

Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**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** : 18-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1548 **Lot** : 19 **BIN** : 3042090

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$2,644,800	\$640,000
Interior Architecture	\$1,878,400	\$248,200
Electrical	\$1,162,300	\$574,000
Mechanical	\$648,500	\$1,658,300
<b>Total</b>	<b>\$6,334,000</b>	<b>\$3,120,600</b>
Priority A	\$2,644,800	\$640,000
Priority B	\$2,392,400	\$2,322,000
Priority C	\$1,296,800	\$158,600
<b>Total</b>	<b>\$6,334,000</b>	<b>\$3,120,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$59,200	\$19,700		
Interior Architecture	\$38,700	\$23,400		\$4,800
Electrical		\$3,100	\$4,100	\$61,200
Mechanical	\$27,100	\$13,100	\$23,900	\$81,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$130,000</b>	<b>\$64,300</b>	<b>\$32,900</b>	<b>\$152,000</b>
Priority A	\$59,200	\$19,700		
Priority B	\$61,400	\$21,100	\$32,900	\$147,200
Priority C	\$9,400	\$23,400		\$4,800
<b>Total</b>	<b>\$130,000</b>	<b>\$64,300</b>	<b>\$32,900</b>	<b>\$152,000</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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	\$192,600	LIFE	* *	5	\$97,500	A
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Repairs in Progress, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Masonry: Brick	45%			LIFE	* *	5	\$112,300	A
	Repairs in Progress, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Masonry: Brick	40%	0-2	\$285,500	LIFE	* *	5	\$99,800	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Chimney, Air Intake							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Air Intake							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Chimney							
	Repairs in Progress, Extent : Light, Area Affected : 66%							
	Location : Throughout							
	Spalling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Masonry: Granite	5%			LIFE	* *	5	\$9,400	A
	Repairs in Progress, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Stucco Cement	5%			2037	* *	5	\$31,200	A
	Repairs in Progress, Extent : Moderate, Area Affected : 25%							
	Location : Low Wall On East Facade							
Windows								
Aluminum	93%	4+	\$1,908,600	2049	* *	5	\$24,000	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Aluminum	5%			2046	* *	5	\$2,600	A
Metal Louvers	2%	4+	\$29,200	2039	* *			A
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							

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**BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT**

**Asset # : 1951**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	0-2	\$10,900	LIFE	* *	5	\$7,000	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Masonry: Brick	90%	Now	\$17,800	LIFE	* *	5	\$16,300	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : At Clay Tile Copping							
	Repairs in Progress, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Metal: Cage/Fence	5%			2037	* *	5-10	\$7,000	A
	Repairs in Progress, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Roof								
Copper/Terne	5%			2052	* *	10	\$10,600	A
	Repairs in Progress, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Modified Bitumen	60%			2024	\$279,700	10	\$50,700	A
Modified Bitumen	30%	0-2	\$139,800	2034	* *			A
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between Cafeteria And Gym							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : At Junction Of High Wall Over Roof On First Floor Corridor To Cafeteria							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Over Junction Of First Floor Corridor And Gym							
Skylight, Metal/Glass	5%	Now	\$118,200	2034	* *			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Repairs in Progress, Extent : Light, Area Affected : 66%							
	Location : Throughout							

**Interior**

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**BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT**

**Asset # : 1951**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	1%			2023	\$23,100	3	\$2,900	C	
Cast in Place Concrete	10%	Now	\$9,400	LIFE	* *	5	\$41,800	C	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Ceramic Tile	15%	0-2	\$210,700	2033	* *	5	\$14,300	C	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Marble Panels	5%			LIFE	* *	5	\$7,200	C	
Quarry Tile	9%			2037	* *	5	\$25,800	C	
Vinyl Tile	20%	Now	\$308,200	2034	* *	3	\$14,300	C	
Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%									
Location : Fourth Floor Corridor Near Room 408, Cafeteria									
Uneven Substrate, Extent : Moderate, Area Affected : 35%									
Location : Cafeteria, Fourth Floor Corridor Near Room 408									
Vinyl Tile	40%			2029	* *	3	\$28,700	C	
Interior Walls									
Cast in Place Concrete	5%	2-4	\$106,100	LIFE	* *			C	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Ceramic Tile	10%	Now	\$92,600	2027	* *	5	\$17,700	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stairs									
Gypsum Board	30%	2-4	\$41,700	LIFE	* *	5	\$63,700	C	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Marble Panels	5%	2-4	\$133,700	LIFE	* *			C	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Plaster	50%	0-2	\$403,800	LIFE	* *	5	\$53,100	C	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									

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**Asset # : 1951**

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

**Interior**

**Ceilings**

AcousTileSusp.Lay-In	10%	2-4	\$29,300	2037	* *	5	\$9,600	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%	2-4	\$58,300	LIFE	* *	5	\$1,500	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	* *	5	\$23,900	B
Plaster	55%	Now	\$523,300	LIFE	* *	5	\$65,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Ceiling Over Booth Near Auditorium</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Ceiling Over Booth Near Auditorium</i>								
Plaster	20%			LIFE	* *	5	\$23,900	B

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	35%			2024	\$23,200	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch For Service " A "</i>								
Fused Disc Sw	35%			2024	\$23,200	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect For Service " B "</i>								
Fused Disc Sw	30%			2024	\$19,900	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$151,400	5	\$600	B
Raceway								
Conduit	95%			2024	\$101,200	1		B
Conduit	5%			2034	* *	1		B
Panelboards								
Fused Disc Sw	10%			2023	\$17,200	5	\$300	B
Molded Case Bkrs	80%			2023	\$137,700	5	\$3,000	B
Molded Case Bkrs	10%			2032	* *	5	\$400	B

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**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>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 Code</b>
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	\$160,100	2049	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2034	* *	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$117,700	5	\$1,000	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	B
Lighting								
Interior Lighting								
Fluorescent	80%			2019	\$428,800	10	\$93,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2029	* *	10	\$11,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2019	\$8,900	10	\$100	B
Incandescent	8%			2019	\$42,900	2	\$200	B
Egress Lighting								
Emergency, Battery	25%			2024	\$11,000	10	\$7,700	B
Emergency, Battery	25%			2019	\$11,000	10	\$7,700	B
Exit, Service	25%			2024	\$4,400	1		B
Exit, Service	25%			2019	\$4,400	1		B
Exterior Lighting								
HID	50%			2019	\$25,000	10	\$200	B
No Component	50%							D
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%	0-2	\$425,100	2034	* *	1-3	\$24,300	B
<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>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 Code</b>
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	* *	5	\$39,600	B

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**BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT**

**Asset # : 1951**

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Conversion Equipment Under Construction	100%							D	
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Basement Boiler Room								
	Explanation : Boiler Replacement								
Distribution Steam Piping/Pump	100%	Now	\$62,200	2024	\$622,300	4	\$6,300	B	
	Steam Traps Faulty, Extent : Severe, Area Affected : 50%								
	Location : Various Areas								
Terminal Devices									
Air Handler	10%			2019	\$65,300	1	\$7,900	B	
Convactor/Radiator	80%			2022	\$674,400	1	\$33,000	B	
Fan Coil Unit/Heat	10%			2019	\$181,300	1	\$4,100	B	
Air Conditioning									
Energy Source Electricity	100%			2032	* *	1		B	
Conversion Equipment Int Pkg Unit - Cooling	5%			2018	\$78,000	2	\$400	B	
	R-22 Refrigerant, Extent : Light, Area Affected : 5%								
	Location : Lower Level								
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Lower Level								
	Explanation : 1 Unit								
Window/Wall Unit	75%			2019	\$186,700	1		B	
No Component	20%							D	
Ventilation									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$71,200	B	
Exhaust Fans Interior	100%	Now	\$75,100	2034	* *	2	\$3,100	B	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : Basement								
Plumbing									
H/C Water Piping Brass/Copper	100%			2024	\$361,600	1		B	
Water Heater Under Construction	100%							D	
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Boiler Room								
	Explanation : Replacement In Progress								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B	
Sump Pump(s) Submersible	100%			2016	\$6,300	4	\$2,500	B	

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**Asset # : 1951**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : L-5							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2034	* *	1-5	\$66,800	B
	Sprinkler								
	No Component	98%							D
	Generic	2%			2024	\$28,300	1-2	\$700	B
Fire Pump									
	Generic	100%			2027	* *	1	\$23,900	B
Chemical System									
	Generic	100%			2019	\$24,800	1-3	\$55,000	B

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Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**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** : 18-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3496 **Lot** : 4 **BIN** : 3080726

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$296,000	\$36,900
Interior Architecture	\$669,100	
Electrical	\$63,100	\$108,700
Mechanical	\$47,700	\$285,300
<b>Total</b>	<b>\$1,075,900</b>	<b>\$431,000</b>
Priority A	\$296,000	\$36,900
Priority B	\$159,600	\$394,000
Priority C	\$620,300	
<b>Total</b>	<b>\$1,075,900</b>	<b>\$431,000</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$108,000			
Interior Architecture	\$130,700			\$5,900
Electrical	\$2,000	\$1,200	\$1,700	\$45,500
Mechanical	\$8,700	\$3,300	\$6,100	\$37,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$253,200</b>	<b>\$8,400</b>	<b>\$11,800</b>	<b>\$93,100</b>
Priority A	\$108,000			
Priority B	\$55,200	\$8,400	\$11,800	\$87,200
Priority C	\$90,100			\$5,900
<b>Total</b>	<b>\$253,200</b>	<b>\$8,400</b>	<b>\$11,800</b>	<b>\$93,100</b>



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Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$14,600	LIFE	**	5	\$13,600	A
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Concrete Masonry Unit	70%	2-4	\$149,200	LIFE	**	5	\$23,900	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	5%	2-4	\$28,300	LIFE	**	5	\$2,000	A
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Window Wall	20%	2-4	\$99,600	2034	**	5	\$20,500	A
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Windows								
Aluminum	100%	2-4	\$47,200	2032	**	5	\$5,900	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%	2-4	\$8,400	LIFE	**	5	\$2,700	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Concrete Masonry Unit	20%	2-4	\$3,400	LIFE	**	5	\$1,600	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Rail	75%	2-4	\$26,300	2029	**	5	\$36,900	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Roll Roofing	100%			2026	**	5	\$54,000	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout 2010								

**Interior**

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	10%	2-4	\$59,200	2026	**	3	\$7,300	C
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Cast in Place Concrete	10%	0-2	\$9,600	LIFE	**	5	\$10,700	C
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Ceramic Tile	3%	2-4	\$5,400	2033	**	5	\$700	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Terrazzo	20%	0-2	\$215,500	LIFE	**	5	\$7,600	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	57%	2-4	\$67,400	2019	\$224,700	3	\$10,500	C
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Interior Walls								
Ceramic Tile	15%	0-2	\$35,500	2027	**	5	\$6,800	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	20%	2-4	\$38,100	LIFE	**	5	\$7,200	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Glass: Single Pane	5%	Now	\$12,900	LIFE	**	5	\$3,400	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Gypsum Board	55%	2-4	\$39,100	LIFE	**	5	\$29,900	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%	2-4	\$3,000	LIFE	**			C
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

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

## Interior

## Ceilings

AcousTileConcealSpLn	40%	2-4	\$30,000	2029	* *	5	\$12,200	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	5%	Now	\$18,700	2044	* *	5	\$1,500	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
AcousTileSusp.Lay-In	10%	4+	\$11,200	2029	* *	5	\$2,400	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor</i>								
Exposed Concrete	30%	0-2	\$22,400	LIFE	* *	5	\$2,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	0-2	\$7,000	LIFE	* *	5	\$9,200	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2024	\$1,000	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$15,100	5	\$1,000	B
Raceway								
Conduit	100%			2024	\$2,700	1		B
Panelboards								
Fused Disc Sw	5%			2023	\$600	5		B
Molded Case Bkrs	95%			2023	\$10,900	5	\$900	B
Wiring								
Thermoplastic	100%			2024	\$4,100	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$7,700	5	\$200	B
Ground								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	* *	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								

