Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

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

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,725,100	\$648,500
Interior Architecture	\$1,935,500	\$1,202,300
Electrical	\$1,267,900	\$823,900
Mechanical	\$668,200	\$1,801,100
Total	\$6,596,600	\$4,475,700
Importance Code A	\$2,725,100	\$689,500
Importance Code B	\$3,070,000	\$2,715,300
Importance Code C	\$801,600	\$1,070,800
Total	\$6.596.600	\$4,475,700

Total	\$126,800	\$110,300	\$41,700	\$27,400
Importance Code C				
Importance Code B	\$67,100	\$110,000	\$41,700	\$26,100
Importance Code A	\$59,700	\$300		\$1,300
Total	\$126,800	\$110,300	\$41,700	\$27,400
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Mechanical	\$20,500	\$81,900	\$23,900	\$13,100
Electrical	\$1,700	\$23,500	\$2,400	\$3,300
Interior Architecture	\$39,900		\$10,500	\$4,800
Exterior Architecture	\$59,700			\$1,300
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Architecture	Current Repair	Future Replacement	M	aintenance
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost   Priori
xterior				
Exterior Walls Cast Stone/Terra Cotta	5% 0-2 \$198,400 Cracking/Crumbling, Extent: Light, Ar	LIFE * * ea Affected : 20%	5	\$97,500
	Location: Throughout Repairs in Progress, Extent: Light, Are Location: Throughout	ea Affected : 66%		
Masonry: Brick	45% Repairs in Progress, Extent: Light, Are Location: Throughout	LIFE ** va Affected : 66%	5	\$112,300
Masonry: Brick	40% 0-2 \$294,200 Diagonal Cracks, Extent : Moderate, A Location : Chimney, Air Intake	LIFE * * rea Affected : 10%	5	\$99,800
	Horizontal Cracks, Extent : Moderate, Location : Air Intake	Area Affected : 5%		
	Jnt Mortar Miss/Erod, Extent : Modera Location : Chimney	te, Area Affected : 25%		
	Repairs in Progress, Extent : Light, Are Location : Throughout	ea Affected : 66%		
	Spalling, Extent : Light, Area Affected . Location : Throughout	20%		
Masonry: Granite	5% Repairs in Progress, Extent: Light, Are Location: Throughout	LIFE ** va Affected : 66%	5	\$9,400
Stucco Cement	5%	2037 **	5	\$31,200
	Repairs in Progress, Extent : Moderate Location : Low Wall On East Facade	, Area Affected : 25%		
Windows				
Aluminum	93% 4+ \$1,966,500 Broken/Missing Elements, Extent : Seve Location : Throughout	2049 ** ere, Area Affected : 100%	5	\$24,000
Aluminum	5%	2046 **	5	\$2,600
Metal Louvers	2% 4+ \$30,100 Broken/Missing Elements, Extent : Seve Location : Throughout	2039 ** ere, Area Affected : 100%		

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

Asset #: 1951

Architecture	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
terior				
Parapets				
Cast Stone/Terra Cotta	5% 0-2 \$11,200 Cracking/Crumbling, Extent: Light, Are Location: Throughout		5 \$7,000	
	Repairs in Progress, Extent : Light, Are Location : Throughout	a Affected : 100%		
Masonry: Brick	90% Now \$18,400  Jnt Mortar Miss/Erod, Extent: Moderal Location: At Clay Tile Coping  Repairs in Progress, Extent: Light, Are Location: Throughout	••	5 \$16,300	
Metal: Cage/Fence	5% Repairs in Progress, Extent : Light, Are Location : Throughout	2037 ** a Affected : 66%	5-10 \$7,000	
Roof				
Copper/Terne	5% Repairs in Progress, Extent : Light, Are Location : Throughout	2052 ** a Affected : 66%	10 \$10,600	
Modified Bitumen	60%	2024 \$288,200	10 \$50,700	
Modified Bitumen	30% 0-2 \$144,100 Blisters, Extent: Moderate, Area Affect Location: Roofs Over Auditorium, Fo Cafeteria And Gymnasium		rst Floor Corridor Between	
	Miss/Damaged Flashings, Extent: Mod Location: At Junction Of High Wall (			
	Water Penetration, Extent: Moderate, A Location: Over Junction Of First Flo		m	
Skylight, Metal/Glass	5% Now \$121,800  Broken/Missing Elements, Extent: Mod Location: Throughout  Repairs in Progress, Extent: Light, Are	2034 ** Verate, Area Affected : 30%		
terior	Location: Throughout			

Interior

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

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	1%			2023	\$23,800	3	\$2,900	
Cast in Place Concrete	10%		\$9,700	LIFE	**	5	\$41,800	
		Crumbling, 1 : Through	Extent : Light, Are out	a Affecti	ed : 5%			
Ceramic Tile	15%	0-2	\$217,100	2033	* *	5	\$14,300	
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 20%			
Marble Panels	5%			LIFE	* *	5	\$7,200	
Quarry Tile	9%			2037	* *	5	\$25,800	
Vinyl Tile	20%	Now	\$317,500	2034	* *	3	\$14,300	
	Uneven Si	ubstrate, Ex	Floor Corridor Nea stent : Moderate, As a, Fourth Floor Co	rea Affec	eted : 35%			
Vinyl Tile	40%			2029	* *	3	\$28,700	
Interior Walls								
Cast in Place Concrete	5%		\$109,300	LIFE	* *			
	_	Crumbling, 1 : Through	Extent : Light, Are out	a Affecte	ed : 5%			
Ceramic Tile	10%	Now	\$95,400	2027	\$954,000	5	\$17,700	
	_	Crumbling, 1 : Stairs	Extent : Moderate	, Area Aj	ffected : 10%			
Gypsum Board	30%	2-4	\$43,000	LIFE	* *	5	\$63,700	
71	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	ı : Through	out					
Marble Panels	5%	2-4	\$137,800	LIFE	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 20%			
	Location	ı : Through	out					
Plaster	50%	0-2	\$416,000	LIFE	* *	5	\$53,100	
			Extent : Light, Are		ed : 20%	•	,	
	Location	ı : Through	out	-				

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	\$30,200	2037	* *	5	\$9,600	
	_	Crumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 20%			
Exposed Concrete	5%	2-4	\$60,100	LIFE	* *	5	\$1,500	
•	U	Crumbling, : Through	Extent : Light, Are	ea Affecto	ed : 20%			
Gypsum Board	10%			LIFE	* *	5	\$23,900	
Plaster	55%	Now	\$539,200	LIFE	* *	5	\$65,700	
	Location Paint Peel	: Ceiling ( ing, Extent	Extent: Moderate Over Booth Near A : Moderate, Area A Over Booth Near A	uditoriur Affected	n : 25%			
Plaster	20%			LIFE	* *	5	\$23,900	

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	35%	2024	\$14,400	5	\$200	
	Other Observation, Extent: Moderate	, Area Affec	eted : 35%			
	Location : Electrical Room					
	Explanation: One 1600 Amps Main	Disconnect	Switch For Service	ce "A "		
Fused Disc Sw	35%	2024	\$14,400	5	\$200	
	Other Observation, Extent : Moderate	, Area Affec	eted : 35%			
	Location : Electrical Room					
	Explanation: One 1200 Amps Main	Disconnect	For Service " B "			
Fused Disc Sw	30%	2024	\$12,300	5	\$200	
	Other Observation, Extent : Moderate	, Area Affec	eted : 30%			
	Location: Electrical Room					
	Explanation: One 800 Amps Main I	Disconnect S	Switch For Emerg	ency		
Switchgear / Switchboard						
Fused Disc Sw	100%	2024	\$214,800	5	\$600	
Raceway						
Conduit	95%	2024	\$229,600	1		
Conduit	5%	2034	* *	1		
Panelboards						
Fused Disc Sw	10%	2023	\$21,900	5	\$300	
Molded Case Bkrs	80%	2023	\$175,200	5	\$3,000	
Molded Case Bkrs	10%	2032	* *	5	\$400	

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

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

Asset #: 1951

Electrical	Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Wiring							
Braided Cloth	90% 2-4	\$305,300	2049	* *	1		
	Insulation Aged, Exte		a Affectea	l : 100%			
	Location: Through	out The Building					
Thermoplastic	10%		2034	* *	1		
Motor Controllers	1000/		2022	ф1 <b>21</b> 200	~	Ф1 000	
Locally Mounted	100%		2022	\$121,200	5	\$1,000	
Grounding Davisse							
Grounding Devices Generic	100%		LIFE	* *	5	\$2,100	
Lighting	100%		LIFE		3	\$2,100	
Interior Lighting							
Fluorescent	80%		2029	* *	10	\$93,700	
Tidoreseent	Other Observation, E	Extent : Moderate.		ted: 100%	10	Ψ23,700	
	Location : Through						
	Explanation : T-12	_					
Fluorescent	10%	1	2029	* *	10	\$11,700	
110010000110	Other Observation, E	Extent : Moderate, 2		ted : 100%		411,700	
	Location : Offices		33				
	Explanation : T-8 L	amps					
HID	2%		2019	\$4,000	10	\$100	
Incandescent	8%		2019	\$110,900	2	\$200	
Egress Lighting				•			
Emergency, Battery	25%		2024	\$42,100	10	\$7,700	
Emergency, Battery	25%		2019	\$42,100	10	\$7,700	
Exit, Service	25%		2024	\$8,400	1		
Exit, Service	25%		2019	\$8,400	1		
Exterior Lighting							
HID	50%		2019	\$266,200	10	\$200	
No Component	50%						
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic	30% 0-2	\$438,000	2034	* *	1-3	\$24,300	
	Other Observation, E		Area Affec	ted : 100%			
	Location : Hallway	S					
	Explanation: Obso	lete Equipment					

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Fuel Oil No 2	100%		2034	* *	5	\$39,600	
<u></u>							

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1951

Mechanical	Current Repair F		Future	Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Under Construction	Location: Basen	e, Extent : Light, Area nent Boiler Room iler Replacement	Affected	: 0%			
Distribution Steam Piping/Pump	100% Now Steam Traps Fault Location : Vario	\$64,100 y, Extent : Severe, Ara us Areas	2024 ea Affecte	\$641,200 ed:50%	4	\$6,300	
Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat Air Conditioning	10% 80% 10%		2019 2022 2019	\$67,300 \$694,900 \$186,800	1 1 1	\$7,900 \$33,000 \$4,100	
Energy Source Electricity	100%		2032	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	5%	Extent : Light, Area A	2018	\$80,300	2	\$400	
Window/Wall Unit	Other Observation  Location: Lower  Explanation: 1 U  75%  20%		Affected 2019	\$192,300	1		
No Component Ventilation Distribution Ductwork/Diffusers	100%		LIFE	**	2-5	\$71,200	
Exhaust Fans Interior	100% Now	\$77,400 xtent : Severe, Area A nent	2034	**	2	\$3,100	
Plumbing H/C Water Piping Brass/Copper	100%		2024	\$372,600	1		
Water Heater Under Construction	Location : Boiler	s, Extent : Light, Area r Room placement In Progres		: 0%			
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Submersible	100%		2018	\$6,500	4	\$2,500	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: L-5					
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2034	* *	1-5	\$64,400	
Sprinkler						
No Component	98%					
Generic	2%	2024	\$29,100	1-2	\$700	
Fire Pump						
Generic	100%	2027	\$92,400	1	\$23,900	
Chemical System						
Generic	100%	2019	\$25,500	1-3	\$50,600	

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

Page: 9

Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

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

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$305,000	\$167,500
Interior Architecture	\$689,400	\$366,000
Electrical	\$203,700	\$437,400
Mechanical	\$49,200	\$294,000
Total	\$1,247,300	\$1,264,900
Importance Code A	\$305,000	\$239,300
Importance Code B	\$826,100	\$659,600
Importance Code C	\$116,200	\$366,000
Total	\$1,247,300	\$1,264,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$83,400			\$27,000
Interior Architecture	\$134,700			\$5,900
Electrical	\$11,000	\$68,800	\$1,000	\$1,200
Mechanical	\$7,400	\$38,600	\$6,900	\$3,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$240,400	\$111,300	\$11,900	\$41,400
Importance Code A	\$85,000	\$2,100	\$1,600	\$28,600
Importance Code B	\$139,100	\$109,200	\$10,300	\$12,800
Importance Code C	\$16,300			
Total	\$240,400	\$111,300	\$11,900	\$41,400



