity	100%			2042	**	1	
Conversion Equipment	Window/Wall Unit	80%			2025	\$29,600	1	
				<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	No Component	20%						
<b>Ventilation</b>								
Distribution	Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,100
	No Component	80%						
Exhaust Fans	Roof	20%			2026	\$5,900	2	\$100
	Wall Unit	10%			2026	\$600	2	\$100
	No Component	70%						
<b>Plumbing</b>								
H/C Water Piping	Brass/Copper	100%			2036	**	1	
Water Heater	Gas Fired	100%			2021	\$10,800	2	\$300
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Side Of Building</i>				
				<i>Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Into The Building.</i>				
Backflow Preventer	Generic	100%			2026	\$4,500	1	\$1,100

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-HELP HAVEN**  
**Asset # : 4349**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>
<b>Type</b>		<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>	
Plumbing								
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2036	**	1-2	\$300

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



Print Date : 19-Sep-2018

**HUMAN RESOURCES ADMINISTRATION - FY 2019**

**Asset Name** : TRANSITIONAL HOUSING-NEW DAY ONE  
**Address** : 1275 WESTCHESTER AVENUE BTWN: LONGFELLOW AVE. - HOME ST.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0070.000 / 4347 **Yr Built/Renovated** : 1925 / 1992  
**Area Sq Ft** : 57,630 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 03-Jul-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,6  
**Block** : 2758 **Lot** : 36 **BIN** : 2006311

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$215,000	\$46,100
Interior Architecture	\$204,700	\$124,200
Electrical	\$36,500	\$1,136,000
Mechanical		\$171,800
<b>Total</b>	<b>\$456,200</b>	<b>\$1,478,000</b>
Importance Code A	\$215,000	\$46,100
Importance Code B	\$153,100	\$1,383,900
Importance Code C	\$88,100	\$48,100
<b>Total</b>	<b>\$456,200</b>	<b>\$1,478,000</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$30,900			
Interior Architecture	\$72,200		\$16,600	\$2,900
Electrical	\$1,500	\$1,600	\$2,400	\$1,900
Mechanical	\$83,300	\$8,600	\$12,100	\$10,800
Site Enclosure	\$1,200			
<b>Total</b>	<b>\$189,200</b>	<b>\$10,200</b>	<b>\$31,100</b>	<b>\$15,700</b>
Importance Code A	\$48,700	\$5,700	\$5,700	\$5,700
Importance Code B	\$105,500	\$4,500	\$25,400	\$7,000
Importance Code C	\$35,000			\$2,900
<b>Total</b>	<b>\$189,200</b>	<b>\$10,200</b>	<b>\$31,100</b>	<b>\$15,700</b>



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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-NEW DAY ONE**  
**Asset # : 4347**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	20%			LIFE	**	5	\$21,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 70%</i>								
<i>Location : Entry Courtyard</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$3,900	
Pre-Cast Concrete	5%	Now	\$17,800	LIFE	**	5	\$8,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Decorative Banding At Street Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Sills - Street Facade</i>								
Stucco Cement	70%			2046	**	5	\$92,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	95%	Now	\$102,200	2045	**	5	\$12,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And East Facade Windows</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And East Facade Windows</i>								
Metal Clad	5%	Now	\$66,700	2054	**	5	\$3,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East And West Stairwells</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East And West Stairwells</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East And West Stairwells</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East And West Stairwells</i>								
<b>Parapets</b>								
Masonry: Brick	20%			LIFE	**	5-10		
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
Metal: Cage/Fence	15%			2042	**	5-10		
Pre-Cast Concrete	10%			LIFE	**	5		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Stucco Cement	55%			2046	**	5		
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<b>Roof</b>								
Modified Bitumen	95%			2037	**	10	\$400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	5%			2055	**	10	\$100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Bulkhead</i>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-NEW DAY ONE**  
**Asset # : 4347**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
Soffits								
Stucco Cement	100%	4+	\$600	2034	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exterior Entry Passage To Rear Yard</i>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$33,300	
Ceramic Tile	10%			2032	**	5	\$7,600	
Quarry Tile	20%			2042	**	5	\$22,800	
Vinyl Tile	15%			2034	**	3	\$4,300	
Wood	45%			2044	**	5	\$64,200	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$5,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,300	
Glass: Single Pane	1%			LIFE	**	5	\$1,700	
Gypsum Board	69%			LIFE	**	5-10	\$136,200	
Masonry: Brick	5%	Now	\$23,100	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Plaster	10%			LIFE	**	5-10	\$9,900	
Ceilings								
Exposed Concrete	10%			LIFE	**	5-10	\$9,500	
Gypsum Board	70%			LIFE	**	5-10	\$183,100	
Gypsum Board	10%	Now	\$3,900	LIFE	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor And 6th Floor Apartment</i>								
Plaster	10%			LIFE	**	5-10	\$13,100	
<b>Site Enclosure</b>								
Fence/Gates								
Chain Link	90%			2049	**			
Iron Picket	10%			2064	**			
Retaining Walls								
Cast in Place Concrete	8%			2049	**			
Concrete Masonry Unit	32%	Now	\$1,200	2039	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Wall In Rear Yard</i>								
<i>Explanation : Deteriorated Mortar Joints</i>								
Masonry: Fieldstone	60%			2039	**			
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-NEW DAY ONE**  
**Asset # : 4347**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Three Main Service Switches Rated At 400 Amperes Each</i>						
Switchgear / Switchboard								
Fused Disc Sw	50%			2039	**	5	\$100	
Molded Case Bkrs	50%			2039	**	5	\$800	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$400	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Water Main</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	80%			2029	\$773,500	10	\$42,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	20%			2034	**	10	\$10,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Egress Lighting								
Emergency, Battery	50%			2029	\$39,700	10	\$7,000	
Exit, Service	50%			2029	\$9,800	1		
Exterior Lighting								
HID	20%			2029	\$44,400	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof And Outside Perimeter</i>						
		<i>Explanation : Controlled Via Photocell</i>						
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2029	\$53,400	1	\$6,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside And Hallways</i>						
		<i>Explanation : Surveillance Cameras System</i>						