## Lighting

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**BROWNSVILLE MULTI SERVICE CTR.**  
**Asset # : 1953**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	96%			2019	\$63,100	10	\$28,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
HID	2%			2019	\$200	10		B
Incandescent	2%			2019	\$1,300	2		B
Egress Lighting								
Emergency, Battery	50%			2019	\$5,600	10	\$3,900	B
Exit, Service	50%			2019	\$2,300	1		B
Exterior Lighting								
HID	100%			2019	\$1,300	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$31,800	1	\$4,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside And Hallways							
	Explanation : Intrusion Alarm & 4 - CCTV							
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2024	\$108,700	1-3	\$6,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallway							
	Explanation : Strobe Lights, Manual Pull Stations And Main Control Panel							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2022	\$69,700	1	\$16,200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Boiler Room							
	Explanation : 12 Multiple Units							
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$2,400	B
Terminal Devices								
Convactor/Radiator	100%			2022	\$215,600	1	\$10,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	75%			2019	\$47,700	1		B
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Basement							
		Explanation : 1 Inoperable Centrifugal Unit Remaining In Basement							
	No Component	25%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,200	B
	Exhaust Fans								
	Interior	95%	Now	\$3,700	2019	\$18,200	2	\$800	B
		Not in Service, Extent : Severe, Area Affected : 95%							
		Location : Basement							
	Roof	5%	Now	\$200	2024	\$1,200	2		B
		Not in Service, Extent : Severe, Area Affected : 5%							
		Location : Motors Are Burnt Out, Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		B
	Water Heater								
	Gas Fired	100%			2022	\$7,200	2	\$500	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2019	\$10,500	4	\$1,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, G, 2, 3							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2034	* *	1-5	\$17,100	B

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Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**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** : 18-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3444 **Lot** : 22 **BIN** : 3080067

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$1,078,700	\$142,800
Interior Architecture		\$744,600	\$40,300
Electrical		\$126,300	
Mechanical		\$148,100	
<b>Total</b>		<b>\$2,097,700</b>	<b>\$183,100</b>
Priority A		\$1,078,700	\$142,800
Priority B		\$274,400	\$40,300
Priority C		\$744,600	
<b>Total</b>		<b>\$2,097,700</b>	<b>\$183,100</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$56,000	\$5,400		
Interior Architecture	\$35,400		\$10,000	\$9,900
Electrical	\$3,400	\$1,200	\$1,500	\$21,400
Mechanical	\$6,200	\$7,200	\$8,500	\$25,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$104,800</b>	<b>\$17,800</b>	<b>\$23,900</b>	<b>\$60,900</b>
Priority A	\$56,000	\$5,400		
Priority B	\$31,300	\$12,300	\$14,000	\$54,600
Priority C	\$17,500		\$10,000	\$6,300
<b>Total</b>	<b>\$104,800</b>	<b>\$17,800</b>	<b>\$23,900</b>	<b>\$60,900</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$22,500	LIFE	**	5	\$20,000	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%			LIFE	**	5	\$44,000	A
Masonry: Brick	20%	Now	\$45,800	LIFE	**	5	\$16,000	A
<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>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads</i>								
Masonry: Granite	10%	Now	\$179,400	LIFE	**	5	\$6,000	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steps At East Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steps At East Entrance</i>								
Masonry: Limestone	10%	Now	\$184,000	LIFE	**	5	\$6,000	A
<i>Broken/Missing Elements, Extent : Severe, 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>								
<b>Windows</b>								
Metal Louvers	5%			2027	**	10	\$5,400	A
Wood	95%	Now	\$440,600	2049	**	5	\$82,800	A
<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>								
<b>Parapets</b>								
Masonry: Brick	90%	Now	\$100,200	LIFE	**	5	\$9,200	A
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Stair Bulkhead</i>								
Metal Rail	10%	2-4	\$2,600	2029	**	5	\$7,200	A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Cast in Place Concrete	10%	Now	\$30,900	LIFE	* *			A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : East Terrace Over Basement							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : East Terrace Over Basement							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Basement Corridor							
Single Ply Membrane	85%	2-4	\$128,700	2034	* *			A
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Staining/Discoloring, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Skylight, Metal/Glass	5%			2044	* *	10	\$7,900	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout 2010							
Interior								
Floors								
Carpet	5%	0-2	\$8,700	2023	\$43,400	3	\$5,400	C
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Cast in Place Concrete	5%	Now	\$7,100	LIFE	* *	5	\$7,800	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
Ceramic Tile	15%	Now	\$59,200	2033	* *	5	\$5,400	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Terrazzo	25%	Now	\$315,800	LIFE	* *	5	\$14,000	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Basement Corridor							
Vinyl Tile	20%			2019	\$115,500	3	\$7,200	C
Vinyl Tile	30%	2-4	\$173,300	2034	* *	3	\$8,100	C
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Throughout							

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

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

## Interior

## Interior Walls

Cast in Place Concrete	5%			LIFE	**			C
Ceramic Tile	15%			2033	**	5	\$19,900	C
Gypsum Board	15%			LIFE	**	5	\$11,900	C
Masonry: Brick	5%			LIFE	**			C
Plaster	40%	Now	\$80,700	LIFE	**	5	\$15,900	C

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

Location : North And South Bulkheads, Boiler Room, Basement Corridor

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

Location : North And South Bulkheads

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : North And South Bulkheads

Plaster	20%			LIFE	**	5	\$8,000	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2029	**	5	\$7,200	B
Plaster	20%	Now	\$17,800	LIFE	**	5	\$9,000	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North And South Bulkheads, Basement Corridor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North And South Bulkheads								
Plaster	70%			LIFE	**	5	\$31,400	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2024	\$1,000	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Amps Main Disconnect Switch								

## Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$15,100	5	\$1,400	B
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## Raceway

Conduit	95%			2024	\$2,500	1		B
Conduit	5%			2034	**	1		B

## Panelboards

Fused Disc Sw	5%			2023	\$600	5	\$100	B
Molded Case Bkrs	85%			2023	\$9,800	5	\$1,200	B
Molded Case Bkrs	10%			2032	**	5	\$100	B

## Wiring

Braided Cloth	30%	2-4	\$1,200	2049	**	1		B
Insulation Aged, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Thermoplastic	60%			2024	\$2,500	1		B
Thermoplastic	10%			2034	**	1		B

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**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>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 Code</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2022	\$11,500	5	\$400	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2019	\$86,800	10	\$39,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	10%			2019	\$9,600	2	\$100	B
Egress Lighting								
Emergency, Battery	40%			2029	* *	10	\$4,600	B
Emergency, Battery	10%			2019	\$1,700	10	\$1,200	B
Exit, Service	10%			2019	\$700	1		B
Exit, Service	40%			2029	* *	1		B
Exterior Lighting								
HID	80%			2019	\$1,500	10	\$100	B
HID	20%			2029	* *	10		B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2034	* *	1-3	\$10,300	B
<i>Other Observation, Extent : Moderate, 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>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 Code</b>
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		B
Conversion Equipment								
Steam Boiler	100%	Now	\$82,800	2029	* *	1	\$42,700	B
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 3 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>								
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$2,400	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**

<b>Mechanical</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 Code</b>
Heating								
Terminal Devices								
Convector/Radiator	100%			2029	* *	1	\$15,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Window/Wall Unit	70%			2019	\$65,300	1		B
No Component	30%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$2,700	2034	* *	1		B
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Connecting Pipe At Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2022	\$10,600	2	\$700	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2019	\$10,500	4	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2034	* *	1-5	\$25,000	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.

Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**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** : 17-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1808 **Lot** : 8 **BIN** : 1054888

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$713,700	\$305,900
Interior Architecture	\$654,800	\$115,200
Electrical		\$245,100
Mechanical	\$612,700	\$487,200
<b>Total</b>	<b>\$1,981,200</b>	<b>\$1,153,400</b>
Priority A	\$713,700	\$305,900
Priority B	\$678,900	\$798,800
Priority C	\$588,600	\$48,700
<b>Total</b>	<b>\$1,981,200</b>	<b>\$1,153,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$18,200			\$19,400
Interior Architecture	\$85,700			\$13,800
Electrical	\$2,600	\$3,400	\$3,600	\$6,900
Mechanical	\$63,800	\$15,200	\$23,900	\$44,700
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$175,200</b>	<b>\$23,500</b>	<b>\$32,500</b>	<b>\$89,600</b>
Priority A	\$18,200			\$19,400
Priority B	\$80,900	\$23,500	\$32,500	\$56,500
Priority C	\$76,200			\$13,800
<b>Total</b>	<b>\$175,200</b>	<b>\$23,500</b>	<b>\$32,500</b>	<b>\$89,600</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**  
**EAST HARLEM MULTI SERVICE CENTER**  
**Asset # : 1553**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$444,100	LIFE	* *	5	\$155,300	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$84,600	LIFE	* *	5	\$6,100	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Windows								
Aluminum	100%	Now	\$134,400	2040	* *	5	\$16,900	A
	Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$7,100	LIFE	* *	5	\$4,600	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	78%	Now	\$50,600	LIFE	* *	5	\$9,200	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	2%	Now	\$2,400	LIFE	* *	5	\$300	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	15%	Now	\$8,700	2037	* *	5	\$2,300	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
	Location : South Facade, East Facade							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : South Facade, East Facade							
Roof								
Modified Bitumen	35%			2029	* *	10	\$19,400	A
Single Ply Membrane	65%			2024	\$114,600	10	\$35,900	A

**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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	2%	0-2	\$6,100	2020	\$30,300	3	\$3,800	C
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	5%	0-2	\$6,200	LIFE	**	5	\$13,700	C
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Ceramic Tile	3%	0-2	\$3,500	2033	**	5	\$1,900	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	5%			LIFE	**	5	\$4,900	C
Vinyl Tile	80%	Now	\$484,400	2029	**	3	\$37,600	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%								
Location : Corridors								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Wood	5%	2-4	\$19,600	2039	**	5	\$5,900	C
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Old Gymnasium								
Uneven Surface, Extent : Moderate, Area Affected : 25%								
Location : Old Gymnasium								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Concrete Masonry Unit	10%	2-4	\$24,400	LIFE	**	5	\$9,300	C
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Glass: Single Pane	5%	Now	\$16,500	LIFE	**	5	\$8,700	C
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Plaster	70%	0-2	\$61,700	LIFE	**	5	\$48,700	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	10%	2-4	\$42,500	LIFE	**			C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HUMAN RESOURCES ADMINISTRATION - 096**  
**EAST HARLEM MULTI SERVICE CENTER**  
**Asset # : 1553**

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

## Interior

## Ceilings

Exposed Concrete	5%	Now	\$9,500	LIFE	* *	5	\$1,000	B
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Old Ash Hoist**Exposed Reinforcement, Extent : Moderate, Area Affected : 5%**Location : Old Ash Hoist*

Exposed Struc: Steel	5%			LIFE	* *			B
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Fiber Board	5%			2029	* *			B
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Plaster	85%	0-2	\$66,200	LIFE	* *	5	\$66,500	B
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	50%			2024	\$800	5	\$200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Amps Main Disconnect Switch*

Fused Disc Sw	50%			2024	\$800	5	\$200	B
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*Other Observation, Extent : Moderate, Area Affected : 30%**Location : Electrical Room**Explanation : One 800 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

Fused Disc Sw	100%			2024	\$30,300	5	\$400	B
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## Raceway

Conduit	80%			2024	\$5,300	1		B
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Conduit	20%			2034	* *	1		B
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## Panelboards

Fused Disc Sw	10%			2023	\$2,300	5	\$200	B
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Molded Case Bkrs	70%			2023	\$16,100	5	\$1,700	B
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Molded Case Bkrs	20%			2032	* *	5	\$500	B
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## Wiring

Thermoplastic	20%			2034	* *	1		B
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Thermoplastic	75%			2024	\$7,700	1		B
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Thermoplastic	5%			2044	* *	1		B
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## Motor Controllers

Locally Mounted	100%			2029	* *	5	\$600	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$1,400	B
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## Lighting