 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1953

chitecture	Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls							
Cast in Place Concrete	5% 0-2 Cracking/Crumbling, Location: Through	_	LIFE a Affecte	* * ed : 20%	5	\$13,600	
Concrete Masonry Unit	70% 2-4 Cracking/Crumbling, Location: Through		LIFE , Area A <u>j</u>	* * ffected : 20%	5	\$23,900	
Masonry: Limestone	5% 2-4 Cracking/Crumbling, Location: Through		LIFE a Affecte	* * ed : 10%	5	\$2,000	
Window Wall	20% 2-4 Broken/Missing Elem Location: Through		2034 re, Area	* * Affected : 30%	5	\$20,500	2
Windows							
Aluminum	100% 2-4 Broken/Missing Elem Location: Through		2032 erate, Ar	* * ea Affected : 20%	5	\$5,900	
Parapets							
Cast Stone/Terra Cotta	5% 2-4 Cracking/Crumbling, Location: Through		LIFE , Area A <u>f</u>	* * fected : 50%	5	\$2,700	
Concrete Masonry Unit	20% 2-4 Cracking/Crumbling, Location: Through		LIFE , Area A <u>f</u>	* * ffected : 20%	5	\$1,600	
Metal Rail	75% 2-4 Corrosion/Rusting, E Location: Through Deformed/Dented, E.	out xtent : Light, Area 1			5	\$36,900	
	Location : Through	out					
Roof Roll Roofing	100% Recent Replace Evide Location : Through	_	2026 Area Affe	\$130,600 ected: 100%	5	\$54,000	

Interior

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

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Floors	10% 2-4	\$61,000	2026	\$61,000	3	\$7,300	
Carpet	Punct/Tear/Impact L Location : Through	Damage, Extent : Se			3	\$7,300	
Cast in Place Concrete	10% 0-2 Cracking/Crumbling Location: Through		LIFE rea Affec	* * ted : 40%	5	\$10,700	
Ceramic Tile	3% 2-4 Cracking/Crumbling Location: Through		2033 , Area A <u>f</u>	* * fected : 20%	5	\$700	
Terrazzo	20% 0-2 Cracking/Crumbling Location: Through	_	LIFE ea Affecte	* * ed : 10%	5	\$7,600	
Vinyl Tile	57% 2-4 Cracking/Crumbling Location: Through		2019 rea Affec	\$231,500 ted : 40%	3	\$10,500	
Interior Walls							
Ceramic Tile	15% 0-2 Cracking/Crumbling Location: Through	_	2027 ea Affecte	\$366,000 ed:10%	5	\$6,800	
Concrete Masonry Unit	20% 2-4 Cracking/Crumbling Location: Through	_	LIFE ea Affecte	* * ed : 10%	5	\$7,200	
Glass: Single Pane	5% Now Cracking/Crumbling Location: Through		LIFE , Area A <u>f</u>	* * fected : 10%	5	\$3,400	
Gypsum Board	55% 2-4 Cracking/Crumbling Location: Through		LIFE , Area A <u>f</u>	* * fected : 10%	5	\$29,900	
Metal Panel	5% 2-4 Corrosion/Rusting, E Location: Through	_	LIFE Affected	* *			

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

Asset #: 1953

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	40%	2-4	\$30,900	2029	* *	5	\$12,200	
	Cracking/C	Crumbling,	Extent: Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
AcousTileConcealSpLn	5%	Now	\$19,300	2044	* *	5	\$1,500	
			ents, Extent : Mode		ea Affected : 25%	-	7-,000	
		O	oor Corridor	,				
AcousTileSusp.Lay-In	10%	4+	\$11,600	2029	* *	5	\$2,400	
1	Staining/D	iscoloring,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Third Fl	oor		•			
Exposed Concrete	30%	0-2	\$23,100	LIFE	* *	5	\$2,300	
•	Cracking/C	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	_	: Through	_					
Gypsum Board	15%	0-2	\$7,200	LIFE	* *	5	\$9,200	
• •	Cracking/C	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Through	out					

Electrical		Current Rep	air	Futur	e Replacement	Maintenance		
System Component Type	% of 1 Total	Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$8,100	5	\$1,000	
			it : Moderate, A	Area Affe	ected : 100%			
	Location .	: Electrical Re	oom					
	Explanati	on : One 2000	) Amps Main D	isconnec	et Switch			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$95,500	5	\$1,000	
Raceway								
Conduit	100%			2024	\$51,300	1		
Panelboards								
Fused Disc Sw	5%			2023	\$3,700	5		
Molded Case Bkrs	95%			2023	\$69,300	5	\$900	
Wiring								
Thermoplastic	100%			2024	\$65,000	1		
Motor Controllers								
Locally Mounted	100%			2022	\$44,300	5	\$200	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,300	LIFE	* *	5	\$500	
	Other Obse	ervation, Exter	it : Moderate, A	Area Affe	ected : 100%			
	Location .	: Basement						
	Explanati	on : Corrodea	!					

Lighting

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1953

Electrical	Current Repair	Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Lighting									
Interior Lighting									
Fluorescent	96%	2019	\$67,600	10	\$28,800				
		Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Throughout Th								
	Explanation: T-12 Lamps	S							
HID	2%	2019	\$1,000	10					
Incandescent	2%	2019	\$7,100	2					
Egress Lighting									
Emergency, Battery	50%	2019	\$21,500	10	\$3,900				
Exit, Service	50%	2019	\$4,300	1					
Exterior Lighting									
HID	100%	2019	\$136,200	10	\$100				
Alarm									
Security System									
No Component	70%								
Generic	30%	2024	\$32,700	1	\$4,100				
	Other Observation, Extent:		ected : 100%						
	Location : Outside And H	•							
	Explanation : Intrusion Al	larm And 4 - CCTV							
Fire/Smoke Detection									
No Component	70%								
Generic	30%	2024	\$112,000	1-3	\$7,000				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallway				_				
	Explanation : Strobe Ligh	ts, Manual Pull Statio	ons And Main Con	trol Pane	el				

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2034	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2022	\$71,800	1	\$16,200	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Basement Boiler Room					
	Explanation: 12 Multiple Units					
Distribution						
Hot Wtr Piping/Pump	100%	2032	* *	4	\$1,600	
Terminal Devices						
Convector/Radiator	100%	2022	\$222,200	1	\$10,600	
Air Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical		Current l	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning Conversion Equipment Window/Wall Unit	Location	: Basemer	Extent : Light, Area nt perable Centrifuga			1 ent			
No Component	25%								
Ventilation  Distribution  Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,200		
Exhaust Fans	10070			LIIL		2-3	Ψ10,200		
Interior		Now vice, Exten : Basemen	\$3,800 t : Severe, Area Aff at	2019 Tected : 9	\$18,800 5%	2	\$800		
Roof			\$300 t : Severe, Area Aff Are Burnt Out, Roof		\$1,300	2			
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2034	* *	1			
Water Heater	1000/			2022	Φ= 400		Φ		
Gas Fired	100%			2022	\$7,400	2	\$500		
Sanitary Piping	1000/			LIDE	* *	1			
Cast Iron	100%			LIFE		1			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)	100%			LIIT		1			
Rigid Piping	100%			2019	\$10,800	4	\$2,500		
Fixtures	100/0			2017	ψ10,000	т	Ψ2,500		
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100% Other Obs	ervation, E	Extent : Light, Area	LIFE Affected	* *				
		: B, G, 2, tion : 1 Un							
Fire Suppression	Блрини								
Standpipe									
T I	100%								

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

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

Page: 15

#### Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

Asset Name : BUSHWICK MULTI SERVICE CENTER

Address : 1420 BUSHWICK AVENUE BTWN: MOFFAT ST. - CHAUNCEY ST.

Borough : BROOKLYN Agency's Number : N/A

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,111,400	\$142,800
Interior Architecture	\$767,200	\$40,300
Electrical	\$394,900	\$491,100
Mechanical	\$152,600	
Total	\$2,426,200	\$674,200
Importance Code A	\$1,196,700	\$142,800
Importance Code B	\$1,146,300	\$531,400
Importance Code C	\$83,200	
Total	\$2,426,200	\$674,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$57,700			
Interior Architecture	\$44,500	\$5,400		\$4,500
Electrical	\$10,800	\$15,600	\$900	\$900
Mechanical	\$6,600	\$26,000	\$7,300	\$7,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$123,600	\$50,900	\$12,200	\$16,500
Importance Code A	\$57,700	\$4,900	\$4,700	\$4,700
Importance Code B	\$55,900	\$46,000	\$7,400	\$11,800
Importance Code C	\$10,000			
Total	\$123.600	\$50.900	\$12,200	\$16,500



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

rchitecture		Current	Repair	Futur	e Replacement	М	aintenance	
estem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast in Place Concrete	_		\$23,100 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%	5	\$20,000	
Masonry: Brick	55%			LIFE	* *	5	\$44,000	
Masonry: Brick	20%	Now	\$47,200	LIFE	* *	5	\$16,000	
	Location Repointin Location Water Pen	n : North Ai g Failure, I n : North Ai netration, E	d, Extent : Moderan nd South Bulkheads Extent : Moderate, A nd South Bulkheads Extent : Moderate, A nd South Bulkheads	Area Affo Area Affo Area Affe	ected : 20%			
Masonry: Granite	Location Cracking/	lissing Elen n : Steps At Crumbling	\$184,900 nents, Extent : Mod East Entrance Extent : Moderate East Entrance			5	\$6,000	
Masonry: Limestone	Location Staining/I	lissing Elen n : Baluster	\$189,600 nents, Extent : Seve s Over North And S Extent : Moderate out	South En	trances	5	\$6,000	
Windows								
Metal Louvers	5%			2027	\$25,400	10	\$5,400	
Wood	Location Deteriora Location Split/Crac	ation, Exten n : Through ted Finish, n : Through	Extent : Moderate, out : : Moderate, Area .	Area Af	fected : 50%	5	\$82,800	
Parapets								
Masonry: Brick	Loose Un	Now its, Extent : n : At Stair :	\$103,200 Severe, Area Affec Bulkhead	LIFE ted : 5%	**	5	\$9,200	
Metal Rail			\$2,700 Extent : Light, Area out	2029 Affected	**	5	\$7,200	

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

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

Architecture	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior						
Roof	40-1 37					
Cast in Place Concrete	10% Now Cracking/Crumbling, Extent: Location: East Terrace Ove Caulking Deteriorated, Exten Location: East Terrace Ove Water Penetration, Extent: M Location: Over Basement C	er Basement t : Moderate, Area A er Basement Ioderate, Area Affec	Affected : 50%			
Single Ply Membrane	85% 2-4 \$: Broken/Missing Elements, Ex. Location: Throughout Staining/Discoloring, Extent: Location: Throughout					2
Skylight, Metal/Glass	5% Recent Replace Evident, Exter Location : Throughout 2010		* * ected : 100%	10	\$7,900	
nterior Floors						
Carpet	5% 0-2 Punct/Tear/Impact Damage, I Location: Throughout	\$8,900 2023 Extent : Light, Area	\$44,700 Affected : 20%	3	\$5,400	
Cast in Place Concrete	5% Now Cracking/Crumbling, Extent: Location: Basement	\$7,300 LIFE Moderate, Area Af	* * fected : 10%	5	\$7,800	
Ceramic Tile	15% Now Cracking/Crumbling, Extent: Location: Throughout	\$61,000 2033 Moderate, Area Af	* * fected : 20%	5	\$5,400	
Terrazzo	25% Now \$3 Cracking/Crumbling, Extent : Location : Basement Corrid		* * fected : 15%	5	\$14,000	
Vinyl Tile	20%	2019	\$119,000	3	\$5,400	
Vinyl Tile	30% 2-4 \$: Cracking/Crumbling, Extent : Location : Throughout	178,600 2034 Severe, Area Affect	* * ted : 100%	3	\$8,100	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1952

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	15%			2033	* *	5	\$19,900	
Gypsum Board	15%			LIFE	* *	5	\$11,900	
Masonry: Brick	5%			LIFE	* *			
Plaster	40%	Now	\$83,200	LIFE	* *	5	\$15,900	
	U	0.	Extent: Moderate					
			nd South Bulkheads	•		Corridor		
		0.	: Moderate, Area 1 1d South Bulkheads	00	: 25%			
			xtent : Moderate, A nd South Bulkheads	00	cted : 10%			
Plaster	20%			LIFE	* *	5	\$8,000	
Ceilings								
AcousTileSusp.Lay-In	10%			2029	* *	5	\$7,200	
Plaster	20%	Now	\$18,400	LIFE	* *	5	\$9,000	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: North Ai	nd South Bulkheads	, Basem	ent Corridor			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: North Ai	nd South Bulkheads	1				
Plaster	70%			LIFE	* *	5	\$31,400	

lectrical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$20,300	5	\$200	
	Other Obse	rvation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrica	al Room					
	Explanati	on : One d	800 Amps Main Dis	sconnect	Switch			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$143,200	5	\$1,400	
Raceway								
Conduit	95%			2024	\$114,900	1		
Conduit	5%			2034	* *	1		
Panelboards								
Fused Disc Sw	5%			2023	\$5,100	5	\$100	
Molded Case Bkrs	85%			2023	\$86,900	5	\$1,200	
Molded Case Bkrs	10%			2032	* *	5	\$100	
Wiring								
Braided Cloth	30%	2-4	\$50,900	2049	* *	1		
	Insulation I	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 10%			
		: Basemen		==				
Thermoplastic	60%			2024	\$101,900	1		
Thermoplastic	10%			2034	* *	1		