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-NEW DAY ONE**  
**Asset # : 4347**

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

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

Now

\$36,500

2024

\$182,700

1-3

\$9,700

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

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

## Heating

## Energy Source

Natural Gas

100%

2039

\* \*

1

## Conversion Equipment

Steam Boiler

100%

Now

\$17,800

2034

\* \*

1

\$51,400

*Broken, Extent : Severe, Area Affected : 100%**Location : Boiler Burner In Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Natural Gas Burning Steam Boiler*

## Distribution

Steam Piping/Pump

100%

Now

\$24,400

2039

\* \*

*Other Observation, Extent : Severe, Area Affected : 50%**Location : East Wing**Explanation : Under Sized Piping Causing Heating Problems*

## Terminal Devices

Convactor/Radiator

100%

2034

\* \*

1

\$18,600

## Air Conditioning

## Energy Source

Electricity

100%

2037

\* \*

1

## Conversion Equipment

Window/Wall Unit

70%

2024

\$80,400

1

No Component

30%

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$50,900

## Exhaust Fans

Roof

100%

2029

\$91,500

2

\$1,800

*Malfunctioning, Extent : Light, Area Affected : 33%**Location : Roof, 1 Of 3 Defective Exhaust Fan Motor*

## Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-NEW DAY ONE**  
**Asset # : 4347**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%	Now	\$20,500	2039	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Side</i>								
<i>Explanation : Hot Water Piping Undersized Causing Shortages On East Side</i>								
HW Heat Exchanger Steam Fired	100%			2039	**	4	\$5,700	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$8,400	4	\$1,800	
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
Sprinkler No Component	98%							
Generic	2%			2039	**	1-2	\$300	

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

Print Date : 19-Sep-2018

**HUMAN RESOURCES ADMINISTRATION - FY 2019**

**Asset Name** : TRANSITIONAL HOUSING-NEW DAY TWO  
**Address** : 1138 LONGFELLOW AVENUE BTWN: WESTCHESTER AV. - HOME ST.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0071.000 / 4348 **Yr Built/Renovated** : 1906 / 1992  
**Area Sq Ft** : 27,720 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 28-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2758 **Lot** : 6 **BIN** : 2006302

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$603,100	
Interior Architecture		\$79,800
Electrical		\$253,300
Mechanical		\$93,700
<b>Total</b>	<b>\$603,100</b>	<b>\$426,800</b>
Importance Code A	\$603,100	
Importance Code B		\$426,800
<b>Total</b>	<b>\$603,100</b>	<b>\$426,800</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$103,800			
Interior Architecture	\$89,600			\$800
Electrical	\$1,300	\$1,500	\$1,100	\$1,300
Mechanical	\$9,000	\$3,700	\$6,000	\$3,700
<b>Total</b>	<b>\$203,700</b>	<b>\$5,100</b>	<b>\$7,100</b>	<b>\$5,800</b>
Importance Code A	\$106,500	\$2,800	\$2,700	\$2,700
Importance Code B	\$67,800	\$2,300	\$4,300	\$3,000
Importance Code C	\$29,500			
<b>Total</b>	<b>\$203,700</b>	<b>\$5,100</b>	<b>\$7,100</b>	<b>\$5,800</b>