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



**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>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 Code</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2024	\$168,400	10	\$76,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$14,400	10	\$10,100	B
Exit, Service	50%			2024	\$5,800	1		B
Exterior Lighting								
HID	100%			2019	\$3,200	10	\$300	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2029	* *	1	\$10,600	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2029	* *	1-3	\$17,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Devices Control Panel, Strobe Lights, Bell, Smoke Detector, Pull Box</i>								
<b>Mechanical</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 Code</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2034	* *	5	\$25,900	B
Conversion Equipment								
Steam Boiler	100%	0-2	\$482,300	2044	* *	1	\$74,600	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units / 2 Sections Are Leaking In One Of The Boilers</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$20,400	2034	* *	4	\$4,100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Condensate Pumps Need To Be Replaced</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%	Now	\$4,300	2024	\$85,500	1	\$9,300	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Control</i>								
Convactor/Radiator	70%			2029	* *	1	\$18,900	B
Fan Coil Unit/Heat	10%			2024	\$118,700	1	\$2,700	B

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		B
Conversion Equipment								
Window/Wall Unit	80%			2019	\$130,400	1		B
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$46,600	B
Exhaust Fans								
Interior	70%			2024	\$34,400	2	\$1,800	B
Roof	10%	0-2	\$6,300	2034	* *	2	\$200	B
		On Extended Life, Extent : Moderate, Area Affected : 100%						
		Location : Roof / Fans Serve Toilets						
No Component	20%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		B
		Booster Pump w/Tank, Extent : Light, Area Affected : 100%						
		Location : Existing In Basement						
Water Heater								
Gas Fired	100%			2022	\$18,400	2	\$1,200	B
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Boiler Room						
		Explanation : Three 75 Gal Units						
Sanitary Piping								
Cast Iron	100%	Now	\$17,200	LIFE	* *	1		B
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%						
		Location : Basement Floor Drains Back Up With A Heavy Rain						
		Other Observation, Extent : Moderate, Area Affected : 20%						
		Location : Basement						
		Explanation : Plumbing Drainage System Needs To Be Addressed						
Storm Drain Piping								
Cast Iron	100%	Now	\$5,500	LIFE	* *	1		B
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%						
		Location : Basement - After Heavy Rain						
Sump Pump(s)								
Rigid Piping	50%			2019	\$5,200	4	\$800	B
Submersible	50%			2016	\$3,200	4	\$1,200	B
Backflow Preventer								
Generic	100%			2029	* *	1	\$5,100	B
Fixtures								
Generic	100%							B
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%						
		Location : Throughout Bathrooms						
Vertical Transport								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance				
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Vertical Transport										
Elevators										
	Geared Traction	100%			LIFE		* *		C	
Other Observation, Extent : Light, Area Affected : 100%										
Location : B-5										
Explanation : One Unit										
Fire Suppression										
Standpipe										
	Generic	100%			2024	\$283,000	1-5	\$42,200	B	
Sprinkler										
	No Component	97%							D	
	Generic	3%			2024	\$27,800	1-2	\$700	B	
Fire Pump										
	Generic	100%			2027		* *	1	\$15,600	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.*

Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**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** : 11-Jul-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3,4,5  
**Block** : 1769 **Lot** : 72 **BIN** : 3049230

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Interior Architecture		\$75,000	\$106,400
Mechanical			\$337,600
<b>Total</b>		<b>\$75,000</b>	<b>\$444,000</b>
Priority B		\$39,300	\$388,900
Priority C		\$35,600	\$55,100
<b>Total</b>		<b>\$75,000</b>	<b>\$444,000</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$8,600		\$500	
Interior Architecture	\$44,900		\$4,600	\$900
Electrical	\$900		\$100	
Mechanical	\$18,400	\$3,500	\$11,300	\$2,800
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$77,700</b>	<b>\$8,500</b>	<b>\$21,400</b>	<b>\$8,600</b>
Priority A	\$8,600		\$500	
Priority B	\$33,300	\$8,500	\$16,400	\$7,700
Priority C	\$35,800		\$4,600	\$900
<b>Total</b>	<b>\$77,700</b>	<b>\$8,500</b>	<b>\$21,400</b>	<b>\$8,600</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**  
**HART FAMILY RESIDENCE**  
**Asset # : 4137**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Under Construction	100%							D
Windows								
Aluminum	95%	Now	\$5,500	2041	* *	5	\$1,400	A
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : West Facade							
Metal Clad	5%			2033	* *	5	\$900	A
Parapets								
Under Construction	100%							D
Roof								
Skylight, Metal/Glass	2%	Now	\$3,100	2035	* *			A
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%							
	Location : Bulkhead Rooftop							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Bulkhead Rooftop							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Bulkhead Rooftop							
Under Construction	98%							D
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$19,900	C
Ceramic Tile	20%			2028	* *	5	\$9,100	C
Quarry Tile	20%			2030	* *	5	\$13,700	C
Vinyl Tile	15%			2025	\$55,100	3	\$3,400	C
Wood	35%			2040	* *	5	\$29,900	C
Interior Walls								
Ceramic Tile	25%	Now	\$35,600	2028	* *	5	\$6,800	C
	Loose/Delam Surface, Extent : Severe, Area Affected : 60%							
	Location : Throughout Stairs & Landings							
Glass: Single Pane	5%			LIFE	* *	5	\$4,100	C
Gypsum Board	60%	Now	\$12,900	LIFE	* *	5	\$19,600	C
	Repairs in Progress, Extent : Light, Area Affected : 20%							
	Location : Throughout Interior Of Building							
Masonry: Brick	10%	0-2	\$10,100	LIFE	* *			C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Basement							
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *	10	\$9,100	B
Gypsum Board	90%	Now	\$39,300	LIFE	* *	5	\$51,300	B
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Throughout Interior Of Building							
	Explanation : Repairs In Progress							

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

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Estimates are rounded to the nearest hundred dollars.

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

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

<b>Electrical</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 Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 600 Amps Service</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	\$100	B
Raceway								
Conduit	95%			2045	* *	1		B
Conduit	5%			2051	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	\$800	B
Wiring								
Thermoplastic	95%			2045	* *	1		B
Thermoplastic	5%			2051	* *	1		B
Motor Controllers								
Locally Mounted	100%			2038	* *	5	\$200	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gas Meter Room</i>								
<i>Explanation : Water Main</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2030	* *	10	\$27,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Service	30%			2030	* *	1		B
Emergency, Service	10%			2033	* *	1		B
Exit, Service	60%			2030	* *	1		B
Exterior Lighting								
HID	100%			2033	* *	10	\$100	B
<b>Alarm</b>								
Security System								
No Component	10%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Digital Video Surveillance System</i>								
No Component	90%							D
Fire/Smoke Detection								
No Component	80%							D
Generic, Analog	20%			2030	* *			B

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Natural Gas	100%			2035	* *	1		B	
Conversion Equipment									
Hot Water Boiler	100%	Now	\$6,500	2023	\$64,900	1	\$13,600	B	
		Not in Service, Extent : Severe, Area Affected : 15%							
		Location : Boiler Number 3, Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 5 Multiple Boiler Units							
Distribution									
Hot Wtr Piping/Pump	100%			2033	* *	4	\$2,300	B	
Terminal Devices									
Convactor/Radiator	100%			2023	\$272,700	1	\$9,800	B	
Air Conditioning									
Energy Source									
Electricity	100%			2033	* *	1		B	
Conversion Equipment									
Window/Wall Unit	20%			2020	\$11,900	1		B	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : First Floor							
		Explanation : Office Space Only							
No Component	80%							D	
Dehumidifier									
Generic	100%			2026	* *			B	
		Other Observation, Extent : Light, Area Affected : 7%							
		Location : Basement							
		Explanation : 50% Of Basement Area Covered By Dehumidifier							
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,900	B	
Exhaust Fans									
Roof	100%			2025	\$23,000	2	\$900	B	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2035	* *	1		B	
Water Heater									
Gas Fired	100%			2020	\$6,700	2	\$400	B	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		B	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		B	
Sump Pump(s)									
Submersible	100%			2018	\$6,300	4	\$2,500	B	
Fixtures									
Generic	100%							B	
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	100%		LIFE		* *			C
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-5									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
	No Component	90%							D
	Generic	10%			2035	* *	1-2	\$900	B

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Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**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** : 13-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3  
**Block** : 2643 **Lot** : 1 **BIN** : 2004558

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$237,400	\$43,400
Interior Architecture		\$37,100	\$215,600
Electrical		\$54,300	
Mechanical		\$66,400	\$175,400
<b>Total</b>		<b>\$395,200</b>	<b>\$434,400</b>
Priority A		\$237,400	\$43,400
Priority B		\$157,800	\$175,400
Priority C			\$215,600
<b>Total</b>		<b>\$395,200</b>	<b>\$434,400</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$4,700		\$36,600	
Interior Architecture	\$18,600	\$4,600	\$7,600	\$5,500
Electrical	\$3,800	\$2,500	\$41,600	\$2,700
Mechanical	\$9,600	\$10,300	\$22,500	\$9,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$40,700</b>	<b>\$21,300</b>	<b>\$112,200</b>	<b>\$21,600</b>
Priority A	\$4,700		\$36,600	
Priority B	\$36,000	\$16,800	\$74,100	\$16,200
Priority C		\$4,600	\$1,500	\$5,500
<b>Total</b>	<b>\$40,700</b>	<b>\$21,300</b>	<b>\$112,200</b>	<b>\$21,600</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$27,100	A
Masonry: Brick	80%			LIFE	**	5	\$43,400	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								
Window Wall	10%	Now	\$49,500	2033	**	5	\$10,200	A
Glazing Clouded, Extent : Moderate, Area Affected : 20%								
Location : West Facade								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Windows								
Aluminum	100%	Now	\$187,900	2039	**	5	\$5,900	A
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast in Place Concrete	15%			LIFE	**	5	\$10,700	A
Masonry: Brick	70%			LIFE	**	5	\$4,800	A
Metal Rail	10%			2028	**	5-10	\$12,500	A
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	A
Roof								
Metal Panel	5%			2036	**	10	\$3,000	A
Modified Bitumen	90%			2028	**	10	\$29,000	A
Modified Bitumen	5%	Now	\$1,800	2028	**			A
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Over Main Lobby								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Main Lobby								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,300	C
Ceramic Tile	5%			2032	**	5	\$2,400	C
Panel/Paver: Cer/Brk	10%			2039	**	5	\$10,900	C
Vinyl Tile	55%			2023	\$215,600	3	\$10,000	C
Vinyl Tile	25%			2033	**	3	\$4,600	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : 1st, 2nd And 3rd Floor Offices, 2012								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$3,600	C
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Main Lobby							
	Gypsum Board	35%			LIFE	* *	5	\$18,900	C
	Gypsum Board	25%			LIFE	* *	5	\$13,500	C
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : 1st, 2nd And 3rd Floor Offices, 2012							
	Metal Panel	20%			LIFE	* *			C
	Plaster	10%			LIFE	* *	5	\$2,700	C
Ceilings									
	AcousTileSusp.Lay-In	50%	4+	\$18,600	2028	* *	5	\$12,200	B
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	AcousTileSusp.Lay-In	25%			2043	* *	5	\$12,200	B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : 1st, 2nd And 3rd Floor Offices, 2012							
	Exposed Concrete	25%	0-2	\$37,100	LIFE	* *	5	\$1,900	B
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Main Lobby							
		Patching Evident, Extent : Light, Area Affected : 10%							
		Location : Main Lobby							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Main Lobby							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$1,000	5	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1400 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$15,100	5	\$1,000	B
Raceway								
Conduit	95%			2023	\$2,500	1		B
Conduit	5%			2049	* *	1		B
Panelboards								
Fused Disc Sw	10%			2022	\$1,100	5	\$100	B
Molded Case Bkrs	90%			2022	\$10,300	5	\$900	B
Wiring								
Thermoplastic	95%			2023	\$3,900	1		B
Thermoplastic	5%			2049	* *	1		B