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

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

Asset #: 1952

Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2022	\$44,300	5	\$400	
Ground								
Grounding Devices								
Generic	100%		\$9,300	LIFE	* *	5	\$800	
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Water M						
* • •	Explana	tion : Corre	oded					
Lighting								
Interior Lighting	000/			2010	¢02.000	10	¢20.500	
Fluorescent	90%		Extent : Moderate, A	2019	\$92,800	10	\$39,500	
		servanon, E 1 : Through		Area Ajje	ciea : 90%			
		tion : T-12						
Incandescent	$\frac{2\lambda ptana}{10\%}$		Lamps	2010	\$51,000	2	¢100	
	10%			2019	\$51,900	2	\$100	
Egress Lighting Emergency, Battery	40%			2029	* *	10	\$4,600	
Emergency, Battery	10%			2029	\$6,300	10	\$4,600 \$1,200	
Exit, Service	10%			2019	\$1,300	10	\$1,200	
Exit, Service Exit, Service	40%			2019	\$1,500 **	1		
Exterior Lighting	40%			2029		1		
HID	80%			2019	\$159,700	10	\$100	
HID	20%			2019	\$159,700 * *	10	\$100	
Alarm	2070			2029		10		
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2034	* *	1-3	\$10,000	
Concine			Extent : Moderate, A		ected : 100%		Ψ10,000	
	Location: Throughout The Building							
		_	ces, Control Panel,	Strobe I	ights, Bell, Pull Bo	ox. Annu	nciator	

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Energy Source							
Natural Gas	100%		2034	* *	1		
Conversion Equipment							
Steam Boiler	100% Now	\$85,300	2029	* *	1	\$42,700	
	Malfunctioning, Exten	t : Severe, Area Aj	fected:	30%			
	Location: 3 Units, B	oiler Room					
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location: Basement	Boiler Room					
	Explanation: 10 Mu	litple Units, Conv	erted Ste	am System			
Distribution							
Steam Piping/Pump	100%		2034	* *	4	\$3,500	

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

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

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

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Terminal Devices								
Convector/Radiator	100%			2029	* *	1	\$15,500	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2019	\$67,300	1		
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$2,800	2034	* *	1		
			loderate, Area Affed					
	Location	: Connect	ing Pipe At Water N	1ain, Ba	sement			
Water Heater								
Gas Fired	100%			2022	\$10,900	2	\$700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2019	\$10,800	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: B-3						
	Explana	tion : One	Unit					
Fire Suppression								
Standpipe								
Generic	100%			2034	* *	1-5	\$24,100	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Page: 21

#### Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

Asset Name : EAST HARLEM MULTI SERVICE CENTER

Address : 413 EAST 120TH STREET BTWN: FIRST AVE - PLEASANT AVE.

Borough : MANHATTAN Agency's Number : N/A

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$735,400	\$309,300
Interior Architecture	\$674,700	\$115,200
Electrical	\$348,600	\$959,800
Mechanical	\$631,300	\$598,000
Total	\$2,390,000	\$1,982,400
Importance Code A	\$1,232,300	\$345,500
Importance Code B	\$1,050,300	\$1,588,200
Importance Code C	\$107,400	\$48,700
Total	\$2,390,000	\$1,982,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$18,700	\$19,400		
Interior Architecture	\$88,300		\$31,200	\$13,800
Electrical	\$3,600	\$3,700	\$3,200	\$2,600
Mechanical	\$67,100	\$44,900	\$22,300	\$16,700
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$182,700	\$72,800	\$61,700	\$38,100
Importance Code A	\$18,700	\$27,800	\$8,300	\$8,300
Importance Code B	\$121,800	\$45,000	\$53,400	\$29,800
Importance Code C	\$42,200			
Total	\$182,700	\$72,800	\$61,700	\$38,100



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1553

Architecture	Current Re	pair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls	0.504	<b>4.77 .</b>		de de	_	Φ4. <b>7.7. 2</b> 00	
Masonry: Brick	95% Now	\$457,600	LIFE	**	5	\$155,300	
	Cracking/Crumbling, I Location: Throughout	_	га Ајјесте	ea: 10%			
	Water Penetration, Ex		Affected	. 10%			
	Location: Throughout		Ајјестей	. 10/0			
Masangu Limastana	5% Now	\$87,200	LIFE	* *	5	\$6,100	
Masonry: Limestone	5% Now Cracking/Crumbling, 1	. ,			3	\$0,100	
	Location: Throughout	_	u rijjecie	a. 1070			
Windows	<u> </u>						
Aluminum	100% Now	\$138,500	2040	* *	5	\$16,900	
	Ctrwt/Balnc Not Funct		te, Area	Affected : 20%		, ,	
	Location : Throughou	ıt					
Parapets							
Cast Stone/Terra Cotta	5% Now	\$7,300	LIFE	* *	5	\$4,600	
	Cracking/Crumbling, I		ea Affecte	ed : 10%			
	Location : Throughou						
Masonry: Brick	78% Now	\$52,100	LIFE	* *	5	\$9,200	
	Cracking/Crumbling, I		ea Affecte	ed : 10%			
	Location : Throughou						
Masonry: Limestone	2% Now	\$2,400	LIFE	* *	5	\$300	
	Cracking/Crumbling, I		ea Affecte	ed : 10%			
	Location : Throughou						
Stucco Cement	15% Now	\$9,000	2037	* *	5	\$2,300	
	Cracking/Crumbling, I			fected : 35%			
	Location : South Fac			. 1 150/			
	Water Penetration, Ext Location: South Fac			ciea : 15%			
Roof	Location : South Fac	uue, Eust Fucaae					
Modified Bitumen	35%		2029	* *	10	\$19,400	
Single Ply Membrane	65%		2029	\$118,100	10	\$35,900	
. Single I by Membrane	03/0		2024	φ110,100	10	φ33,300	

Interior

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

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors	2 -	0.2	<b>4.5.20</b> 5	2020	<b>621.2</b> 00	2	<b>42</b> 000	
Carpet			\$6,200 Camage, Extent : Mo out	2020 oderate,	\$31,200 Area Affected : 20	3	\$3,800	
Cast in Place Concrete			\$6,400 Extent : Moderate, A	LIFE Area Affe	* * cted : 10%	5	\$13,700	
Ceramic Tile	_		\$3,600 Extent : Light, Are out	2033 ea Affect	* * ed : 10%	5	\$1,900	
Terrazzo	5%	)		LIFE	* *	5	\$4,900	
Vinyl Tile	_		\$499,100 Extent : Moderate	2029 , Area A	* * ffected : 25%	3	\$37,600	
Wood	Worn/Ero Locatio 5% Deteriora	n : Corrido 2-4	s: Moderate, Area Area Area Area Area Area Area Area	2039	* *	5	\$5,900	
		urface, Exte n : Old Gyn	ent : Moderate, Are nnasium	a Affecte	ed : 25%			
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	_		\$25,100 Extent : Light, Are out	LIFE ea Affect	* * ed : 5%	5	\$9,300	
Glass: Single Pane	_		\$17,000 ked, Extent : Mode	LIFE erate, Are	* * ea Affected : 10%	5	\$8,700	
Plaster	_		\$63,600 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%	5	\$48,700	
SGFT/Glazed Masonry			\$43,800 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%			

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

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

Asset #: 1553

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
Exposed Concrete	5%	Now	\$9,800	LIFE	* *	5	\$1,000	
	Cracking/C	Crumbling,	Extent: Moderate	, Area Aj	ffected : 5%			
	Location	: Old Ash	Hoist					
	Exposed Re	einforceme	ent, Extent : Moder	ate, Arec	a Affected : 5%			
	Location	: Old Ash	Hoist					
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2029	* *			
Plaster	85%	0-2	\$68,200	LIFE	* *	5	\$66,500	
	Cracking/C	Crumbling,	Extent : Light, Are	a Affect	ed : 10%			
	Location	: Through	out					

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2024	\$18,100	5	\$200	
	Other Obse	rvation, Extent : Mode	rate, Area Affe	cted : 100%			
	Location	: Electrical Room					
	Explanati	on : One1600 Amps M	ain Disconnect	Switch			
Fused Disc Sw	50%		2024	\$18,100	5	\$200	
	Other Obse	rvation, Extent : Mode	rate, Area Affe	cted : 30%			
	Location	: Electrical Room					
	Explanati	on : One 800 Amps Mo	ain Disconnect	Switch For Emerg	ency		
Switchgear / Switchboard		-			-		
Fused Disc Sw	100%		2024	\$167,000	5	\$400	
Raceway							
Conduit	80%		2024	\$134,900	1		
Conduit	20%		2034	* *	1		
Panelboards							
Fused Disc Sw	10%		2023	\$17,500	5	\$200	
Molded Case Bkrs	70%		2023	\$122,600	5	\$1,700	
Molded Case Bkrs	20%		2032	* *	5	\$500	
Wiring							
Thermoplastic	20%		2034	* *	1		
Thermoplastic	75%		2024	\$187,200	1		
Thermoplastic	5%		2044	* *	1		
Motor Controllers							
Locally Mounted	100%		2029	* *	5	\$600	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,400	

Lighting

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

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

Asset #: 1553

Electrical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2024	\$180,200	10	\$76,700	
	Other Observation, Extent : M		cted : 100%			
	Location : Throughout The E	Building				
	Explanation: T-12 Lamps					
Egress Lighting						
Emergency, Battery	50%	2024	\$55,100	10	\$10,100	
Exit, Service	50%	2024	\$11,000	1		
Exterior Lighting						
HID	100%	2019	\$348,600	10	\$300	
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	* *	1	\$10,600	
Fire/Smoke Detection						
No Component	70%					
Generic	30%	2029	* *	1-3	\$17,500	
	Other Observation, Extent : M	oderate, Area Affe	cted : 100%			
	Location : Throughout The E	Building				
	Explanation : Devices Contr	ol Panel, Strobe Li	ghts, Bell, Smoke I	Detector,	Pull Box	

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating								
Energy Source Fuel Oil No 2	100%			2034	* *	5	\$25,900	
Conversion Equipment								
Steam Boiler	100%	0-2	\$496,900	2044	* *	1	\$74,600	
		led Life, Ex 1 : Basemen	tent : Moderate, Ai t	rea Affec	ted : 100%			
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t Boiler Room					
	Explana	tion : 2 Uni	ts/2 Sections Are	Leaking	In One Of The Bo	ilers		
Distribution								
Steam Piping/Pump	100%		\$21,000	2034	* *	4	\$4,100	
			Extent : Moderate,	00				
	Location	: Condens	ate Pumps Need To	Be Repi	aced			
		ps Faulty, I : Through	Extent : Moderate, out	Area Aff	ected : 5%			
Terminal Devices								
Air Handler	20%	Now	\$4,400	2024	\$88,100	1	\$9,300	
	Malfunctio	oning, Exte	nt : Moderate, Ared	a Affecte	d : 5%			
	Location	: Pneumat	ic Control					
Convector/Radiator	70%			2029	* *	1	\$18,900	
Fan Coil Unit/Heat	10%			2024	\$122,300	1	\$2,700	

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

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

Asset #: 1553

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Con Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning	_					
Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment						
Window/Wall Unit	80%	2019	\$134,400	1		
No Component	20%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$46,600	
Exhaust Fans						
Interior	70%	2024	\$35,500	2	\$1,800	
Roof	10% 0-2 \$6,500		* *	2	\$200	
	On Extended Life, Extent: Moderate,		ed : 100%			
	Location: Roof/Fans Serve Toilets	S				
No Component	20%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2034	* *	1		
	Booster Pump w/Tank, Extent : Light	, Area Affect	ted : 100%			
	Location: Existing In Basement					
Water Heater						
Gas Fired	100%	2022	\$19,000	2	\$1,200	
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location : Boiler Room					
	Explanation : Three 75 Gallons Un	its				
Sanitary Piping						
Cast Iron	100% Now \$17,700		* *	1		
	Blockage /Clogged, Extent: Moderat					
	Location: Basement Floor Drains	•	•			
	Other Observation, Extent : Moderate	e, Area Affec	cted : 20%			
	Location: Basement					
G. D. I. D. I	Explanation : Plumbing Drainage S	system Needs	s To Be Addressed	!		
Storm Drain Piping	1000/ Nam 05 70/	) line	* *	1		
Cast Iron	100% Now \$5,700			1		
	Blockage /Clogged, Extent: Moderat Location: Basement - After Heavy		ciea : 5%			
Suma Duma (a)	Locution . Busement - After Heavy	Kulli				
Sump Pump(s)	500/	2019	¢5 400	1	¢1 200	
Rigid Piping Submersible	50% 50%	2019	\$5,400 \$3,300	4	\$1,200 \$1,200	
	JU70	2018	\$3,300	4	\$1,200	
Backflow Preventer Generic	10004	2020	* *	1	¢5 100	
	100%	2029		1	\$5,100	
Fixtures Generic	100%					
Generic	Obsolete Fixtures, Extent : Moderate	Area Affan	ted · 100%			
	Location: Throughout Bathrooms	, 111-ей Аујесі	.си. 100/0			
Vertical Transport	Locuion . Infongioni Bunifolms					

Vertical Transport

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

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

Page: 27

## HUMAN RESOURCES ADMINISTRATION - 096 EAST HARLEM MULTI SERVICE CENTER

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Vertical Transport								
Elevators								
Geared Traction	100%		LIFE	* *				
Other Observation, Extent : Light, Area Affected : 100%								
	Location: B-5							
	Explanation: One	Unit						
Fire Suppression								
Standpipe								
Generic	100%		2024	\$291,600	1-5	\$43,700		
Sprinkler								
No Component	97%							
Generic	3%		2024	\$28,600	1-2	\$700		
Fire Pump	•	•			•			
Generic	100%		2027	\$60,500	1	\$15,600		

Page: 28

#### Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

Asset Name : HART FAMILY RESIDENCE

Address : 217-227 HART STREET @ THROOP AVE.