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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-NEW DAY TWO**  
**Asset # : 4348**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$11,200	
Masonry: Fieldstone	12%			LIFE	**	5	\$4,100	
Slate Panels	3%	Now	\$72,100	LIFE	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Window Sills</i>								
Stucco Cement	60%	Now	\$239,400	2031	**	5	\$33,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$92,500	2042	**	5	\$5,400	
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	Now	\$30,200	2051	**	5	\$1,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stair(s)</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair(s)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$2,900	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	20%	Now	\$17,400	LIFE	**	5	\$1,500	
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	2%			LIFE	**	5	\$200	
Metal: Cage/Fence	20%	Now	\$9,000	2031	**	5	\$4,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	55%	Now	\$21,400	2031	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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



**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-NEW DAY TWO**  
**Asset # : 4348**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Roof</b>								
Modified Bitumen	95%	0-2	\$199,100	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 5b, 6a</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 5b, 6a</i>								
Skylight, Metal/Glass	5%	Now	\$22,800	2036	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$9,000	
Ceramic Tile	10%			2035	**	5	\$4,100	
Quarry Tile	20%			2039	**	5	\$12,400	
Vinyl Tile	10%			2026	\$35,900	3	\$2,100	
Vinyl Tile	5%	Now	\$17,900	2036	**	3	\$800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	45%	Now	\$31,300	2041	**	5	\$17,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$3,200	2035	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$10,200	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	75%	Now	\$14,300	LIFE	**	5	\$20,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$1,800	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-NEW DAY TWO**  
**Asset # : 4348**

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

## Interior

## Ceilings

Gypsum Board	85%			LIFE	**	5	\$43,900	
--------------	-----	--	--	------	----	---	----------	--

*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : 5b, 6a*

Plaster	15%	Now	\$8,300	LIFE	**	5	\$3,900	
---------	-----	-----	---------	------	----	---	---------	--

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*  
*Water Penetration, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2036	**	5	\$100	
---------------	------	--	--	------	----	---	-------	--

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Two 300 Amperes Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	20%			2036	**	5		
Molded Case Bkrs	80%			2036	**	5	\$600	

## Raceway

Conduit	100%			2036	**	1		
---------	------	--	--	------	----	---	--	--

## Panelboards

Molded Case Bkrs	100%			2034	**	5	\$700	
------------------	------	--	--	------	----	---	-------	--

## Wiring

Thermoplastic	100%			2036	**	1		
---------------	------	--	--	------	----	---	--	--

## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$400	
---------	------	--	--	------	----	---	-------	--

## Lighting

## Interior Lighting

Fluorescent	99%			2034	**	10	\$25,200	
-------------	-----	--	--	------	----	----	----------	--

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-8 Lamps*

Incandescent	1%			2026		2	\$4,700	
--------------	----	--	--	------	--	---	---------	--

## Egress Lighting

Emergency, Battery	50%			2026		10	\$3,300	
Exit, Service	50%			2026		1	\$4,700	

## Exterior Lighting

HID	100%			2026		10	\$106,800	\$100
-----	------	--	--	------	--	----	-----------	-------

## Alarm

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-NEW DAY TWO**  
**Asset # : 4348**

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

## Alarm

Security System								
No Component	70%							
Generic	30%			2026	\$25,700	1	\$3,100	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2026	\$146,500	1-3	\$8,800	

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

## Heating

Energy Source								
Natural Gas	100%			2036	**	1		
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$27,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Natural Gas Burning Steam Boiler</i>					
Distribution								
Central Plant Steam Piping/Pmp	100%			2036	**	4	\$2,000	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$9,000	

## Air Conditioning

Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	90%	0-2	\$2,500	2024	\$49,700	1		
			<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Various Mechanical Defects</i>					
No Component	10%							

## Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,500	
Exhaust Fans								
Roof	100%	Now	\$2,200	2026	\$44,000	2	\$700	
			<i>Malfunctioning, Extent : Light, Area Affected : 33%</i>					
			<i>Location : 1 Of 2 Defective Exhaust Fan Motors</i>					

## Plumbing

H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-NEW DAY TWO**  
**Asset # : 4348**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Fixtures							
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression	Sprinkler							
	No Component	98%						
	Generic	2%			2046	**	1-2	\$200
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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