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**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>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 Code</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2021	\$7,700	5	\$200	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2031	* *	10	\$3,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st &amp; 3rd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	83%			2018	\$54,300	10	\$24,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2018	\$200	10		B
Incandescent	5%			2018	\$3,300	2		B
Egress Lighting								
Emergency, Battery	40%			2018	\$4,500	10	\$3,100	B
Emergency, Battery	10%			2031	* *	10	\$800	B
Exit, LED	20%			2058	* *	1		B
Exit, Service	30%			2018	\$1,300	1		B
Exterior Lighting								
HID	100%			2018	\$1,200	10	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$23,300	B

<b>Mechanical</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 Code</b>
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	* *	1		B
<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%			2028	* *	1	\$16,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Boiler</i>								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Distribution									
Hot Wtr Piping/Pump	100%			2031	* *	4	\$1,600	B	
Terminal Devices									
Air Handler	40%			2028	* *	1	\$8,000	B	
Convactor/Radiator	60%			2036	* *	1	\$6,300	B	
Air Conditioning									
Energy Source									
Electricity	100%			2039	* *	1		B	
Conversion Equipment									
Centrifugal, Elec Chiller	80%	Now	\$66,400	2038	* *	1	\$25,300	B	
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
	Location : 3rd Floor Mechanical Room								
No Component	20%							D	
Distribution									
Chilled Wtr Pipe/Pump	100%	Now	\$2,400	2033	* *	4	\$1,600	B	
	Broken, Extent : Moderate, Area Affected : 5%								
	Location : Circulation Pump								
Terminal Devices									
Air Handler/Cool/Ht	100%			2023	\$104,700	1	\$20,100	B	
Heat Rejection									
Water Cool Tower	100%	Now	\$1,400	2021	\$70,700	2	\$26,200	B	
	Malfunctioning, Extent : Light, Area Affected : 2%								
	Location : Automatic Make-up Water Valve Malfunctioning								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,100	B	
Exhaust Fans									
Interior	20%			2023	\$3,800	2	\$200	B	
Roof	80%			2023	\$19,600	2	\$800	B	
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2036	* *	1		B	
Water Heater									
Gas Fired	100%			2022	\$7,200	2	\$500	B	
HW Heat Exchanger									
Low Temp	100%			2033	* *	4	\$4,800	B	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		B	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		B	
Fixtures									
Generic	100%							B	
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Hydraulic	100%		LIFE		* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Floors 1-3</i>									
<i>Explanation : One Unit</i>									
Fire Suppression									
Standpipe									
	Generic	100%		2033		* *	1-5	\$16,400	B

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Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**Asset Name** : JOSE GONZALEZ HOUSE  
**Address** : 1177 HOE AVENUE @ HOME ST  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0074.000 / 13580 **Yr Built/Renovated** : 1910 / 1996  
**Area Sq Ft** : 4,455 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 24-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2745 **Lot** : 29 **BIN** : 2006057

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$46,400	
Interior Architecture		\$45,700	
<b>Total</b>		<b>\$92,000</b>	
Priority A		\$46,400	
Priority C		\$45,700	
<b>Total</b>		<b>\$92,000</b>	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$90,800			
Interior Architecture	\$25,600			\$700
Electrical	\$1,300	\$800	\$600	\$1,400
Mechanical	\$800	\$700	\$900	\$6,600
<b>Total</b>	<b>\$118,500</b>	<b>\$1,500</b>	<b>\$1,600</b>	<b>\$8,600</b>
Priority A	\$90,800			
Priority B	\$12,300	\$1,500	\$1,600	\$7,900
Priority C	\$15,400			\$700
<b>Total</b>	<b>\$118,500</b>	<b>\$1,500</b>	<b>\$1,600</b>	<b>\$8,600</b>



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**HUMAN RESOURCES ADMINISTRATION - 096**  
**JOSE GONZALEZ HOUSE**  
**Asset # : 13580**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$46,400	LIFE	* *	5	\$5,400	A
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : North Facade & Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	15%	Now	\$31,100	LIFE	* *	5	\$1,000	A
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Stucco Cement	25%	Now	\$30,900	2037	* *	5	\$2,800	A
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Windows								
Aluminum	95%	Now	\$4,900	2040	* *	5	\$600	A
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	5%	Now	\$1,700	2049	* *	5	\$300	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,300	LIFE	* *	5	\$400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Masonry: Brick	45%	Now	\$9,400	LIFE	* *	5	\$400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Masonry: Limestone	15%	Now	\$4,200	LIFE	* *	5	\$200	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Metal: Cage/Fence	35%	2-4	\$6,300	2044	* *	5	\$1,100	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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

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

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



**HUMAN RESOURCES ADMINISTRATION - 096**  
**JOSE GONZALEZ HOUSE**  
**Asset # : 13580**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Cast in Place Concrete	10%	2-4	\$700	LIFE	* *	5	\$1,500	C
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%	0-2	\$300	2033	* *	5	\$200	C
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	85%	Now	\$45,700	2034	* *	3	\$2,100	C
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	10%	0-2	\$2,300	2027	* *	5	\$400	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	25%			LIFE	* *	5	\$1,300	C
	Wood	65%	4+	\$12,100	LIFE	* *	5	\$23,000	C
		Deteriorated Finish, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	100%	0-2	\$10,200	2029	* *	5	\$3,300	B
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : One 200 Amps Main Disconnect Switch								
Raceway								
Conduit	100%			2034	* *	1		B
Panelboards								
Fused Disc Sw	5%			2032	* *	5		B
Molded Case Bkrs	95%			2032	* *	5	\$100	B
Wiring								
Thermoplastic	100%			2034	* *	1		B
Motor Controllers								
Locally Mounted	100%			2029	* *	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	B

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**HUMAN RESOURCES ADMINISTRATION - 096**  
**JOSE GONZALEZ HOUSE**  
**Asset # : 13580**

<b>Electrical</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 Code</b>
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2029	* *	1	\$1,400	B
Generators								
Natural Gas	100%			2027	* *	1	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 5 Kva</i>								
Batteries								
Lead/Acid	100%	Now	\$600	2019	\$600	5	\$100	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Battery Is Missing</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	97%			2024	\$8,700	10	\$4,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	3%			2024	\$300	2		B
Egress Lighting								
Emergency, Service	40%			2024	\$200	1		B
Emergency, Battery	10%			2024	\$200	10	\$100	B
Exit, Service	50%			2024	\$300	1		B
Exterior Lighting								
HID	100%			2034	* *	10		B
<b>Alarm</b>								
Security System								
No Component	50%							D
Generic	50%			2029	* *	1	\$800	B
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$2,700	B

<b>Mechanical</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 Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$4,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$200	B

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**HUMAN RESOURCES ADMINISTRATION - 096**  
**JOSE GONZALEZ HOUSE**  
**Asset # : 13580**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Convector/Radiator	100%			2029	* *	1	\$1,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Window/Wall Unit	60%			2019	\$5,200	1		B
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$500	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2019	\$700	2		B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$1,000	2	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2034	* *	1-2	\$1,200	B

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Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**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** : 11-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1912 **Lot** : 12 **BIN** : 1057904

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$41,500
<b>Total</b>		<b>\$41,500</b>
Priority A		\$41,500
<b>Total</b>		<b>\$41,500</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$400		\$10,500	\$3,100
Interior Architecture	\$144,700	\$500	\$9,900	\$6,800
Electrical	\$500	\$200	\$900	\$300
Mechanical	\$10,400	\$400	\$22,000	\$400
<b>Total</b>	<b>\$156,000</b>	<b>\$1,100</b>	<b>\$43,300</b>	<b>\$10,700</b>
Priority A	\$400		\$10,500	\$3,100
Priority B	\$10,900	\$700	\$32,800	\$700
Priority C	\$144,700	\$500		\$6,800
<b>Total</b>	<b>\$156,000</b>	<b>\$1,100</b>	<b>\$43,300</b>	<b>\$10,700</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.

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## HUMAN RESOURCES ADMINISTRATION - 096

### OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)

**Asset # : 1950**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$18,000	A	
Masonry: Brick	90%			LIFE	**	5	\$41,500	A	
Masonry: Limestone	5%			LIFE	**	5	\$1,700	A	
Windows									
Aluminum	100%			2039	**	5	\$6,200	A	
Parapets									
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$5,200	A	
Masonry: Brick	50%			LIFE	**	5	\$1,700	A	
Metal: Cage/Fence	15%			2028	**	5-10	\$3,900	A	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,100	A	
Stucco Cement	10%			2036	**	5	\$900	A	
Roof									
Modified Bitumen	100%			2028	**	10	\$8,200	A	
Interior									
Floors									
Carpet	60%	2-4	\$143,900	2025	\$143,900	3	\$17,800	C	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Ceramic Tile	5%			2032	**	5	\$1,000	C	
Vinyl Tile	35%			2028	**	3	\$3,500	C	
	Repairs in Progress, Extent : Light, Area Affected : 50%								
	Location : Throughout								
Interior Walls									
Gypsum Board	100%			LIFE	**	5	\$21,200	C	
Ceilings									
AcousTileSusp.Lay-In	100%			2028	**	5	\$19,900	B	
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2033	**	1		B
Panelboards								
Molded Case Bkrs	100%			2031	**	5	\$300	B
Wiring								
Thermoplastic	100%			2033	**	1		B

Lighting

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

**Asset # : 1950**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	95%			2023	\$25,300	10	\$11,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Lamp T-12							
Fluorescent	5%			2028	**	10	\$600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Staircase							
	Explanation : Compact Fluorescent Lamps							
Egress Lighting								
Emergency, Service	50%			2028	**	1		B
Exit, Service	50%			2028	**	1		B
Exterior Lighting								
HID	100%			2028	**	10		B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2028	**	1-3	\$2,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Strobe Lights And Manual Pull Station, Horns							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$4,400	2033	**	4	\$700	B
	Steam Traps Faulty, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Terminal Devices								
Convactor/Radiator	100%	Now	\$5,900	2028	**	1	\$3,900	B
	Malfunctioning, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	75%			2018	\$19,400	1		B
No Component	25%							D
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$1,100	B
No Component	85%							D
Exhaust Fans								
Roof	100%			2028	**	2	\$400	B

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

**Asset # : 1950**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Electric	100%			2018	\$1,900	4	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	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.*

Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**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** : 11-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1912 **Lot** : 12 **BIN** : 1057904

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$184,600
Interior Architecture	\$302,500	\$1,214,700
Electrical		\$458,700
Mechanical	\$463,400	\$286,700
<b>Total</b>	<b>\$765,800</b>	<b>\$2,144,700</b>
Priority A		\$184,600
Priority B	\$690,900	\$819,600
Priority C	\$74,900	\$1,140,500
<b>Total</b>	<b>\$765,800</b>	<b>\$2,144,700</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$13,800		\$12,600	\$26,300
Interior Architecture	\$4,900	\$21,000	\$26,000	\$4,900
Electrical	\$7,200	\$5,000	\$14,700	\$6,100
Mechanical	\$46,600	\$32,900	\$47,900	\$27,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$76,500</b>	<b>\$62,900</b>	<b>\$105,200</b>	<b>\$68,400</b>
Priority A	\$13,800		\$12,600	\$26,300
Priority B	\$57,800	\$41,900	\$66,600	\$37,200
Priority C	\$4,900	\$21,000	\$26,000	\$4,900
<b>Total</b>	<b>\$76,500</b>	<b>\$62,900</b>	<b>\$105,200</b>	<b>\$68,400</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.