Borough : BROOKLYN Agency's Number : N/A

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 2018 - 2021	FY 2022 - 2027
Interior Architecture	\$77,200	\$108,100
Mechanical		\$347,900
Total	\$77,200	\$455,900
Importance Code A		\$66,900
Importance Code B	\$40,500	\$389,000
Importance Code C	\$36,700	
Total	\$77,200	\$455,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$9,400			
Interior Architecture	\$28,200	\$900	\$21,800	
Electrical	\$600	\$300	\$28,400	\$900
Mechanical	\$15,200	\$2,800	\$24,100	\$3,500
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$58,200	\$8,900	\$79,300	\$9,300
Importance Code A	\$16,100	\$1,500	\$1,600	\$1,500
Importance Code B	\$18,500	\$7,400	\$77,700	\$7,800
Importance Code C	\$23,600			
Total	\$58.200	\$8.900	\$79.300	\$9.300



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

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

## HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

rchitecture		Current F	Repair	Future Replacement		М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
Exterior Walls								
Under Construction	100%							
Windows								
Aluminum	95%	Now	\$5,700	2041	* *	5	\$1,400	
			xtent : Light, Area	Affected .	: 10%			
	Location	: West Fa	cade					
Metal Clad	5%			2033	* *	5	\$900	
Parapets								
Under Construction	100%							
Roof								
Skylight, Metal/Glass	2%	Now	\$3,200	2035	* *			
	Gut/DS No	on Func/Mi	ss, Extent : Moder	ate, Area	Affected : 10%			
		: Bulkhead						
			ings, Extent : Mod	erate, Are	ea Affected : 10%			
	Location	ı : Bulkhead	d Rooftop					
			xtent : Moderate, A	Area Affe	cted : 10%			
	Location	ı : Bulkhead	d Rooftop					
<b>Under Construction</b>	98%							
erior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$10,000	
Ceramic Tile	20%			2028	* *	5	\$9,100	
Quarry Tile	20%			2030	* *	5	\$13,700	
Vinyl Tile	15%			2025	\$56,800	3	\$2,600	
Wood	35%			2040	* *	5	\$29,900	
Interior Walls								
Ceramic Tile	25%	Now	\$36,700	2028	* *	5	\$6,800	
			, Extent : Severe, A		cted : 60%			
	Location	: Through	out Stairs And Lan	dings				
Glass: Single Pane	5%			LIFE	* *	5	\$2,000	
Gypsum Board	60%	Now	\$13,200	LIFE	* *	5	\$19,600	
	Repairs in	Progress,	Extent : Light, Are	a Affected	d: 20%			
	Location	: Through	out Interior Of Bui	lding				
Masonry: Brick	10%	0-2	\$10,400	LIFE	* *			
			Extent : Moderate		fected : 15%			
	_	: Basemen		, 33	,			
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	90%	Now	\$40,500	LIFE	* *	5	\$51,300	
- J r			xtent : Light, Area		: 10%	-	, = =,= 30	
			out Interior Of Bui					
			irs In Progress	-				

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

## HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

Electrical	Current Re	pair F	Future F	eplacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)		ear E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	_	045	* *	5	\$100	
	Other Observation, Exte		a Affecte	d : 100%			
	Location : Electrical I						
	Explanation: 600 Am	ps Service					
Switchgear / Switchboard		_			_		
Fused Disc Sw	100%		045	* *	5	\$100	
Raceway		_					
Conduit	95%		045	* *	1		
Conduit	5%	2	051	* *	1		
Panelboards	400-1	_			_	***	
Molded Case Bkrs	100%	20	041	* *	5	\$800	
Wiring	0 =	_	- · -				
Thermoplastic	95%		045	* *	1		
Thermoplastic	5%	20	051	* *	1		
Motor Controllers	400-4	_			_	<b>**</b>	
Locally Mounted	100%		038	* *	5	\$200	
Ground							
Grounding Devices	1.000/	т.	IDE	* *	~	Φ.7.0.0	
Generic	100%		IFE A.C.		5	\$500	
	Other Observation, Exte		і Ађесте	a:100%			
	Location: Gas Meter						
1.171	Explanation : Water N	Iain					
ighting							
Interior Lighting Fluorescent	100%	20	030	* *	10	\$27,000	
Fluorescent	Other Observation, Exte	_			10	\$27,900	
	Location : Throughou		і Ајјесте	u . 100/0			
	Explanation: T-12 La						
Egress Lighting	Ехрининон . 1-12 Lu	трѕ					
Emergency, Service	30%	21	030	* *	1		
Emergency, Service	10%		030	* *	1		
Exit, Service	60%		030	* *	1		
Exterior Lighting	0070		050		1		
HID	100%	20	033	* *	10	\$100	
Alarm	100/0		033		10	Ψ100	
Security System							
No Component	10%						
The Component	Other Observation, Exte	ent : Light. Area Affa	ected : 0	%			
	Location : Hallways						
	Explanation : Digital	Video Surveillance S	System				
No Component	90%		J				
Fire/Smoke Detection	7070						
No Component	80%						
Generic, Analog	20%	21	030	* *	1-3	\$3,900	
Generic, Analog	2070	Δ!	050		1-2	\$3,700	

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

## HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

Mechanical		Current I	Repair	Futur	e Replacement	М	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit		
leating	•									
Energy Source										
Natural Gas	100%			2035	* *	1				
Conversion Equipment										
Hot Water Boiler	Location Other Obs Location	: Boiler N ervation, E : Basemer	\$6,700 t : Severe, Area Aff umber 3, Basement Extent : Light, Area tt ltiple Boiler Units	<u>.</u>		1	\$13,600			
Distribution	Влрини	1011 . J 11111	inpic Boner Chiis							
Hot Wtr Piping/Pump	100%			2033	* *	4	\$1,500			
Terminal Devices	10070			2033		•	Ψ1,500			
Convector/Radiator	100%			2023	\$281,000	1	\$9,800			
Air Conditioning					+,		+2,000			
Energy Source										
Electricity	100%			2033	* *	1				
Conversion Equipment										
Window/Wall Unit	20%			2020	\$12,200	1				
No Component		: First Flo	oor e Space Only							
Dehumidifier Dehumidifier										
Generic	Location	: Basemen								
7	Explana	ion : 50%	Of Basement Area	Covered	By Dehumidifier					
Tentilation  Distribution										
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,000			
Exhaust Fans	100%			LIFE		2-3	φ17,000			
Roof	100%			2025	\$23,600	2	\$900			
lumbing	100/0			2023	Ψ23,000		Ψ200			
H/C Water Piping										
Brass/Copper	100%			2035	* *	1				
Water Heater										
Water Heater					¢< 000	2	\$400			
Gas Fired	100%			2020	\$6,900	2	\$ <del>4</del> 00			
Gas Fired	100%			2020	\$6,900		<b>Φ400</b>			
	100%			2020 LIFE	\$6,900 * *	1	\$400			
Gas Fired Sanitary Piping					·		\$400			
Gas Fired Sanitary Piping Cast Iron					·		\$ <del>1</del> 00			
Gas Fired Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Sump Pump(s)	100%			LIFE	* *	1	\$ <del>1</del> 00			
Gas Fired Sanitary Piping Cast Iron Storm Drain Piping Cast Iron	100%			LIFE	* *	1	\$2,500			
Gas Fired Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Sump Pump(s)	100% 100%			LIFE LIFE	**	1				

Vertical Transport

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Page: 32

## HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport		•		•			<u> </u>
Elevators							
Geared Traction	100%		LIFE	* *			
Other Observation, Extent: Light, Area Affected: 100%							
	Location: B-5						
	Explanation: One U	Init					
Fire Suppression							
Sprinkler							
No Component	90%						
Generic	10%		2035	* *	1-2	\$900	

Page: 33

#### Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

Asset Name : HUNTS POINT MULTI SERVICE CENTER
Address : 630 JACKSON AVENUE @ E. 166 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 36,716 Project Type : HUMAN RESOURCES

Date of Survey : 08-Jul-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3

Block : 2643 Lot : 1 BIN : 2004558

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$492,200	
Interior Architecture	\$131,200	\$253,300
Electrical		\$503,300
Mechanical	\$77,300	\$281,500
Total	\$700,700	\$1,038,200
Importance Code A	\$492,200	
Importance Code B	\$208,600	\$1,038,200
Total	\$700,700	\$1,038,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$73,100		\$3,200	
Interior Architecture	\$80,900	\$6,900	\$1,700	\$5,200
Electrical	\$38,700	\$400	\$700	\$800
Mechanical	\$22,800	\$11,500	\$19,800	\$11,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$219,400	\$22,800	\$29,400	\$21,700
Importance Code A	\$74,900	\$1,800	\$5,000	\$1,800
Importance Code B	\$98,000	\$21,000	\$24,300	\$19,900
Importance Code C	\$46,500			
Total	\$219,400	\$22,800	\$29,400	\$21,700



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

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

Asset #: 1945

chitecture	Current Repair	Future Repla	cement N	Maintenance			
stem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ated Cost   Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
erior							
Exterior Walls							
Cast in Place Concrete	10%	LIFE	** 5	\$41,300			
Masonry: Brick	70%	LIFE	** 5	\$57,800			
	Jnt Mortar Miss/Erod, Extent Location : Throughout	: Light, Area Affected : 5%	ó				
Window Wall	20% Now \$3 Caulking Deteriorated, Extent Location: Throughout	88,100 2057 : Moderate, Area Affected	** 5 1:30%	\$15,500			
Windows	Bocanon : Throughour						
Metal Louvers	5%	2036	* * 10	\$2,500			
No Component	95%	2030	10	Ψ2,500			
Parapets	7570						
Cast in Place Concrete	15% Now \$	518,400 LIFE	** 5	\$10,200			
Cast III Frace Concrete	Cracking/Crumbling, Extent: Location: Throughout	· · · · · · · · · · · · · · · · · · ·		Ψ10 <b>,2</b> 00			
	Expansion Int Failure, Extent	: 40%					
	Location : Throughout	,					
Masonry: Brick		04,100 LIFE	** 5	\$4,600			
Wasoniy. Brick	Expansion Int Failure, Extent		φ1,000				
	Location : Throughout	. 30					
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%						
	Location : Throughout						
	Miss/Damaged Flashings, Ext Location: Throughout	ent : Light, Area Affected :	10%				
	Water Penetration, Extent : Li Location : Throughout	ght, Area Affected : 10%					
Metal Rail	10%	2032	** 5-10	\$11,900			
Pre-Cast Concrete		\$1,200 LIFE	** 5	\$2,100			
	Jnt Mortar Miss/Erod, Extent Location: Throughout	: Moderate, Area Affected	: 10%				
Roof							
Metal Panel	5%	2040	** 10	\$3,200			
Modified Bitumen	85%	2032	** 10	\$29,600			
Modified Bitumen	10% Now	\$4,000 2032	* *				
	Alligatoring, Extent: Light, A Location: Throughout						
	Ponding, Extent : Moderate, A Location : Over Main Lobby						
	Water Penetration, Extent : M Location : Over Main Lobby	oderate, Area Affected : 10	0%				

Interior

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

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

Asset #: 1945

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Floors									
Cast in Place Concrete	5%		\$2,800	LIFE	* *	5	\$6,100		
	_	Crumbling, n : Through	Extent : Light, Are out	ea Affecto	ed : 20%				
Ceramic Tile	5%			2036	* *	5	\$2,800		
Panel/Paver: Cer/Brk	10%			2043	* *	5	\$12,500		
Vinyl Tile	55%		\$25,300	2027	\$253,300	3	\$11,400		
		lam Surface n : Through	e, Extent : Light, Ar out	rea Affec	ted : 10%				
Vinyl Tile	25%			2035	* *	3	\$5,200		
Interior Walls									
Concrete Masonry Unit	10%	2-4	\$9,900	LIFE	* *	5	\$1,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%  Location : Throughout								
	_	Discoloring n : Main Lo	, Extent : Light, Ard bby	ea Affect	ed : 5%				
Gypsum Board	35%			LIFE	* *	5-10	\$27,100		
Gypsum Board	25%			LIFE	* *	5-10	\$19,300		
Metal Panel	20%			LIFE	* *	10	\$4,100		
Plaster	10%			LIFE	* *	5-10	\$3,900		
Ceilings									
AcousTileSusp.Lay-In	_		\$87,600 Extent : Moderate	2032 c, Area A	* * ffected : 30%	5	\$13,900		
	Staining/I	_	. Extent : Moderate	e, Area Ą	ffected : 10%				
AcousTileSusp.Lay-In	25%			2044	* *	5	\$13,900		
<b>Exposed Concrete</b>	25%		\$43,600	LIFE	* *	5	\$2,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Main Lobby								
	Patching Evident, Extent : Light, Area Affected : 10% Location : Main Lobby								
		netration, E n : Main Lo	xtent : Moderate, A bby	Area Affe	cted : 5%				

Electrical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2027	\$8,100	5	\$1,000		
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation : One 1400 Amps Main L	isconnec	t Switch				
Switchgear / Switchboard							
Molded Case Bkrs	100%	2027	\$95,500	5	\$1,000		

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

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

Asset #: 1945

Electrical	Current	Current Repair			Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Raceway								
Conduit	95%		2027	\$48,800	1			
Conduit	5%		2047	* *	1			
Panelboards								
Fused Disc Sw	10%		2026	\$7,300	5	\$100		
Molded Case Bkrs	80%		2026	\$58,400	5	\$800		
Molded Case Bkrs	10%		2043	* *	5	\$100		
Wiring								
Thermoplastic	95%		2027	\$61,700	1			
Thermoplastic	5%		2047	* *	1			
Motor Controllers								
Locally Mounted	100%		2025	\$44,300	5	\$200		
Ground								
Grounding Devices								
Generic	100% 2-4 Other Observation, Location: Water I Explanation: Cor.	Extent : Severe, Area Main	LIFE Affecte	* * d : 100%	5	\$500		
Lighting	Expirition: Con	oucu						
Interior Lighting								
Fluorescent	20%		2032	* *	10	\$6,700		
	Other Observation, Location : Throug Explanation : T-8		rea Affe	cted : 100%		. ,		
Fluorescent	75%		2022	\$59,300	10	\$25,300		
		Extent : Moderate, Ai				, ,		
	Location : Throug							
	Explanation: T-12	2 Lamps						
Incandescent	5%	<u> </u>	2022	\$19,900	2			
Egress Lighting	2,0			Ψ1>,>00				
Emergency, Battery	40%		2022	\$19,300	10	\$3,500		
Emergency, Battery	10%		2032	**	10	\$900		
Exit, LED	20%		2055	* *	1	7,30		
Exit, Service	30%		2022	\$2,900	1			
Exterior Lighting				+-,- 30	<u> </u>			
HID	100%		2022	\$135,400	10	\$100		
Alarm	/			÷ 100,.00		4130		
Fire/Smoke Detection								
rire/Sinoke Detection								
No Component	80%							

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

Heating

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

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

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

### HUMAN RESOURCES ADMINISTRATION - 096 HUNTS POINT MULTI SERVICE CENTER

Asset #: 1945

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%			2037	* *	1		
	Location	ervation, E : Boiler Ro tion : Using		Affected	: 100%			
Conversion Equipment Hot Water Boiler	Location	ervation, E : Boiler Ro tion : One I		2032 Area Affe	* * ected : 100%	1	\$18,200	
Distribution Hot Wtr Piping/Pump	100%			2035	* *	4	\$2,700	
Terminal Devices Air Handler Convector/Radiator	40% 60%			2027 2040	\$77,300 * *	1 1	\$9,100 \$7,100	
Air Conditioning Energy Source Electricity	100%			2043	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	Unit Inope		\$77,300 ent : Severe, Area A r Mechanical Roon		**	1	\$28,600	
No Component Distribution Chilled Wtr Pipe/Pump		Now xtent : Mod : Circulati	\$2,800 lerate, Area Affecte ion Pump	2037 ed : 5%	* *	4	\$1,800	
Terminal Devices Air Handler/Cool/Ht	100%			2027	\$121,800	1	\$22,700	
Heat Rejection Water Cooling Tower			\$1,600 nt : Light, Area Aff ic Make-up Water \			2	\$29,600	
Ventilation	Bocanon	. 110000000	Trance up Traiter	10110 1110				
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,400	
Exhaust Fans Interior Roof	20% 80%			2027 2027	\$7,900 \$22,800	2 2	\$200 \$900	
Plumbing H/C Water Piping Galv Iron/Steel	100%			2040	**	1	Ψ/30	
Water Heater Gas Fired	100%			2025	\$8,300	2	\$500	
HW Heat Exchanger Low Temp	100%			2037	* *	4	\$3,600	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

### HUMAN RESOURCES ADMINISTRATION - 096 HUNTS POINT MULTI SERVICE CENTER

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : 10	0%			
	Location: Floors 1-3					
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$18,500	

Page: 39

#### Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

Asset Name : JOSE GONZALEZ HOUSE

Address : 1177 HOE AVENUE @ HOME ST

Borough : BRONX Agency's Number : N/A

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$47,800	
Interior Architecture	\$47,100	
Electrical		\$71,500
Total	\$94,800	\$71,500
Importance Code A	\$47,800	
Importance Code B	\$47,100	\$71,500
Total	\$94,800	\$71,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$93,600			
Interior Architecture	\$26,400			\$700
Electrical	\$2,100	\$2,200	\$700	\$600
Mechanical	\$900	\$6,700	\$800	\$700
Total	\$122,900	\$8,900	\$1,600	\$2,000
Importance Code A	\$94,000	\$500	\$400	\$400
Importance Code B	\$14,100	\$8,400	\$1,100	\$1,600
Importance Code C	\$14,900			
Total	\$122,900	\$8,900	\$1,600	\$2,000



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

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

Asset #: 13580

rchitecture	Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls							
Masonry: Brick	60% Now Jnt Mortar Miss/Eroc Location: North Fa Spalling, Extent: Moc Location: Through Worn/Eroded, Extent Location: Through	cade And Througl derate, Area Affec out : Moderate, Area	nout ted : 15%	ó	5	\$5,400	
Masonry: Limestone	15% Now  Jnt Mortar Miss/Eroa  Location: Through		LIFE Area Affe	* * ected : 25%	5	\$1,000	
Stucco Cement	25% Now Cracking/Crumbling, Location: Through		2037 rea Affec	* * rted : 40%	5	\$2,800	
Windows							
Aluminum	95% Now Ctrwt/Balnc Not Fund Location: Through	_	2040 Area Affe	* * cted : 20%	5	\$600	
Wood	5% Now Broken/Missing Elem Location : Basemen Thermally Inefficient, Location : Basemen Split/Cracked, Extent Location : Basemen	t Extent : Moderate t : Moderate, Area	e, Area Ą	ffected : 50%	5	\$300	
Parapets							
Cast Stone/Terra Cotta	5% Now Jnt Mortar Miss/Erod Location : Coping	\$2,400 l, Extent : Modera	LIFE te, Area A	* * Affected : 50%	5	\$400	
Masonry: Brick	45% Now  Jnt Mortar Miss/Eroc  Location: Through  Spalling, Extent: Mo  Location: Through  Worn/Eroded, Extent  Location: Through	out derate, Area Affec out : Moderate, Area	ted : 40%	ó	5	\$400	
Masonry: Limestone	15% Now Jnt Mortar Miss/Erod Location : Through		LIFE te, Area A	* * Affected : 40%	5	\$200	
Metal: Cage/Fence	35% 2-4 Corrosion/Rusting, E. Location: Through Deteriorated Finish, Location: Through	out Extent : Moderate,			5	\$1,100	

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.

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

Asset #: 13580

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	10%	2-4	\$700	LIFE	* *	5	\$1,500	
	U	Crumbling, : Through	Extent : Light, Are out	a Affecte	ed : 10%			
Ceramic Tile	5%	0-2	\$300	2033	* *	5	\$200	
	U	Crumbling, : Through	Extent : Light, Are	a Affecto	ed : 10%			
Vinyl Tile	85%	Now	\$47,100	2034	* *	3	\$2,100	
·		/Impact D : Through	amage, Extent : Se out	vere, Are	ea Affected : 50%			
Interior Walls								
Ceramic Tile	10%	0-2	\$2,400	2027	\$23,800	5	\$400	
	U	Crumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 20%			
Gypsum Board	25%			LIFE	* *	5	\$1,300	
Wood	65%	4+	\$12,500	LIFE	* *	5	\$23,000	
		ed Finish, : Through	Extent : Light, Arec out	ı Affecte	d : 20%			
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	\$10,500	2029	* *	5	\$3,300	
		Trumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 20%			

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2034	* *	5	\$100	
	Other Observation, Extent:	Moderate, Area Affected	: 100%			
	Location: Basement					
	Explanation: One 200 An	ips Main Disconnect Swit	ch			
Raceway						
Conduit	100%	2034	* *	1		
Panelboards						
Fused Disc Sw	5%	2032	* *	5		
Molded Case Bkrs	95%	2032	* *	5	\$100	
Wiring						
Thermoplastic	100%	2034	* *	1		
Motor Controllers						
Locally Mounted	100%	2029	* *	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Stand-by Power						

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

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

Asset #: 13580

Electrical	Current Rep	oair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power							
Transfer Switches							
Automatic	100%		2029	* *	1	\$1,400	
Generators							
Natural Gas	100% Other Observation, Exte Location: Basement Explanation: One 5 K		2027 rea Affe	\$71,500 ected : 100%	1	\$1,700	
Batteries	2. April. 1. Cite C 11	7.07					
Lead/Acid	100% Now Other Observation, Exte Location: Generator Explanation: Battery	Room	2019 Affecte	\$1,500 d:100%	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	97% Other Observation, Exte Location : Throughout Explanation : T-12 La	The Building	2024 rea Affe	\$9,200 ected : 100%	10	\$4,000	
Incandescent	3%		2024	\$700	2		
Egress Lighting							
Emergency, Service	40%		2024	\$900	1		
Emergency, Battery	10%		2024	\$600	10	\$100	
Exit, Service	50%		2024	\$600	1		
Exterior Lighting HID	100%		2034	* *	10		
Alarm							
Security System							
No Component	50%						
Generic	50%		2029	* *	1	\$800	
Fire/Smoke Detection							
Generic	100%		2029	* *	1-3	\$2,700	

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Steam Boiler	100%	2037	* *	1	\$4,400	
	Other Observation, Extent : Ligh	nt, Area Affected : 100%	6			
	Location: Basement Boiler Ro	om				
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2034	* *	4	\$300	

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

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

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

Page: 44

Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

Asset Name : OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)

Address : 125 WEST 127TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 13,241 Project Type : HUMAN RESOURCES

Date of Survey : 07-Jul-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3,4

Block : 1912 Lot : 12 BIN : 1057904

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$41,500	\$296,500
Interior Architecture	\$36,900	
Electrical		\$40,200
Mechanical		\$212,400
Total	\$78,400	\$549,100
Importance Code A	\$41,500	\$296,500
Importance Code B		\$252,600
Importance Code C	\$36,900	
Total	\$78,400	\$549,100

Total	\$96,900	\$800	\$20,500	\$2,400
Importance Code C				\$900
Importance Code B	\$26,800	\$800	\$20,100	\$1,500
Importance Code A	\$70,100		\$400	
Total	\$96,900	\$800	\$20,500	\$2,400
Mechanical	\$5,700	\$500	\$8,600	\$500
Electrical	\$300	\$200	\$400	\$300
Interior Architecture	\$20,800		\$11,100	\$1,600
Exterior Architecture	\$70,100		\$400	
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1950