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**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>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 Code</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$113,000	A
Masonry: Granite	5%			LIFE	**	5	\$5,300	A
Masonry: Limestone	10%			LIFE	**	5	\$10,600	A
Stucco Cement	5%			2028	**	5	\$17,600	A
Windows								
Aluminum	100%			2039	**	5	\$52,500	A
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$25,900	A
Masonry: Limestone	5%			LIFE	**	5	\$1,900	A
Metal: Cage/Fence	10%			2036	**	5-10	\$23,600	A
Roof								
Built-Up (BUR)	5%			2028	**	10	\$3,800	A
Modified Bitumen	95%			2031	**	10	\$71,700	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
Floors								
Carpet	5%			2022	\$119,700	3	\$19,800	C
Cast in Place Concrete	10%			LIFE	**	5	\$43,300	C
Ceramic Tile	5%			2032	**	5	\$9,900	C
Quarry Tile	5%			2028	**	5	\$14,800	C
Vinyl Tile	65%			2023	\$1,036,400	3	\$48,200	C
Wood	10%			2038	**	5	\$37,100	C
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$15,200	C
Gypsum Board	10%			LIFE	**	5	\$24,300	C
Masonry: Brick	10%	Now	\$74,900	LIFE	**			C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Tank Bulkhead</i>								
Plaster	50%			LIFE	**	5	\$60,800	C
SGFT/Glazed Masonry	25%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	15%	2-4	\$227,500	2043	**	5	\$14,800	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout, Kitchen</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%			LIFE	**	5	\$7,700	B
Plaster	60%			LIFE	**	5	\$74,200	B
<b>Electrical</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 Code</b>
<b>Under 600 Volts</b>								

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Estimates are rounded to the nearest hundred dollars.*

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

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

**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>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 Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2023	\$3,100	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	* *	5	\$300	B
Fused Disc Sw	50%			2023	\$22,700	5	\$300	B
Raceway								
Conduit	90%			2033	* *	1		B
Conduit	10%			2043	* *	1		B
Panelboards								
Fused Disc Sw	10%			2031	* *	5	\$300	B
Molded Case Bkrs	60%			2031	* *	5	\$2,100	B
Molded Case Bkrs	10%			2039	* *	5	\$300	B
Molded Case Bkrs	20%			2022	\$6,900	5	\$700	B
Wiring								
Thermoplastic	80%			2033	* *	1		B
Thermoplastic	20%			2043	* *	1		B
Motor Controllers								
Locally Mounted	80%			2028	* *	5	\$700	B
Locally Mounted	20%			2036	* *	5	\$200	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,900	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	93%			2023	\$247,400	10	\$112,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T-12</i>								
Fluorescent	5%			2028	* *	10	\$6,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2023	\$500	10		B
Incandescent	1%			2018	\$2,700	2		B
Egress Lighting								
Emergency, Service	50%			2028	* *	1		B
Exit, Service	50%			2028	* *	1		B
Exterior Lighting								
HID	100%			2028	* *	10	\$400	B

**Alarm**

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*\*\* 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>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 Code</b>

**Alarm**

**Security System**

No Component

80%

D

Generic

20%

2023

\$75,800

1

\$9,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Front And Back Entrances Only*

*Explanation : C C T V Cameras*

**Fire/Smoke Detection**

No Component

50%

D

Generic

50%

2028

\* \*

1-3

\$42,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways*

*Explanation : Smoke Detector, Manual Pull Station, Horns And Strobe Lights*

<b>Mechanical</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 Code</b>

**Heating**

**Energy Source**

Interruptible Gas/Dual Fuel

100%

2033

\* \*

1

B

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

*Location : Basement*

*Explanation : Oil # 2, (2) Tanks Of 5,000 Gallons Each*

**Conversion Equipment**

Steam Boiler

100%

2028

\* \*

1

\$130,900

B

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

*Location : Boiler Room*

*Explanation : 4 Units*

**Distribution**

Steam Piping/Pump

100%

Now

\$175,000

2033

\* \*

4

\$6,500

B

*Steam Traps Faulty, Extent : Severe, Area Affected : 70%*

*Location : Throughout*

**Terminal Devices**

Air Handler

20%

Now

\$2,700

2023

\$135,100

1

\$14,700

B

*Noisy/Vibrating, Extent : Moderate, Area Affected : 5%*

*Location : Penthouse*

Convactor/Radiator

80%

Now

\$18,900

2028

\* \*

1

\$30,700

B

*Corroded, Extent : Moderate, Area Affected : 5%*

*Location : Throughout*

**Air Conditioning**

**Energy Source**

Electricity

100%

2031

\* \*

1

B

**Conversion Equipment**

Window/Wall Unit

70%

2018

\$180,300

1

B

No Component

30%

D

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

**Asset # : 1962**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Terminal Devices								
Direct Expansion	15%			2023	\$40,800	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : R-22							
	Explanation : 4 Units, Refrigerant R-22							
No Component	85%							D
Heat Rejection								
Air Condenser Unit	15%			2023	\$26,300	2	\$13,800	B
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$108,100	LIFE	**	2-5	\$73,700	B
	Corroded, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
Exhaust Fans								
Interior	80%			2023	\$110,800	2	\$3,200	B
Roof	20%			2028	**	2	\$800	B
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2033	**	1		B
Galv Iron/Steel	80%			2028	**	1		B
HW Heat Exchanger								
Low Temp	100%			2033	**	4	\$19,600	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement - Boiler Room							
	Explanation : 2 Units							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2016	\$6,300	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2023	\$10,500	4	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-4							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
No Component	25%							D
Generic	75%			2033	**	1-5	\$50,000	B

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*\*\* 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	No Component	90%							D
	Generic	10%			2033	* *	1-2	\$3,700	B
Fire Pump									
	Generic	100%			2032	* *	1	\$24,700	B

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Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**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** : 12-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 12200 **Lot** : 52 **BIN** : 4264631

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$185,900
Interior Architecture		\$245,800
Electrical		\$50,800
Mechanical		\$159,200
<b>Total</b>		<b>\$641,700</b>
Priority A		\$185,900
Priority B		\$210,000
Priority C		\$245,800
<b>Total</b>		<b>\$641,700</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$9,900		\$700	\$4,100
Interior Architecture	\$3,800	\$11,800	\$13,300	
Electrical	\$1,900	\$1,100	\$3,200	\$1,400
Mechanical	\$42,300	\$2,200	\$28,600	\$2,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$61,700</b>	<b>\$19,100</b>	<b>\$49,700</b>	<b>\$12,300</b>
Priority A	\$9,900		\$700	\$4,100
Priority B	\$49,000	\$7,300	\$49,000	\$8,200
Priority C	\$2,900	\$11,800		
<b>Total</b>	<b>\$61,700</b>	<b>\$19,100</b>	<b>\$49,700</b>	<b>\$12,300</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Glass Block	5%			LIFE	**	5	\$1,100	A
	Masonry: Brick	95%			LIFE	**	5	\$33,600	A
Windows									
	Aluminum	100%			2039	**	5	\$8,200	A
Parapets									
	Concrete Masonry Unit	45%			LIFE	**	5	\$3,700	A
		Recent Repair Evident, Extent : Light, Area Affected : 20% Location : Interior Face							
	Masonry: Brick	50%	Now	\$9,900	LIFE	**	5	\$3,600	A
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : West Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5% Location : West Facade							
	Metal Panel	5%			2043	**	5	\$1,400	A
Roof									
	Modified Bitumen	100%			2023	\$185,900	10	\$33,700	A
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,200	C
	Ceramic Tile	5%			2032	**	5	\$1,900	C
	Quarry Tile	10%			2036	**	5	\$5,700	C
	Vinyl Tile	80%			2023	\$245,800	3	\$11,400	C
Interior Walls									
	Ceramic Tile	20%			2032	**	5	\$14,100	C
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,800	C
	Gypsum Board	70%			LIFE	**	5	\$29,600	C
Ceilings									
	AcousTileSusp.Lay-In	70%			2028	**	5	\$26,700	B
	Gypsum Board	20%			LIFE	**	5	\$9,500	B
	Gypsum Board	5%	Now	\$900	LIFE	**	5	\$2,400	B
		Broken/Missing Elements, Extent : Severe, Area Affected : 2% Location : Near Door B-1							
		Water Penetration, Extent : Severe, Area Affected : 20% Location : Near Door B-1							
	Metal Panel	5%			LIFE	**	5	\$2,400	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker		100%		2033	* *	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Power Breakers Rated @ 1600 Amperes								

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**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>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 Code</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	* *	5	\$800	B
Raceway								
Conduit	100%			2033	* *	1		B
Panelboards								
Fused Disc Sw	2%			2022	\$200	5		B
Molded Case Bkrs	98%			2031	* *	5	\$700	B
Wiring								
Thermoplastic	100%			2033	* *	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$5,700	5	\$200	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	99%			2023	\$50,800	10	\$23,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Incandescent	1%			2018	\$500	2		B
Egress Lighting								
Emergency, Battery	50%			2023	\$4,400	10	\$3,100	B
Exit, Service	50%			2023	\$1,800	1		B
Exterior Lighting								
HID	100%			2018	\$1,000	10	\$100	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2028	* *	1	\$3,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2028	* *	1-3	\$9,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Station</i>								

<b>Mechanical</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 Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2033	* *	1		B

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Conversion Equipment									
Furnace	70%	Now	\$2,100	2018	\$20,600	1	\$7,900	B	
	Not Energy Efficient, Extent : Severe, Area Affected : 70%								
	Location : Roof								
	Other Observation, Extent : Light, Area Affected : 70%								
	Location : Roof								
	Explanation : 7 Units								
Hot Water Boiler	30%			2028	* *	1	\$3,800	B	
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : Boiler Room								
	Explanation : 1 Unit								
Distribution									
Hot Wtr Piping/Pump	30%			2031	* *	4	\$400	B	
No Component	70%							D	
Terminal Devices									
Convactor/Radiator	30%			2028	* *	1	\$2,500	B	
No Component	70%							D	
Air Conditioning									
Energy Source									
Electricity	100%			2031	* *	1		B	
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling	100%	Now	\$15,900	2023	\$159,200	2	\$1,200	B	
	Malfunctioning, Extent : Moderate, Area Affected : 60%								
	Location : Roof								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : 7 Units - Not Energy Efficient								
Ventilation									
Distribution									
Ductwork/Diffusers	100%	Now	\$17,000	LIFE	* *	2-5	\$14,200	B	
	Leak Evident, Extent : Severe, Area Affected : 5%								
	Location : Rms 213, 217, B1, Stairwell Condensate Water & Air Leaks								
Exhaust Fans									
Roof	100%	Now	\$1,900	2023	\$19,200	2	\$600	B	
	Not in Service, Extent : Severe, Area Affected : 20%								
	Location : Roof								
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2033	* *	1		B	
Water Heater									
Gas Fired	100%			2021	\$5,600	2	\$400	B	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$2,600	LIFE	* *	1		B
				Blockage /Clogged, Extent : Severe, Area Affected : 30%					
				Location : 1st Floor					
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s)								
	Electric	100%	Now	\$1,000	2023	\$10,500	4	\$1,600	B
				Not in Service, Extent : Severe, Area Affected : 50%					
				Location : Lower Level					
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$1,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1-2					
				Explanation : One Unit					
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$13,300	B

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Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**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** : 28-Jul-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7  
**Block** : 1911 **Lot** : 45 **BIN** : 1057874