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$36,000		
Masonry: Brick	90%			LIFE	* *	5	\$82,900		
Masonry: Limestone	5%			LIFE	* *	5	\$3,500		
Windows									
Aluminum	100%	Now	\$25,500	2026	\$255,100	5	\$3,100		
		_	nents, Extent : Mod	erate, Ar	ea Affected : 5%				
			or Windows						
		nc Not Fun ı : Through	ct, Extent : Modera out	ite, Area	Affected : 50%				
	Misaligne		Extent : Moderate,	Area Afj	fected : 20%				
	Unit Inope	erable, Exte	ent : Severe, Area A	ffected :	20%				
	_	: Corrido		55					
Parapets									
Cast Stone/Terra Cotta	20%			LIFE	* *	5-10	\$19,200		
Masonry: Brick	50%			LIFE	* *	5-10	\$11,500		
Metal: Cage/Fence	15%			2032	* *	5-10	\$3,900		
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,100		
Stucco Cement	10%			2040	* *	5	\$900		
Roof									
Modified Bitumen	95%			2032	* *	10	\$7,800		
Skylight, Metal/Glass	5%			2047	* *	10	\$1,400		
terior									
Floors									
Ceramic Tile	5%			2036	* *	5	\$1,000		
Vinyl Tile	85%			2032	* *	3	\$6,300		
Vinyl Tile	10%		\$16,500	2037	* *	3	\$700		
			: Severe, Area Affe		5%				
	Location	: Custodia	ıl Closets And Cori	ridors					
Interior Walls									
Ceramic Tile	5%			2036	* *	5	\$1,800		
Gypsum Board	95%			LIFE	* *	5-10	\$57,100		
Ceilings									
AcousTileSusp.Lay-In	90%			2040	* *	5	\$17,900		
Gypsum Board	10%			LIFE	* *	5-10	\$6,800		

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

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1950

Electrical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Under 600 Volts							
Wiring							
Thermoplastic	100%		2037	* *	1		
Lighting							
Interior Lighting							
Fluorescent	98%		2027	\$28,000	10	\$11,900	
	•	Fixtures, Extent : Mod oughout The Building	erate, Ar	rea Affected : 100%	ó		
Fluorescent	2%		2027	\$600	10	\$200	
	Compact Fluores Location : Stair	cent Light, Extent : Mo case	oderate, 1	Area Affected : 100	)%		
Egress Lighting							
Emergency, Battery	50%		2027	\$8,700	10	\$1,600	
Exit, Service	50%		2027	\$1,700	1		
Exterior Lighting							
HID	20%		2027	\$9,800	10		
No Component	80%						
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2027	\$40,200	1-3	\$2,500	
	Other Observatio Location : Hall	n, Extent : Moderate, 1 ways	Area Affe	ected : 100%			
	Explanation : S Horns	trobel Lights, Manual I	Pull Stati	ions, Alarm Bells, S	Smoke De	etectors And	

Mechanical		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$4,500	2027	\$90,300	4	\$700	
	Steam Tra	ps Faulty,	Extent : Moderate,	Area Aff	ected : 30%			
	Location	: Through	out					
Terminal Devices								
Convector/Radiator	100%			2025	\$122,100	1	\$4,300	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Window/Wall Unit	30%			2020	\$8,000	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	\$1,800	
No Component	85%							

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Exhaust Fans							
Roof	15%		2027	\$1,500	2	\$100	
No Component	85%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2037	* *	1		
Water Heater							
Electric	100%		2022	\$2,000	4	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
No Component	80%						
Generic	20%		2037	* *	1-5	\$1,300	
	Other Obser	vation, Extent : Light, Area	Affected	: 20%			
	Location:	4th Floor Stairway					
	Explanatio	on: 1 Connection Only					

Page: 48

Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

Asset Name : OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)

Address : 127 WEST 127TH STREET

Borough : MANHATTAN Agency's Number : N/A

Program / Asset # : HRA0038.000 / 1962 Yr Built/Renovated : 1937 / 2009

Area Sq Ft : 132,183 Project Type : HUMAN RESOURCES

Date of Survey : 07-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1912 Lot : 12 BIN : 1057904

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$328,200	\$184,900
Interior Architecture	\$539,200	\$1,240,000
Electrical	\$60,600	\$934,100
Mechanical	\$201,500	\$1,775,500
Total	\$1,129,600	\$4,134,600
Importance Code A	\$328,200	\$184,900
Importance Code B	\$489,400	\$3,894,900
Importance Code C	\$312,000	\$54,700
Total	\$1,129,600	\$4,134,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$66,400		\$7,700	\$13,100
Interior Architecture	\$51,600		\$19,800	\$16,100
Electrical	\$5,200	\$2,500	\$4,200	\$3,200
Mechanical	\$43,500	\$39,100	\$37,600	\$37,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$170,700	\$45,500	\$73,200	\$74,100
Importance Code A	\$79,500	\$13,100	\$20,800	\$26,200
Importance Code B	\$74,300	\$32,400	\$52,500	\$47,900
Importance Code C	\$16,800			
Total	\$170,700	\$45,500	\$73,200	\$74,100



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1962

rchitecture		Current I	Repair	Futur	e Replacement	ement Maintenance		
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
Exterior Walls								
Masonry: Brick	_	Discoloring	\$66,600 Extent : Moderate rd - North Facade	LIFE , Area Ą	* * ffected : 15%	5	\$113,000	
Masonry: Granite	5%			LIFE	* *	5	\$10,600	
Masonry: Limestone	_	Discoloring	\$75,300 Extent : Moderate ive Banding	LIFE , Area Ą	* * ffected : 25%	5	\$10,600	
Stucco Cement	5%			2032	* *	5	\$17,600	
Windows								
Aluminum	80%			2043	* *	5	\$42,000	
Aluminum	15%			2043	* *	5	\$7,900	
	Location	ı : Street Fo	Extent : Light, Area acade active Metal Grilles		! : 100%			
Wood	-	-	nt : Moderate, Arec cal Penthouse	2026 a Affected	\$72,000 d:50%	5	\$26,300	
Parapets								
Masonry: Brick	83%			LIFE	* *	5-10	\$172,900	
Masonry: Limestone	10%	Now	\$31,100	LIFE	* *	5	\$3,800	
	_	_	Extent: Severe, A					
	Caulking .		Banding - North Ed d, Extent : Modera Stones		=			
Metal: Cage/Fence	5%			2040	* *	5-10	\$11,800	
Stucco Cement	2%			2040	* *	5	\$1,600	
Roof							+-,	
Asphalt Macadam	5% Water Per		\$5,000 extent : Severe, Area	2032 a Affecte	* * d : 10%	5	\$1,300	
	Location Feeds	ı : Basemer	t Tunnels Under C	ourtyara	Playground Which	h House	Main Electrical	
Built-Up (BUR)	5%			2032	* *	10	\$3,800	
Modified Bitumen	90%		\$38,600	2032	* *			
	Alligatoring, Extent : Light, Area Affected : 20%  Location : Various Locations Throughout							
	Blisters, Extent : Light, Area Affected : 20%  Location : Various Locations Throughout							
	Ponding, Extent : Moderate, Area Affected : 20% Location : At Roof Drains							
	Ridging, I	Extent : Mo	derate, Area Affect er Cant Strips	ed : 20%	Ś.			
			tent : Moderate, A	rea Affec	cted : 15%			
	_	-	Locations Through					

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.

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

Asset #: 1962

	Current F	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
5%			2026	\$123,300		\$14,800	
10%			LIFE	* *	5	\$86,600	
5%	Now	\$18,700	2030	* *	5	\$4,900	
Worn/Ero	ded, Extent	: Severe, Area Affe	ected : 15	5%			
Location	i : Shower I	Rooms 200e And 30	00e				
5%			2032	* *	5	\$14,800	
65%			2027	\$1,067,800	3	\$64,300	
10%			2042	* *	5	\$37,100	
						·	
5%	Now	\$54,600	2030	* *	5	\$10,100	
Worn/Ero	ded, Extent	: Severe, Area Affe	ected : 15	5%			
Location	: Shower l	Rooms 200e And 30	00e				
5%			LIFE	* *	5	\$30,400	
				* *	-		
8%	Now	\$61.800	LIFE	* *		1 9	
Diagonal	Cracks, Ex	. ,	ea Affect	ed : 10%			
_							
2%			LIFE	* *	10	\$1,600	
				* *		. /	
				* *			
2370			211 2			Ψ20,700	
15%			2040	* *	5	\$29,700	
				* *			
				* *			
	Total	5% 10% 5% Now Worn/Eroded, Extent Location: Shower Is 5% 65% 10%  5% Now Worn/Eroded, Extent Location: Shower Is 5% 10%  8% Now Diagonal Cracks, Ext Location: Water To 2% 45% 25%	Total (Years)	% of Total         Fail Date (Years)         Estimated Cost FY         Year FY           5%         2026         LIFE           5%         Now         \$18,700         2030           Worn/Eroded, Extent: Severe, Area Affected: 15         Location: Shower Rooms 200e And 300e           5%         2032         2032           65%         2027         2042           5%         Now         \$54,600         2030           Worn/Eroded, Extent: Severe, Area Affected: 15         Location: Shower Rooms 200e And 300e           5%         LIFE           10%         LIFE           10%         LIFE           20agonal Cracks, Extent: Moderate, Area Affected: Location: Water Tank Bulkhead         LIFE           25%         LIFE           15%         LIFE           15%         LIFE           15%         2040           25%         LIFE	% of Total         Fail Date (Years)         Estimated Cost FY         Year FY         Estimated Cost FY           5%         2026         \$123,300           10%         LIFE         **           5%         Now         \$18,700         2030         **           Worn/Eroded, Extent: Severe, Area Affected: 15%         Location: Shower Rooms 200e And 300e         **           5%         2027         \$1,067,800         10%         2042         **           5%         Now         \$54,600         2030         **         **           Worn/Eroded, Extent: Severe, Area Affected: 15%         Location: Shower Rooms 200e And 300e         LIFE         **           5%         LIFE         **         *           10%         LIFE         **           8%         Now         \$61,800         LIFE         **           Diagonal Cracks, Extent: Moderate, Area Affected: 10%         Location: Water Tank Bulkhead         LIFE         **           2%         LIFE         **           45%         LIFE         **           25%         LIFE         **           15%         LIFE         **	Now   Source   Sour	Now

lectrical	Current Repair	Future Repla	cement	Maintenance		
ystem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5	\$600	
	Other Observation, Extent : Mo	derate, Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation : Main Service Sv	vitch Rated @ 2500 Amp	eres			
Switchgear / Switchboard						
Fused Disc Sw	100%	2037	* *	5	\$600	
Raceway						
Conduit	100%	2037	* *	1		
Panelboards						
Fused Disc Sw	10%	2035	* *	5	\$300	
Molded Case Bkrs	90%	2035	* *	5	\$3,100	
Wiring						
Thermoplastic	100%	2037	* *	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1962

Electrical	Current Re	pair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date E Total (Years)	Stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Inder 600 Volts							l	
Motor Controllers								
Locally Mounted	90%		2032	* *	5	\$800		
Locally Mounted	10%		2025	\$11,200	5	\$100		
Ground				· /		<u> </u>		
Grounding Devices								
Generic	100%		LIFE	* *	5	\$3,900		
Lighting								
Interior Lighting								
Fluorescent	50%		2022	\$142,400	10	\$60,600		
	T-12 Lamps And Fixture Location : Throughou		rate, Ar	ea Affected : 100%	ó			
Fluorescent	5%	i The Building	2027	\$14,200	10	\$6,100		
	T-8 Lamps And Fixtures Location: Staircases	s, Extent : Moder				+ 0,- 0 0		
Fluorescent	43%		2027	\$122,400	10	\$52,100		
	T-12 Lamps And Fixture Location : Throughou		rate, Ar		ó			
HID	1%		2022	\$2,100	10			
Incandescent	1%		2022	\$14,300	2			
Egress Lighting								
Emergency, Battery	50%		2027	\$87,100	10	\$16,000		
Exit, Service	50%		2027	\$17,400	1			
Exterior Lighting								
HID	20%		2027	\$97,500	10	\$100		
No Component	80%							
Alarm								
Security System								
No Component	95%							
Generic	5%		2027	\$19,500	1	\$2,500		
	Other Observation, Exte Location : Courtyard,		rea Affe	cted : 100%				
	Explanation: 4- Cctv		neras Oi	alv				
Fire/Smoke Detection	Επριαπατιση : <del>τ</del> - CCtV	Sai veniance cun	icrus Of	,				
No Component	70%							
Generic, Digital	30%		2027	\$401,100	1-3	\$25,200		
Generic, Digital	Other Observation, Exte	ent : Moderate, A			1-5	Ψ23,200		
	Location : Hallways Explanation : Strobe I Detectors	Lights, Manual Pi	ull Statio	ons, Alarm Bells, H	Iorns And	d Smoke		