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$97,400	\$84,700
Interior Architecture	\$271,300	\$189,300
Electrical		\$187,700
Mechanical		\$129,500
<b>Total</b>	<b>\$368,700</b>	<b>\$591,300</b>
Priority A	\$97,400	\$84,700
Priority B	\$76,400	\$416,900
Priority C	\$194,900	\$89,700
<b>Total</b>	<b>\$368,700</b>	<b>\$591,300</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$125,000			
Interior Architecture	\$50,000			\$600
Electrical	\$3,200	\$24,900	\$1,900	\$2,300
Mechanical	\$21,400	\$15,800	\$10,900	\$7,600
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
<b>Total</b>	<b>\$206,500</b>	<b>\$47,600</b>	<b>\$19,700</b>	<b>\$17,400</b>
Priority A	\$125,000			
Priority B	\$31,500	\$47,600	\$19,700	\$16,900
Priority C	\$50,000			\$600
<b>Total</b>	<b>\$206,500</b>	<b>\$47,600</b>	<b>\$19,700</b>	<b>\$17,400</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.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	**	5	\$28,200	A
Masonry: Brick	60%	Now	\$32,300	LIFE	**	5	\$56,400	A
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 60%								
Location : Areaways								
Explanation : Stucco On Brick								
Masonry: Limestone	10%	0-2	\$97,400	LIFE	**	5	\$7,100	A
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	95%	Now	\$23,800	2038	**	5	\$3,000	A
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Clad	5%	Now	\$3,100	2030	**	5	\$1,000	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$1,500	LIFE	**	5	\$1,000	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Brick	25%	Now	\$5,800	LIFE	**	5	\$1,100	A
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	70%	Now	\$16,200	LIFE	**	5	\$3,000	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 0%								
Location : Interior Face And Areaways								
Explanation : Stucco On Brick								
Pre-Cast Concrete	2%			LIFE	**	5	\$500	A
Roof								
Modified Bitumen	95%	Now	\$18,100	2027	**			A
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Skylight, Metal/Glass	5%	Now	\$24,100	2032	**			A
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Over Bulkhead								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Over Bulkhead								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$20,500	C
	Ceramic Tile	25%	0-2	\$43,100	2031	**	5	\$11,700	C
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	5%	0-2	\$3,800	2027	**	3	\$1,800	C
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Wood	60%	4+	\$87,900	2050	**	5	\$52,700	C
		Deteriorated Finish, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	15%	0-2	\$22,000	2031	**	5	\$8,400	C
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	5%			LIFE	**	5	\$2,200	C
	Gypsum Board	55%	0-2	\$24,200	LIFE	**	5	\$37,000	C
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Plaster	25%	Now	\$63,900	LIFE	**	5	\$8,400	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : At Bulkhead							
		Paint Peeling, Extent : Moderate, Area Affected : 15%							
		Location : At Bulkhead							
Ceilings									
	AcousTileSusp.Lay-In	10%			2035	**	5	\$9,400	B
	Exposed Struc: Steel	5%			LIFE	**			B
	Gypsum Board	85%	0-2	\$76,400	LIFE	**	5	\$99,600	B
		Horizontal Cracks, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Amps, Two 400 Amps And One 200 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	* *	5	\$1,700	
Raceway								
Conduit	100%			2042	* *	1		

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**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>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 Code</b>
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2038	* *	5	\$100	B
Molded Case Bkrs	90%	4+	\$1,000	2038	* *	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : All Main Circuit Breaker Protectors In Each Unit Inadequate To Hold The Load - Need To Be Upgraded								
Wiring								
Thermoplastic	100%			2042	* *	1		B
Motor Controllers								
Locally Mounted	100%			2035	* *	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	B
Lighting								
Interior Lighting								
Fluorescent	25%			2027	* *	10	\$14,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement, Offices And 2nd Thru 7th Flrs. Hallway								
Explanation : T-12 Lamps								
Fluorescent	5%			2027	* *	10	\$2,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Lobby And First Floor Hallway								
Explanation : T-5 Lamps								
Incandescent	70%			2027	* *	2	\$1,000	B
Egress Lighting								
Emergency, Service	20%			2027	* *	1		B
Emergency, Battery	30%			2027	* *	10	\$4,500	B
Exit, Service	50%			2027	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2027	* *	1	\$7,100	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2022	\$187,700	1-3	\$12,100	B

<b>Mechanical</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 Code</b>

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	3%			2042	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout Basement							
	Explanation : 10 Electric Heaters - Ceiling Mounted							
Natural Gas	97%			2042	* *	1		B
Conversion Equipment								
Hot Water Boiler	97%			2020	\$129,500	1	\$30,000	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Of 126							
	Explanation : 1 Boiler Serves All Four Buildings							
Radiant Heater	3%			2022	\$7,800	2	\$900	B
Distribution								
Hot Wtr Piping/Pump	100%			2030	* *	4	\$3,100	B
Terminal Devices								
Convactor/Radiator	100%			2027	* *	1	\$20,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2020	\$12,200	1		B
No Component	90%							D
Terminal Devices								
Direct Expansion	5%			2022	\$900	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Offices In First Floor							
	Explanation : Ceiling Mounted							
Fan Coil - Cooling	5%			2022	\$2,300	1	\$1,000	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Computer And Communication Room							
	Explanation : Overhead Mounted							
No Component	90%							D
Heat Rejection								
Air Condenser Unit	10%			2027	* *	2	\$4,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Rear Yard							
	Explanation : 2 Units - About 1.5 Ton Each							
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$7,000	B
No Component	80%							D

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Ventilation									
Exhaust Fans									
Roof	20%	Now	\$500	2022	\$9,400	2	\$300	B	
	Noisy/Vibrating, Extent : Moderate, Area Affected : 20%								
	Location : Roof								
No Component	80%							D	
Plumbing									
H/C Water Piping									
Brass/Copper	20%			2042	**	1		B	
Galv Iron/Steel	80%			2027	**	1		B	
Water Heater									
Gas Fired	100%	Now	\$13,800	2022	\$13,800	2	\$700	B	
	Cracked, Extent : Severe, Area Affected : 100%								
	Location : Burner & Tank								
	Malfunctioning, Extent : Severe, Area Affected : 60%								
	Location : Storage Capacity (250 Gals) Is Insufficient For Peak Demand Of Apartment Units								
Sanitary Piping									
Cast Iron	100%			LIFE	**	1		B	
	Recent Repair Evident, Extent : Light, Area Affected : 5%								
	Location : Basement								
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1		B	
Backflow Preventer									
Generic	100%	Now	\$600	2022	\$5,800	1	\$3,400	B	
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Basement, Back Flow Prevention Device								
	Explanation : Drain Is Not Sufficient To Handle The Back Flow								
Fixtures									
Generic	100%							B	
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	**			C	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-7								
	Explanation : One Unit								
Fire Suppression									
Standpipe									
Generic	100%			2042	**	1-5	\$31,600	B	
Sprinkler									
No Component	95%							D	
Generic	5%			2032	**	1-2	\$900	B	

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Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**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** : 15-Jul-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1602 **Lot** : 13 **BIN** : 3043244

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$119,500	\$79,800
Interior Architecture		\$42,500	
Mechanical			\$36,900
<b>Total</b>		<b>\$162,000</b>	<b>\$116,700</b>
Priority A		\$119,500	\$79,800
Priority B		\$42,500	\$36,900
<b>Total</b>		<b>\$162,000</b>	<b>\$116,700</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$79,800			
Interior Architecture	\$40,400		\$600	\$1,900
Electrical	\$500	\$300	\$400	\$300
Mechanical	\$9,600	\$1,900	\$1,700	\$1,500
<b>Total</b>	<b>\$130,300</b>	<b>\$2,100</b>	<b>\$2,800</b>	<b>\$3,600</b>
Priority A	\$79,800			
Priority B	\$18,300	\$2,100	\$2,100	\$1,700
Priority C	\$32,100		\$600	\$1,900
<b>Total</b>	<b>\$130,300</b>	<b>\$2,100</b>	<b>\$2,800</b>	<b>\$3,600</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	\$119,500	LIFE	**	5	\$20,900	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Fire Escapes								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : North Street Facade								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%								
Location : North Street Facade								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : North Street Facade - @ 3rd/4th Floor Windows								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : North Street Facade								
Masonry: Limestone	5%	Now	\$12,300	LIFE	**	5	\$900	A
Loose Units, Extent : Severe, Area Affected : 20%								
Location : North Facade - Window Sills And Decoration								
Stucco Cement	7%	Now	\$13,700	2030	**	5	\$2,100	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear And Side Facades								
Horizontal Cracks, Extent : Moderate, Area Affected : 25%								
Location : Rear And Side Facades								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Rear And Side Facades								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Rear And Side Facades								
Windows								
Aluminum	90%	2-4	\$2,800	2041	**	5	\$700	A
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Clad	10%	Now	\$7,800	2050	**	5	\$500	A
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Stairs								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Stairs								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$1,100	LIFE	**	5	\$700	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout Perimeter Coping Caps							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Perimeter Coping Caps							
Masonry: Brick	75%	Now	\$15,400	LIFE	**	5	\$1,400	A
	Horizontal Cracks, Extent : Severe, Area Affected : 25%							
	Location : North Street Facade							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
	Location : North Facade							
	Loose Units, Extent : Severe, Area Affected : 25%							
	Location : North Facade							
	Repointing Failure, Extent : Severe, Area Affected : 25%							
	Location : North Street Facade							
	Sidewalk Shed Below, Extent : Light, Area Affected : 25%							
	Location : North Street Facade							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : @ North Facing Windows							
Pre-Cast Concrete	2%			LIFE	**	5	\$500	A
Stucco Cement	18%	Now	\$2,500	2030	**	5	\$400	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Interior & Exterior Faces At Rear And Sides							
	Horizontal Cracks, Extent : Severe, Area Affected : 35%							
	Location : North Facade, Bulkheads, Exterior Faces							
	Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
	Location : North Facade							
Roof								
Modified Bitumen	95%	Now	\$23,900	2025	\$79,800			A
	Alligatoring, Extent : Moderate, Area Affected : 25%							
	Location : At Seams							
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Ridging, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Skylight, Metal/Glass	5%			2045	**	10	\$2,500	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$11,300	C
Ceramic Tile	5%			2028	**	5	\$1,300	C
Quarry Tile	25%			2030	**	5	\$9,700	C
Vinyl Tile	10%			2025	\$20,900	3	\$1,300	C
Wood	50%			2040	**	5	\$24,300	C

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

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

## Interior

## Interior Walls

Ceramic Tile	10%			2034	**	5	\$3,100	C
Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	C
Gypsum Board	65%			LIFE	**	5-10	\$34,200	C
Plaster	20%			LIFE	**	5-10	\$5,300	C

## Ceilings

Exposed Struc: Steel	5%			LIFE	**	10	\$2,600	B
Gypsum Board	75%			LIFE	**	5-10	\$66,700	B
Plaster	20%			LIFE	**	5-10	\$8,900	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2035	**	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2035	**	5	\$500	B
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## Raceway

Conduit	100%			2045	**	1		B
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## Panelboards

Fused Disc Sw	10%			2033	**	5		B
Molded Case Bkrs	90%			2033	**	5	\$400	B

## Wiring

Thermoplastic	100%			2035	**	1		B
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## Motor Controllers

Locally Mounted	100%			2030	**	5	\$100	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$500	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Water Main*

## Lighting

## Interior Lighting

Fluorescent	30%			2025		\$10,400	10	\$4,800	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : T-12 Lamps*

Incandescent	70%			2025		\$24,400	2	\$300	B
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## Egress Lighting

Emergency, Service	50%			2025		\$1,200	1		B
Exit, Service	50%			2025		\$1,200	1		B

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

<b>Electrical</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 Code</b>
<b>Lighting</b>								
Exterior Lighting								
HID	100%			2025	\$600	10	\$100	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2030	* *	1	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And Hallways</i>								
<i>Explanation : C C T V Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							D
Generic, Analog	30%			2030	* *			B
<b>Mechanical</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 Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2035	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2023	\$36,900	1	\$8,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2033	* *	4	\$1,300	B
Terminal Devices								
Convactor/Radiator	100%			2030	* *	1	\$5,600	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Window/Wall Unit	70%			2020	\$23,600	1		B
No Component	30%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$3,100	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2020	\$2,600	2	\$100	B
No Component	80%							D
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		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**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Water Heater								
	Gas Fired	100%			2023	\$3,800	2	\$300	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
Sanitary Piping									
	Cast Iron	100%	Now	\$700	LIFE	* *	1		B
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Backyard							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)									
	Submersible	100%	Now	\$6,300	2020	\$6,300	4	\$1,600	B
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
Fixtures									
	Generic	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.*

Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**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** : 14-Jul-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3755 **Lot** : 22 **BIN** : 3084088

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$415,100	
Interior Architecture		\$60,600
Electrical		\$48,000
Mechanical		\$99,500
<b>Total</b>	<b>\$415,100</b>	<b>\$208,200</b>
Priority A	\$415,100	
Priority B		\$147,600
Priority C		\$60,600
<b>Total</b>	<b>\$415,100</b>	<b>\$208,200</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$34,300			
Interior Architecture	\$56,300		\$3,200	\$1,300
Electrical	\$1,700	\$1,000	\$1,000	\$1,000
Mechanical	\$9,600	\$3,000	\$8,900	\$2,100
<b>Total</b>	<b>\$101,900</b>	<b>\$3,900</b>	<b>\$13,100</b>	<b>\$4,400</b>
Priority A	\$34,300			
Priority B	\$19,600	\$3,900	\$9,900	\$3,100
Priority C	\$48,100		\$3,200	\$1,300
<b>Total</b>	<b>\$101,900</b>	<b>\$3,900</b>	<b>\$13,100</b>	<b>\$4,400</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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$167,700	LIFE	* *	5	\$29,300	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Street Facades								
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : North And East Facades								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Window Lintels And Throughout Street Facades								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Facades								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Perimeter Facades								
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : North And East Facades @ Corner								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Baement Foundation								
Masonry: Limestone	5%	0-2	\$17,900	LIFE	* *	5	\$1,300	A
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : At Main Entrance								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : At Window Sills And Decorative Banding								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal, Corrugated	2%			2045	* *	1		A
Stucco Cement	8%	Now	\$7,600	2030	* *	5	\$3,400	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Interior Courtyard, Rear Facade								
Diagonal Cracks, Extent : Moderate, Area Affected : 25%								
Location : Interior Courtyard And Rear Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Interior Courtyards And Rear Facade								
Windows								
Aluminum	90%	Now	\$82,700	2050	* *	5	\$1,000	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Weather Strip Missing, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	10%	Now	\$6,200	2050	* *	5	\$1,200	A
Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%								
Location : Stairwell Windows								

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

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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Cast Stone/Terra Cotta	8%	Now	\$500	LIFE	* *	5	\$1,700	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	82%	Now	\$48,800	LIFE	* *	5	\$2,200	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : North East Exterior, Interior Parapet Throughout							
	Horizontal Cracks, Extent : Severe, Area Affected : 30%							
	Location : Interior / Exterior Faces Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : Stepped Up Parapets							
Pre-Cast Concrete	3%	Now	\$300	LIFE	* *	5	\$500	A
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Underside Of Coping Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Stucco Cement	7%	Now	\$1,900	2030	* *	5	\$200	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Horizontal Cracks, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
Roof								
Modified Bitumen	95%	Now	\$115,900	2035	* *			A
	Alligatoring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Blisters, Extent : Severe, Area Affected : 40%							
	Location : Throughout Roof Surface							
	Seams Open/Split, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 35%							
	Location : Throughout. Water Leaking Into Top Floor Apartments							
Skylight, Metal/Glass	5%			2045	* *	10	\$3,700	A

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING - NEW HOPE**  
**Asset # : 4345**

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

## Interior

## Floors

Carpet	2%			2021	\$9,100	3	\$1,500	C
Cast in Place Concrete	5%			LIFE	**	5	\$8,200	C
Ceramic Tile	5%			2028	**	5	\$1,900	C
Quarry Tile	25%			2030	**	5	\$14,100	C
Vinyl Tile	20%			2025	\$60,600	3	\$3,800	C
Wood	43%	4+	\$25,300	2040	**	5	\$15,200	C

*Deteriorated Finish, Extent : Moderate, Area Affected : 30%*

*Location : Various Apartments*

## Interior Walls

Ceramic Tile	10%			2028	**	5	\$4,500	C
Concrete Masonry Unit	5%	2-4	\$2,400	LIFE	**	5	\$900	C

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

*Location : Throughout*

Gypsum Board	45%	Now	\$1,600	LIFE	**	5	\$12,100	C
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*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Bathrooms And Window Soffits In Apartments*

Masonry: Brick	10%	Now	\$8,300	LIFE	**			C
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Basement Walls*

Plaster	30%	Now	\$5,100	LIFE	**	5	\$4,000	C
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Bulkheads*

*Water Penetration, Extent : Severe, Area Affected : 5%*

*Location : Bulkheads*

## Ceilings

AcousTileSusp.Lay-In	15%			2030	**	5	\$5,600	B
Exposed Concrete	5%			LIFE	**	5-10	\$2,400	B
Gypsum Board	60%	0-2	\$4,300	LIFE	**	5	\$28,200	B

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Bathrooms And Window Soffits Within Apartments*

Plaster	20%	Now	\$1,900	LIFE	**	5	\$4,700	B
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Bulkheads At Stairs*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Bulkheads At Stairs*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2045	**	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 600 Amperes*

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

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

**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>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 Code</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	\$100	B
Raceway								
Conduit	100%			2045	* *	1		B
Panelboards								
Fused Disc Sw	5%			2041	* *	5		B
Molded Case Bkrs	95%			2041	* *	5	\$600	B
Wiring								
Thermoplastic	100%			2045	* *	1		B
Motor Controllers								
Locally Mounted	100%			2030	* *	5	\$200	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2025	\$48,000	10	\$21,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2030	* *	10	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Incandescent	3%			2020	\$1,500	2		B
Egress Lighting								
Emergency, Service	50%			2030	* *	1		B
Exit, Service	50%			2030	* *	1		B
Exterior Lighting								
HID	100%			2030	* *	10	\$100	B
<b>Alarm</b>								
Security System								
Generic	100%			2030	* *	1	\$9,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Internet Protocol Digital Video Surveillance System</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2030	* *			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Manual Pull Station And Strobe Lights</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Natural Gas	100%			2035	**	1		B	
Conversion Equipment									
Hot Water Boiler	100%			2023	\$53,600	1	\$12,400	B	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : 3 Multiple Units									
Distribution									
Hot Wtr Piping/Pump	100%	Now	\$2,400	2033	**	4	\$1,200	B	
Leak Evident, Extent : Severe, Area Affected : 5%									
Location : Next To Boiler									
Terminal Devices									
Convactor/Radiator	100%			2030	**	1	\$8,100	B	
Air Conditioning									
Energy Source									
Electricity	100%			2033	**	1		B	
Conversion Equipment									
Int Pkg Unit - Cooling	15%			2023	\$46,000	2	\$200	B	
Other Observation, Extent : Light, Area Affected : 15%									
Location : 1st Floor									
Explanation : 4 Units									
Window/Wall Unit	25%			2020	\$12,200	1		B	
No Component	60%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	20%			LIFE	**	2-5	\$4,400	B	
No Component	80%							D	
Exhaust Fans									
Roof	20%	Now	\$200	2025	\$3,800	2	\$100	B	
Not in Service, Extent : Severe, Area Affected : 10%									
Location : Roof									
No Component	80%							D	
Plumbing									
H/C Water Piping									
Brass/Copper	100%	0-2	\$1,400	2035	**	1		B	
Corroded, Extent : Severe, Area Affected : 10%									
Location : Water Main, Basement									
Water Heater									
Gas Fired	100%			2024	\$5,500	2	\$400	B	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Basement									
Sanitary Piping									
Cast Iron	100%	Now	\$1,000	LIFE	**	1		B	
Blockage /Clogged, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room In Basement									
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1		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**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sump Pump(s)								
Submersible	100%			2018	\$6,300	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2025	\$10,500	4	\$2,500	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
No Component	95%							D
Generic	5%			2035	* *	1-2	\$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.*

Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**Asset Name** : TRANSITIONAL HOUSING-HELP HAVEN  
**Address** : 11 & 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** : 21-Jul-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,6  
**Block** : 1735 **Lot** : 28 **BIN** : 1053913

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$95,800	\$60,200
Mechanical		\$38,900
<b>Total</b>	<b>\$95,800</b>	<b>\$99,000</b>
Priority A	\$95,800	\$60,200
Priority B		\$38,900
<b>Total</b>	<b>\$95,800</b>	<b>\$99,000</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$64,000	\$300	\$800	
Interior Architecture	\$36,500	\$2,000	\$700	
Electrical	\$1,500	\$8,700	\$900	\$500
Mechanical	\$3,500	\$5,200	\$2,000	\$1,600
<b>Total</b>	<b>\$105,500</b>	<b>\$16,200</b>	<b>\$4,400</b>	<b>\$2,100</b>
Priority A	\$64,000	\$300	\$800	
Priority B	\$5,000	\$15,900	\$2,900	\$2,100
Priority C	\$36,500		\$700	
<b>Total</b>	<b>\$105,500</b>	<b>\$16,200</b>	<b>\$4,400</b>	<b>\$2,100</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**  
**TRANSITIONAL HOUSING-HELP HAVEN**  
**Asset # : 4349**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	\$10,400	LIFE	* *	5	\$10,500	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	30%	Now	\$23,000	LIFE	* *	5	\$8,100	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	65%	Now	\$95,800	2027	* *	5	\$21,800	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Windows								
Aluminum	90%			2038	* *	5	\$1,600	A
Metal Clad	10%			2030	* *	5	\$1,100	A
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$500	A
Masonry: Brick	55%	Now	\$4,300	LIFE	* *	5	\$800	A
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Interior Face, Rear And Side Parapets							
	Explanation : Stucco On Brick							
Masonry: Brick	30%	Now	\$2,300	LIFE	* *	5	\$400	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Metal: Cage/Fence	5%			2027	* *	5-10	\$500	A
No Component	5%							D
Roof								
Modified Bitumen	95%	0-2	\$24,100	2022	\$60,200			A
	Alligatoring, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Skylight, Metal/Glass	5%			2032	* *	10	\$1,900	A

**Interior**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING-HELP HAVEN**  
**Asset # : 4349**

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

## Interior

## Floors

Cast in Place Concrete	10%			LIFE	**	5	\$6,000	C
Ceramic Tile	5%			2031	**	5	\$1,400	C
Quarry Tile	25%			2035	**	5	\$10,200	C
Vinyl Tile	20%			2027	**	3	\$2,000	C
Wood	40%	Now	\$34,200	2050	**	5	\$10,200	C

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

## Interior Walls

Ceramic Tile	10%			2031	**	5	\$3,300	C
Concrete Masonry Unit	15%			LIFE	**	5	\$2,000	C
Gypsum Board	50%			LIFE	**	5	\$9,800	C
Plaster	25%			LIFE	**	5	\$2,400	C

## Ceilings

AcousTileSusp.Lay-In	15%			2027	**	5	\$4,100	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	55%			LIFE	**	5	\$18,800	B
Plaster	25%			LIFE	**	5	\$4,300	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2042	**	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 600 Amps And One 200 Amps Main Disconnect Switch*

## Raceway

Conduit	100%			2042	**	1		B
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## Panelboards

Fused Disc Sw	10%			2038	**	5		B
Molded Case Bkrs	90%			2038	**	5	\$400	B

## Wiring

Thermoplastic	100%			2042	**	1		B
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## Motor Controllers

Locally Mounted	100%			2035	**	5	\$100	B
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## Ground

## Grounding Devices

Generic	100%	0-2	\$900	LIFE	**	5	\$300	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Corroded*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**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>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 Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	25%			2027	* *	10	\$4,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Multipurposed Room, Comfort Room And Offices</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2027	* *	10	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Halways - First Through Sixth Floors</i>								
<i>Explanation : T-5 Lamps</i>								
Incandescent	65%			2022	\$23,900	2	\$300	B
Egress Lighting								
Emergency, Battery	50%			2027	* *	10	\$2,200	B
Exit, Service	50%			2027	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10	\$100	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2030	* *	1	\$2,100	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2030	* *	1-3	\$3,400	B
<b>Mechanical</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 Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2042	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2035	* *	1	\$9,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,700	2038	* *	4	\$900	B
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Connection At The Expansion Tank</i>								
Terminal Devices								
Convactor/Radiator	85%			2027	* *	1	\$5,000	B
Fan Coil Unit/Heat	15%			2022	\$38,900	1	\$900	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	* *	1		B

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**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>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 Code</b>
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2017	\$3,600	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,000	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2022	\$2,800	2	\$100	B
Wall Unit	10%			2022	\$2,600	2	\$100	B
No Component	70%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
Water Heater								
Gas Fired	100%			2020	\$4,000	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2022	\$1,700	1	\$1,100	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
No Component	95%							D
Generic	5%			2032	* *	1-2	\$300	B

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Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**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** : 16-Jul-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 2758 **Lot** : 36 **BIN** : 2006311