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

Heating

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

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

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

Asset #: 1962

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%		2037	* *	1		
	Other Observation, I Location : Basemen Explanation : Oil #	nt					
Conversion Equipment Steam Boiler	100% Other Observation, I Location : Boiler K Explanation : 4 Un	Coom	2032 Affected	**: 100%	1	\$130,900	
Distribution Steam Piping/Pump	100% Now Steam Traps Faulty, Location : Through		2037 ea Affecte	* * ed : 30%	4	\$6,500	
Terminal Devices Air Handler Convector/Radiator	20% 80% Now Corroded, Extent : M Location : Through		2027 2025 cted : 5%	\$139,200 \$975,500	1	\$16,400 \$30,700	
Air Conditioning Energy Source Electricity	100%		2035	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	15%		2027	\$65,700	1	\$9,200	
	R-22 Refrigerant, Ex Location: 4 Units						
Window/Wall Unit No Component	75% 10%		2022	\$199,000	1		
Terminal Devices Direct Expansion	15% Other Observation, I Location: Gymnas	ium And Auditoriu		\$54,100 : 100%	1		
No Component	Explanation: 4 Un	atis,					
Heat Rejection Air Condenser Unit No Component	15% 85%		2027	\$34,800	2	\$13,800	
Ventilation Distribution Ductwork/Diffusers	100% Now Corroded, Extent : M Location : Baseme		LIFE cted: 159	**	2-5	\$73,700	
Exhaust Fans Interior Roof	80% 20%		2027 2027	\$114,200 \$20,500	2 2	\$3,200 \$800	

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

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

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	* *	1		
Galv Iron/Steel	20%			2025	\$77,100	1		
HW Heat Exchanger								
Low Temp	100%			2037	* *	4	\$13,100	
			xtent : Light, Area	Affected	: 100%			
			t - Boiler Room					
	Explana	tion : 2 Uni	its					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/			2025	<b>#10.000</b>		<b>42.7</b> 00	
Rigid Piping	100%			2027	\$10,800	4	\$2,500	
Sewage Ejector(s)	1000/			2025	<b>#10.000</b>		<b>42.7</b> 00	
Electric	100%			2027	\$10,800	4	\$2,500	
Fixtures	1.000/							
Generic	100%							
Vertical Transport								
Elevators Geared Traction	1000/			LIDE	* *			
	100%	amindian E	Sutant Light Anga	LIFE				
	Location		xtent : Light, Area	Ајјестеа	: 100%			
		в-4 tion : 1 Uni	' <sub>4</sub>					
Fire Suppression	Ехріанаі	ion . 1 Oni	<u>ı</u>					
Standpipe								
No Component	25%							
Generic	75%			2037	* *	1-5	\$50,000	
Sprinkler	7.570						420,000	
No Component	90%							
Generic	10%			2027	\$150,700	1-2	\$3,700	
Fire Pump	70				+,,,,,,,		7-7.00	
Generic	100%			2036	* *	1	\$24,700	
Chemical System							* *	
Generic	100%			2025	\$25,500	1-3	\$50,600	
	Other Obs	ervation, E	xtent : Light, Area	Affected			•	
	Location	: Kitchen						
	Explana	tion : 1 Set						

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

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

Page: 54

Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

Asset Name : SOUTH JAMAICA MULTI SERVICE CTR

Address : 114-02 G.R. BREWER BLVD.

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 28,784 Project Type : HUMAN RESOURCES

Date of Survey : 08-Jul-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 12200 Lot : 52 BIN : 4264631

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$94,400	\$235,900
Interior Architecture	\$74,100	\$175,700
Electrical		\$83,000
Total	\$168,500	\$494,700
Importance Code A	\$94,400	\$235,900
Importance Code B	\$35,100	\$258,800
Importance Code C	\$39,000	
Total	\$168,500	\$494,700

Total	\$107,600	\$17,700	\$19,900	\$20,300
Importance Code C	\$2,000			\$5,100
Importance Code B	\$53,300	\$16,300	\$17,300	\$13,800
Importance Code A	\$52,300	\$1,400	\$2,600	\$1,400
Total	\$107,600	\$17,700	\$19,900	\$20,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$15,400	\$11,600	\$9,300	\$6,500
Electrical	\$2,600	\$2,200	\$3,100	\$2,200
Interior Architecture	\$34,800		\$2,400	\$7,700
Exterior Architecture	\$50,900		\$1,200	
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1942

chitecture	Current	Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls					_		
Masonry: Brick	99% Now	\$94,400	LIFE	**	5	\$32,000	
	Broken/Missing Elen Location : At Wind		erate, Ared	а Ађестеа : 5%			
	Efflorescence, Exten		rted · 20%				
	Location : All Face		cu . 2070				
	Staining/Discoloring	, Extent : Moderate	, Area Aff	ected : 15%			
	Location : West Fa	cade					
	Vegetation Growth, I	Extent : Moderate, .	Area Affec	ted : 15%			
	Location : At Grad	e - West Facade					
Pre-Cast Concrete	1%		LIFE	* *	5	\$2,100	
Windows							
Aluminum	88%		2035	* *	5	\$1,900	
	Other Observation, I Location : Street Lo	· ·	Affected:	30%			
	Explanation : Prote		,				
Glass Block	10%	ective Metat Grities	LIFE	* *	5	\$300	
Metal Louvers	2%		2030	* *	10	\$300	
Parapets	270		2030		10	Ψ300	
Concrete Masonry Unit	45% Now	\$11,700	LIFE	* *	5	\$2,600	
·	Diagonal Cracks, Ex	tent : Moderate, Ai	rea Affecte	d: 20%			
	Location : Interior	Face Of Parapet					
	Horizontal Cracks, E		Area Affeci	ted : 25%			
	Location : Interior			0.4			
	Vertical Cracks, Exte		fected : 15	%			
	Location : Interior			ماد ماد		ΦΦ 500	
Masonry: Brick	50% Now	\$14,400	LIFE	**	5	\$2,600	
	Cracking/Crumbling Location: South Ed			1:10%			
	Jnt Mortar Miss/Ero			fected · 15%			
	Location : South Fo		, , , , , , , , , , , , , , , , , , ,	, e e i e a · 1 e / v			
	Misaligned/Bulging,	Extent : Moderate,	Area Affe	cted : 5%			
	Location: South Ed	ast Corner Of Faca	de				
	Spalling, Extent: Mo		ted : 15%				
	Location : South Fo	acade					
Metal Panel	5%		2047	* *	5	\$1,000	
Roof	1000/ 37	ф <b>22</b> с02	2022	<b>#227</b> 000			
Modified Bitumen	100% Now	\$23,600	2022	\$235,900			
	Blisters, Extent : Mo Location : Various	. 55					
	Drains Inad/Misposi	9		fected : 25%			
	Location: Various			20,0			
	Ponding, Extent: Me	=					
	Location : Various	Locations Through	out				
	Seams Open/Split, E.	_		15%			
	Location : Various	Locations Through	out				

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

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

Asset #: 1942

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$9,300	
Ceramic Tile	5%			2030	* *	5	\$2,100	
Quarry Tile	10%			2032	* *	5	\$6,400	
Traffic Topping	5%			2027	\$25,600	5	\$2,600	
	Location	: Multi Pu	xtent : Light, Area rpose Room Traffic Industrial S		: 100%			
Vinyl Tile	Location Cracking/ Location Worn/Eroc	Extent : Moa : Corridor Crumbling, : Corridor ded, Extent	\$35,100 lerate, Area Affecte s Extent : Moderate s And Room Thres : Moderate, Area A Wall In Corridors	, Area Aj holds	ffected : 15%	3	\$7,900	
Vinyl Tile	25%			2032	* *	3	\$4,000	
Interior Walls								
Ceramic Tile	20%			2036	* *	5	\$10,100	
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,000	
Gypsum Board	70%			LIFE	* *	5-10	\$60,200	
Ceilings								
AcousTileSusp.Lay-In	65%			2032	* *	5	\$27,500	
Exposed Concrete	5%			LIFE	* *	5-10	\$2,600	
Gypsum Board	25%			LIFE	* *	5-10	\$36,400	
Metal Panel	5%			LIFE	* *	5	\$5,300	

lectrical	Current Repair	Future Replacement	. IV	laintenance	
rstem Component Type	% of Fail Date Estimated Co Total (Years)	year Estimated Co FY	st Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts					
Service Equipment					
Air Circuit Breaker	100%	2037 *	* 5	\$200	
	Other Observation, Extent : Modera	te, Area Affected : 100%			
	Location : Electrical Room				
	Explanation : Main Service Power	Breaker Rated @ 1600 Am	peres.		
Switchgear / Switchboard					
Molded Case Bkrs	100%	2037 *	* 5	\$800	
Raceway					
Conduit	100%	2037 *	* 1		
Panelboards					
Fused Disc Sw	2%	2035 *	* 5		
Molded Case Bkrs	98%	2035 *	* 5	\$700	
Wiring					
Thermoplastic	100%	2037 *	* 1		

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 1942

Electrical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	50%	2032	* *	5	\$100	
Locally Mounted	50%	2025	\$22,100	5	\$100 \$100	
Ground	3070	2023	Ψ22,100		Ψ100	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	
Lighting	10070				4000	
Interior Lighting						
Fluorescent	1%	2027	\$600	10	\$300	
	Compact Fluorescent Lig				,	
	Location : Mechanical	Room				
Fluorescent	99%	2027	\$60,300	10	\$25,700	
Tuorescent	T-8 Lamps And Fixtures,			10	Ψ25,700	
	Location : Throughout		35			
Egress Lighting						
Emergency, Battery	50%	2027	\$18,600	10	\$3,400	
Exit, Service	50%	2027	\$3,700	1	, - ,	
Exterior Lighting						
HID	20%	2027	\$21,200	10		
No Component	80%					
Alarm						
Security System						
No Component	50%					
Generic	50%	2035	* *	1	\$5,400	
	Other Observation, Exte	nt : Light, Area Affected	: 100%			
	Location: Hallways, C	Outside, Clinic Waiting A	Area And Some Offi	ces		
	Explanation: Cctv Sur	veillance Camera And I	ntrusion Alarm Sys	tem		
Fire/Smoke Detection						
Generic, Digital	100%	2032	* *	1-3	\$17,700	
	Other Observation, Exte		: 100%			
	Location: Throughout	_				
	-	etectors, Alarm Bells, H	orns, Manual Pull	Stations	And Strobe	
	Lights					

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

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

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

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

Asset #: 1942

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment							
Furnace	75%		2035	* *	1	\$10,500	
		servation, Extent : Light, Area	ı Affected	: 75%			
	Location	-	•.				
		ttion : 7 Roof Top Package Ur					
Hot Water Boiler	25%		2032	**	1	\$3,500	
		servation, Extent : Light, Area	ı Affected	: 25%			
		n : Boiler Room					
<del></del>	Explana	ttion : 1 Unit					
Distribution	250/		2025	* *		Φ500	
Hot Wtr Piping/Pump	25%		2035	* *	4	\$500	
No Component	75%						
Terminal Devices	250/		2022	* *	1	¢2 200	
Convector/Radiator	25% 75%		2032		1	\$2,300	
No Component	13%						
Air Conditioning							
Energy Source Electricity	100%		2035	* *	1		
Conversion Equipment	10070		2033		1		
Ext Pkg Unit -	100%		2035	* *	2	\$1,700	
Heating/Cooling	10070		2033		2	φ1,700	
Treating/Cooming	Other Ob.	servation, Extent : Moderate,	Area Affe	cted : 100%			
	Location		33				
		tion : 7 Units. R-410a					
Ventilation	•						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$25,000	
Exhaust Fans							
Roof	100%		2032	* *	2	\$900	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2037	* *	1		
Water Heater							
Gas Fired	100%		2025	\$6,400	2	\$400	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)							
Electric	100%		2032	* *	4	\$1,600	
Backflow Preventer							
Generic	100%		2027	\$2,700	1	\$1,700	
Fixtures							
Generic	100%						
Vantinal Tunnanant						_	

Vertical Transport

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

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

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Li	ght, Area Affected :	100%			
	Location: 1-2					
	Explanation : One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$14,300	
Chemical System						
Generic	100%	2025	\$25,500	1-3	\$50,600	
	Other Observation, Extent : Li	ight, Area Affected :	100%			
	Location: Kitchen					
	Explanation: 1 Set					

Page: 60

#### Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

Asset Name : TRANSITIONAL HOUSING / W.127 STREET

Address : 122-124-126-126A W. 127 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 63,750 Project Type : HUMAN RESOURCES

Date of Survey : 17-Jul-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,5,6,7

Block : 1911 Lot : 45 BIN : 1057874

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,033,300	\$139,300
Interior Architecture	\$269,200	\$259,300
Electrical		\$193,400
Mechanical		\$100,600
Total	\$1,302,500	\$692,600
Importance Code A	\$1,033,300	\$139,300
Importance Code B	\$203,300	\$516,300
Importance Code C	\$65,900	\$37,000
Total	\$1,302,500	\$692,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$60,300			
Interior Architecture	\$63,200			\$5,900
Electrical	\$4,700	\$2,100	\$2,100	\$36,200
Mechanical	\$28,700	\$8,800	\$8,000	\$15,800
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$163,900	\$17,800	\$17,100	\$64,800
Importance Code A	\$66,200	\$3,000	\$3,200	\$3,000
Importance Code B	\$50,100	\$14,800	\$13,900	\$61,800
-	\$50,100 \$47,600	\$14,800	\$13,900	\$61,800