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$487,200	\$68,300
Interior Architecture		\$303,700
Electrical		\$777,900
Mechanical		\$119,900
<b>Total</b>	<b>\$487,200</b>	<b>\$1,269,800</b>
Priority A	\$487,200	\$68,300
Priority B		\$982,500
Priority C		\$218,900
<b>Total</b>	<b>\$487,200</b>	<b>\$1,269,800</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$120,900			
Interior Architecture	\$92,300		\$4,200	\$4,100
Electrical	\$1,500	\$700	\$1,400	\$700
Mechanical	\$25,900	\$8,600	\$11,800	\$9,200
<b>Total</b>	<b>\$240,500</b>	<b>\$9,300</b>	<b>\$17,500</b>	<b>\$14,000</b>
Priority A	\$120,900			
Priority B	\$74,400	\$9,300	\$13,200	\$9,900
Priority C	\$45,200		\$4,200	\$4,100
<b>Total</b>	<b>\$240,500</b>	<b>\$9,300</b>	<b>\$17,500</b>	<b>\$14,000</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	\$195,300	LIFE	* *	5	\$68,300	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 20% Location : Main Entrance, Bulkheads, South Facade Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : South Street Facade Caulking Deteriorated, Extent : Moderate, Area Affected : 10% Location : Vertical Joints On Street Facade Spalling, Extent : Severe, Area Affected : 20% Location : East And South Facades Vertical Cracks, Extent : Moderate, Area Affected : 15% Location : South Street Facade							
Masonry: Fieldstone	5%	Now	\$17,100	LIFE	* *	5	\$3,100	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : At Rear Yard Window Openings							
Pre-Cast Concrete	5%	Now	\$26,100	LIFE	* *	5	\$13,500	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 20% Location : Decorative Banding At Street Facade Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20% Location : Window Sills - Street Facade							
Stucco Cement	8%	Now	\$54,900	2030	* *	5	\$8,300	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : East, West, North Facades Diagonal Cracks, Extent : Severe, Area Affected : 20% Location : East, West, North Facades & Basement Window Sills Rear Yard Horizontal Cracks, Extent : Moderate, Area Affected : 25% Location : East, West, North Facades Loose/Delam Surface, Extent : Severe, Area Affected : 15% Location : East Facade Staining/Discoloring, Extent : Moderate, Area Affected : 20% Location : East, West, North Facades							
Windows								
Aluminum	95%	Now	\$21,100	2041	* *	5	\$2,700	A
	Air Infiltration, Extent : Moderate, Area Affected : 50% Location : North And East Facade Windows Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50% Location : North & East Facade Windows							
Metal Clad	5%	Now	\$13,800	2050	* *	5	\$900	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15% Location : East And West Stairwells Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100% Location : East And West Stairwells Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : East And West Stairwells Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : East And West Stairwells							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	4%	Now	\$2,100	LIFE	* *	5	\$1,400	A
			<i>Horizontal Cracks, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Coping</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Coping</i>					
			<i>Vertical Cracks, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Coping</i>					
Masonry: Brick	70%	Now	\$50,300	LIFE	* *	5	\$3,100	A
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Interior &amp; Exterior Perimeter Facades</i>					
			<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Interior &amp; Exterior Perimeter Facades</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : South Street Facade</i>					
			<i>Spalling, Extent : Severe, Area Affected : 35%</i>					
			<i>Location : Exterior Perimeter Facades</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : South Street Facade</i>					
Metal: Cage/Fence	15%	0-2	\$12,400	2045	* *	5	\$2,100	A
			<i>Corrosion/Rusting, Extent : Severe, Area Affected : 60%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Severe, Area Affected : 60%</i>					
			<i>Location : Throughout</i>					
Pre-Cast Concrete	3%	Now	\$900	LIFE	* *	5	\$800	A
			<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : South Coping</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : South Coping</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : South Coping</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : South Coping</i>					
Stucco Cement	8%	Now	\$2,600	2038	* *	5	\$500	A
			<i>Diagonal Cracks, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Interior &amp; Exterior Perimeter Facades</i>					
			<i>Horizontal Cracks, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Interior &amp; Exterior Perimeter Facades</i>					
			<i>Loose/Delam Surface, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Exterior East And North Facades</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Interior South Facade</i>					

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Modified Bitumen	95%	Now	\$186,700	2035	**			A
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Over A, B, D, G And H Apartments</i>								
Skylight, Metal/Glass	5%	Now	\$24,900	2035	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over East &amp; West Stair Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over East Stair Bulkhead</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$37,100	C
Ceramic Tile	10%			2028	**	5	\$8,500	C
Quarry Tile	20%			2030	**	5	\$25,400	C
Vinyl Tile	15%			2025	\$102,400	3	\$6,400	C
Wood	45%			2040	**	5	\$71,500	C
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$5,100	C
Concrete Masonry Unit	10%			LIFE	**	5	\$8,100	C
Glass: Single Pane	1%			LIFE	**	5	\$1,500	C
Gypsum Board	74%	Now	\$14,700	LIFE	**	5	\$45,000	C
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At 6th Floor Windows On South And East Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5-10	\$8,600	C
Ceilings								
Exposed Concrete	10%			LIFE	**	5-10	\$10,600	B
Gypsum Board	80%	Now	\$32,500	LIFE	**	5	\$84,700	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor - A, B, D, G And H Apartments</i>								
Plaster	10%	Now	\$5,300	LIFE	**	5	\$5,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								

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

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**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>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 Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2035	* *	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2035	* *	5	\$100	B
Molded Case Bkrs	50%			2035	* *	5	\$800	B
Raceway								
Conduit	100%			2035	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2033	* *	5	\$1,500	B
Wiring								
Thermoplastic	100%			2035	* *	1		B
Motor Controllers								
Locally Mounted	100%			2030	* *	5	\$400	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	98%			2025	\$111,700	10	\$50,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	2%			2025	\$2,300	2		B
Egress Lighting								
Emergency, Battery	50%			2025	\$9,800	10	\$6,800	B
Exit, Service	50%			2025	\$3,900	1		B
Exterior Lighting								
HID	100%			2025	\$2,000	10	\$200	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2025	\$49,600	1	\$6,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And Hallways</i>								
<i>Explanation : C C T V Surveillance System</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2020	\$565,700			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detectors, Strobe Lights And Manual Pull Stations</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2035	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2030	* *	1	\$56,100	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Natural Gas Burning Steam Boiler								
Distribution								
Steam Piping/Pump	100%			2035	* *	4	\$2,800	B
Terminal Devices								
Convactor/Radiator	100%			2030	* *	1	\$18,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Window/Wall Unit	70%			2020	\$77,200	1		B
No Component	30%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$50,000	B
Exhaust Fans								
Roof	100%			2025	\$42,700	2	\$1,700	B
Malfunctioning, Extent : Light, Area Affected : 33%								
Location : Roof, 1 Of 3 Defective Exhaust Fan Motor								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
No Component	98%							D
Generic	2%			2035	* *	1-2	\$300	B

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Print Date : 09-Sep-2014

**HUMAN RESOURCES ADMINISTRATION - FY 2015**

**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** : 20-Jul-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2758 **Lot** : 6 **BIN** : 2006302

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$162,700	
Interior Architecture		\$76,200
Electrical		\$326,400
Mechanical		\$47,800
<b>Total</b>	<b>\$162,700</b>	<b>\$450,300</b>
Priority A	\$162,700	
Priority B		\$417,500
Priority C		\$32,900
<b>Total</b>	<b>\$162,700</b>	<b>\$450,300</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$72,800			
Interior Architecture	\$22,000	\$17,200		\$800
Electrical	\$2,400	\$2,200	\$1,900	\$2,400
Mechanical	\$7,700	\$3,600	\$5,900	\$3,600
<b>Total</b>	<b>\$104,900</b>	<b>\$23,000</b>	<b>\$7,700</b>	<b>\$6,700</b>
Priority A	\$72,800			
Priority B	\$10,100	\$5,800	\$7,700	\$6,000
Priority C	\$22,000	\$17,200		\$800
<b>Total</b>	<b>\$104,900</b>	<b>\$23,000</b>	<b>\$7,700</b>	<b>\$6,700</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$33,400	LIFE	**	5	\$23,400	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Window Sills								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Stucco Cement Covering Over Brick								
Masonry: Brick	25%			LIFE	**	5	\$9,700	A
Masonry: Fieldstone	12%			LIFE	**	5	\$3,500	A
Slate Panels	3%	Now	\$57,900	LIFE	**	5	\$900	A
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Window Sills								
Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
Location : Window Sills								
Windows								
Aluminum	95%	Now	\$9,900	2038	**	5	\$1,200	A
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Clad	5%	Now	\$6,400	2047	**	5	\$400	A
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Stair(s)								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Stair(s)								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair(s)								
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$900	LIFE	**	5	\$600	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Coping								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Masonry: Brick	20%	Now	\$5,400	LIFE	**	5	\$500	A
Spalling, Extent : Moderate, Area Affected : 15%								
Location : South Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Masonry: Brick	55%			LIFE	**	5	\$1,400	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Stucco Covering Over Brick								
Masonry: Limestone	2%			LIFE	**	5	\$100	A
Metal: Cage/Fence	20%	Now	\$2,800	2027	**	5	\$1,600	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Modified Bitumen	95%	0-2	\$104,800	2032	**			A
<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	\$14,000	2032	**			A
<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>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$8,900	C
Ceramic Tile	10%			2031	**	5	\$4,100	C
Quarry Tile	20%			2035	**	5	\$12,200	C
Vinyl Tile	10%			2022	\$32,900	3	\$2,000	C
Vinyl Tile	5%	Now	\$16,400	2032	**	3	\$800	C
<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%			2037	**	5	\$34,400	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$2,400	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,900	C
Gypsum Board	75%			LIFE	**	5	\$21,900	C
Plaster	10%	Now	\$1,900	LIFE	**	5	\$1,500	C
<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>								
Ceilings								
Gypsum Board	85%			LIFE	**	5	\$43,300	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5b, 6a</i>								
Plaster	15%			LIFE	**	5	\$3,800	B

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

Under 600 Volts

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**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>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 Code</b>
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Main Service Switches Rated @ 200 Amperes Each								
Switchgear / Switchboard								
Fused Disc Sw	20%			2032	* *	5		B
Molded Case Bkrs	80%			2032	* *	5	\$600	B
Raceway								
Conduit	100%			2032	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2030	* *	5	\$700	B
Wiring								
Thermoplastic	100%			2032	* *	1		B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	B
Lighting								
Interior Lighting								
Fluorescent	99%			2022	\$54,300	10	\$24,700	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Incandescent	1%			2022	\$500	2		B
Egress Lighting								
Emergency, Battery	50%			2022	\$4,700	10	\$3,300	B
Exit, Service	50%			2022	\$1,900	1		B
Exterior Lighting								
HID	100%			2022	\$900	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2022	\$23,800	1	\$3,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside And Hallways								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic	100%			2022	\$272,100	1-3	\$17,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Smoke Detector, Strobe Lights, Manual Pull Station								

<b>Mechanical</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 Code</b>

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2032	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2035	* *	1	\$27,000	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 1 Natural Gas Burning Steam Boiler							
Distribution								
Steam Piping/Pump	100%			2032	* *	4	\$2,000	B
Terminal Devices								
Convactor/Radiator	100%			2027	* *	1	\$8,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Window/Wall Unit	90%	0-2	\$2,400	2020	\$47,800	1		B
	Malfunctioning, Extent : Light, Area Affected : 5%							
	Location : Various Mechanical Defects							
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,200	B
Exhaust Fans								
Roof	100%	Now	\$1,000	2022	\$20,500	2	\$700	B
	Malfunctioning, Extent : Light, Area Affected : 33%							
	Location : 1 Of 2 Defective Exhaust Fan Motor							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
	Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Fire Suppression								
Sprinkler								
No Component	98%							D
Generic	2%			2042	* *	1-2	\$200	B
	No Backflow Preventer, Extent : Light, Area Affected : 100%							
	Location : Basement							

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