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

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

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
zstem Component Type		Date E	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast Stone/Terra Cotta		-2	\$74,800	LIFE	* *	5	\$73,500	
			Extent : Moderat	e, Area A	Affected: 15%			
	Location: St		iaes Moderate, Area 1	Afford of	. 150/			
			vioaeraie, Area 1 cations, Street F		: 1370			
M D:1					* *		Фс1 100	
Masonry: Brick	65% No		\$360,300	LIFE	ea Affected : 10%	5	\$61,100	
			cations In Areav					
			Extent : Moderat	-				
			ides, Various Lo		ijjeeteu . 1570			
			tent : Severe, Ar		ed : 15%			
	_		22 At Anchors Fo					
Masonry: Brick	5%			LIFE	* *	5	\$4,700	
Masonry: Limestone		-2	\$111,400	LIFE	* *	5	\$7,100	
3		ıbling, E	xtent : Light, Are	a Affecte	ed : 10%		. ,	
	Location : Bi	ildings I	24, 126 - Variou	s Locati	ons			
	Jnt Mortar Mis	s/Erod, I	Extent : Moderat	e, Area A	Affected : 15%			
	Location: St	reet Face	ides, Various Lo	cations				
Stucco Cement		+	\$13,300	2031	* *	5	\$11,800	
			xtent : Moderate					
			cations, Areawa					
	_	_	xtent : Moderate	-	-			
**** 1	Location : Va	rious Lo	cations, Areawa	ys And R	ear Facade			
Windows	0 <i>5</i> 0/ N		\$245 400	2051	* *	_	\$2,000	
Aluminum		OW Extent	\$245,400 Severe, Area Af	2051		5	\$3,000	
	Location : Re			iecieu	5570			
			ets, Extent : Light	Area A	ffected · 10%			
	Location : Th			, 11, 00, 11,	jjecica i 1070			
			Extent : Modera	te, Area	Affected : 35%			
	Location : Th							
	Glazing Cloude	ed, Exten	t : Moderate, Ar	ea Affeci	ted : 40%			
	Location : Th	roughou	t					
	•		: Moderate, Are	a Affecte	ed : 30%			
	Location : Th	roughou	t					
Metal Clad	5% N	OW	\$3,200	2034	* *	5	\$1,000	
			ts, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location: Ste	airwells						

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

Asset #: 4352

System Component Type	% of Total		<b>Estimated Cost</b>	<b>V</b>	E-4'4-1 C-4	C	F. / 1.0. /	
'utorior		(Years)	Estimated Cost	FY FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	Location Cracking Location	lissing Elem n : Building Crumbling, n : All Para	\$15,800 nents, Extent : Seve 124, Cornice Miss Extent : Moderate pets Extent : Moderate, A	ing e, Area Aj	ffected : 30%	5	\$3,300	
			Throughout					
Masonry: Brick	77% Cracking Location	Now Crumbling, n : Through	\$55,200 Extent : Moderate			5	\$3,300	
	Location Vegetation Location Vertical C	n : Street Fo n Growth, I n : Building Cracks, Exte	acades Extent : Severe, Are	ea Affecte a Affecte	ed : 15%			
Pre-Cast Concrete	3%		120 Sireer Facac	LIFE	* *	5	\$800	
Stucco Cement	10% Cracking/ Location Diagonal Location Horizonta Location Location	Now Crumbling, n: Through Cracks, Ex n: Parapet n! Cracks, E n: Through	tent : Moderate, Ai Corners Extent : Severe, Are out 2, Extent : Moderat	2031 e, Area Aj rea Affecta a Affecte	* * ffected : 25%  ted : 20%  d : 20%	5	\$500	
Roof								
Modified Bitumen	Location Blisters, 1 Location Patching Location Ponding, Location Water Pen	ing, Extent: n: At Seam. Extent: Sev. n: All Build Evident, Ex n: Various Extent: Mo n: Through	ere, Area Affected . ling Roofs tent : Moderate, Ai Locations oderate, Area Affec out 'xtent : Moderate, A	: 40% rea Affec ted : 30% Area Affe	ted : 15% 6 cted : 20%	D.,;!/J:	122	
	Location	n : Top Floo	or Residences - All	Buillding	gs. 4th Floor Apt,	Building	122	
Skylight, Metal/Glass	Location Glazing B	ı/Rusting, E n : Over Bui	ked, Extent : Mode					

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.

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

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

rchitecture	Current Repair		Futu	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Floors	4.0					_	4.0	
Cast in Place Concrete	10%		¢44.400	LIFE	* *	5	\$20,500	
Ceramic Tile	_		\$44,400 Extent : Light, Ard out	2029 ea Affect		5	\$11,700	
Vinyl Tile	Location Worn/Ero	Crumbling, 1 : Through ded, Extent	\$15,600 Extent: Moderate out : Severe, Area Affi		-	3	\$3,500	
Wood	55%		\$83,000	2041	* *	5	\$48,300	
Wood	Deteriora Location Uneven S	ted Finish, 1 : Through urface, Exte	Extent : Moderate, out Residences ent : Light, Area Af out Residences	Area Af		3	Ψτ0,300	
Interior Walls								
Ceramic Tile	_		\$22,700 Extent : Light, Are out	2029 ea Affect	* * ed : 10%	5	\$8,400	
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,200	
Gypsum Board	Location	Crumbling, 1: Through	\$25,000 Extent : Light, Are out Extent : Moderate, A			5	\$37,000	
	Location	ı : Upper F	loor Residences - 6	oc And 7 <sub>f</sub>	<sup>c</sup> - Building 124, 12	26		
Plaster	Location Paint Pee	Crumbling, 1 : Bulkhea	: Moderate, Area			5	\$8,400	
Ceilings								
AcousTileSusp.Lay-In			Extent : Moderate, 126, First Floor	2031 Area Afj	* * fected : 10%	5	\$9,400	
Exposed Struc: Steel	Location	servation, E n : Through tion : Meta		LIFE Affected	* * ! : 100%			
Gypsum Board	Location	ıl Cracks, E ı : Through				5	\$96,100	
			xtent : Light, Area loor Residences - 6			<u> </u>		

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

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

<b>lectrical</b>	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment				_		
Fused Disc Sw	100%	2052	**	5	\$300	
	Recent Installation, Extent: Light, Area	Affected:	100%			
	Location: Electrical Room	4 4 66	. 1 1000/			
	Other Observation, Extent: Moderate, A	Area Affect	ted: 100%			
	Location: Electrical Room	0.4	-: D: C			
Carital area / Carital la and	Explanation: One 200 Amps, Two 100	) Amps, Mc	ain Disconnect S	witch		
Switchgear / Switchboard Molded Case Bkrs	100%	2046	* *	5	\$1,700	
Raceway	10070	2040			\$1,700	
Conduit	100%	2046	* *	1		
Panelboards	100/0	2040		1		
Fused Disc Sw	10%	2042	* *	5	\$100	
Molded Case Bkrs	90% 4+ \$3,000	2042	* *	5	\$800	
Worded Case DRIS	Other Observation, Extent : Moderate, A	_0	ted: 100%	3	φοσο	
	Location : Electrical Room	11 00 1199001	ca . 10070			
	Explanation : All Main Circuit Breake	r Protector	rs In Each Unit I	nadeaua	te To Hold The	
	Load - Need To Be Upgraded	, Troiceio	is in Buch Chili	raacquai	c 10 110ta 11tc	
Wiring						
Thermoplastic	100%	2046	* *	1		
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$400	
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	
ighting						
Interior Lighting						
Fluorescent	25%	2031	* *	10	\$14,400	
	Other Observation, Extent : Moderate, A					
	Location: Basement, Offices And 2nd	Through 7	th Floors Hallwo	ıy		
	Explanation: T-12 Lamps					
Fluorescent	5%	2031	* *	10	\$2,900	
	Other Observation, Extent : Moderate, A		ted : 100%			
	Location : Lobby And First Floor Hal	lway				
	Explanation: T-5 Lamps					
Fluorescent	5%	2034	* *	10	\$2,900	
	T-8 Lamps And Fixtures, Extent: Mode	rate, Area A	Affected: 100%			
	Location : Recreation Room					
	20%	2031	* *	10	\$11,500	
Fluorescent	2070				. , ,	
Fluorescent	Compact Fluorescent Light, Extent : Mo		ea Affected : 100	0%		
Fluorescent			ea Affected : 100	)%		

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

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

Asset #: 4352

Electrical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Service	20%		2031	* *	1		
Emergency, Battery	30%		2031	* *	10	\$4,500	
Exit, Service	50%		2031	* *	1		
	Recent Installation, Ex	tent : Light, Area A	ffected	: 50%			
	Location : Various L	ocations Throughor	ut				
Exterior Lighting							
HID	100%		2031	* *	10	\$200	
	Malfunctioning, Extent	t : Moderate, Area	Affected	d: 50%			
	Location : Rear Yard						
Alarm							
Security System							
No Component	70%						
Generic	30%		2031	* *	1	\$7,100	
	Other Observation, Ex	tent : Moderate, Ar	ea Affe	cted : 100%			
	Location: Stairs, Ba.	sement, 1st Floor					
	Explanation : High L	Def Cameras W/ Nig	ght Visi	on			
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%		2026	\$193,400	1-3	\$11,800	

<b>lechanical</b>	Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating							
Energy Source							
Electricity	3%		2036	* *	1		
•	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: Through	nout Basement					
	Explanation: 10 E	lectric Heaters - Ce	iling Mo	unted			
Natural Gas	97%		2046	* *	1		
Conversion Equipment							
Hot Water Boiler	95%		2046	* *	1	\$29,400	
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: Baseme	nt Of 126					
	Explanation: 1 Bo	iler Serves All Four	Building	gs			
Hot Water Boiler	2% 0-2	\$2,800	2046	* *	1	\$600	
	Corroded, Extent : S	evere, Area Affected	1:2%				
	Location: Court Y	ard, Deteriorated B	oiler Sta	ck			
Radiant Heater	3%		2026	\$8,100	2	\$900	
Distribution							
Hot Wtr Piping/Pump	100%		2034	* *	4	\$4,600	
Terminal Devices							
Convector/Radiator	100%		2031	* *	1	\$20,200	

Air Conditioning

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4352

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost   Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment	0.004					
Window/Wall Unit	80%	2024	\$100,600	1		
No Component	20%					
Terminal Devices	50/	2026	Φ7. 600	4		
Direct Expansion	5%	2026	\$7,600	1		
	Other Observation, Extent: Light		00%			
	Location: Offices In First Flo					
F G '	Explanation : Ceiling Mounted		Φ10.000		Ф1.000	
Fan Coil - Cooling	5%	2026	\$18,800	1	\$1,000	
	Other Observation, Extent : Lig. Location : Computer And Con		00%			
	•					
N. C.	Explanation : Overhead Moun	<i>теа</i>				
No Component	90%					
Heat Rejection	100/	2021	* *	2	¢4.400	
Air Condenser Unit	10%	2031		2	\$4,400	
	Other Observation, Extent : Lig. Location : Rear Yard	пі, Агеа Ајјестеа : 1	00%			
		15 Ton Each				
No Component	Explanation : 2 Units - About 90%	1.5 Ton Each				
No Component Ventilation	90%					
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$7,000	
No Component	80%	LILE		2-3	\$7,000	
Exhaust Fans	8070					
Roof	2% Now \$	1,000 2036	* *	2		
1001	Unit Inoperable, Extent : Moder		2%	_		
	Location : Roof 1 Of 10 Defec					
Roof	18%	2026	\$8,800	2	\$300	
No Component	80%	2020	ψο,ουυ	<u>~</u>	φ300	
Plumbing	0070					
H/C Water Piping						
Brass/Copper	5% 0-2 \$	9,100 2056	* *	1		
	Damaged, Extent : Moderate, A	*		-		
	Location : Roof, Defective Roo		Controls			
Brass/Copper	95%	2046	* *	1		
HW Heat Exchanger	20,0	20.0		-		
Low Temp	100%	2046	* *	4	\$9,300	
Sanitary Piping					77,50	
Cast Iron	100%	LIFE	* *	1		
<del></del>	Recent Repair Evident, Extent :		l : 5%	-		
	Location : Basement	5 . 33				

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Mechanical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost   Year   Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	95%	LIFE	* *	1		
	Other Observation, Extent:	Light, Area Affected : 10	00%			
	Location : Side Of The Bui	lding				
	Explanation : Roof Scuppe Building	rs To Galvanized Steel L	eader To Cast	Iron Pip	ing Intothe	
Cast Iron	5% 0-2	\$4,300 LIFE	* *	1		
	Leak Evident, Extent : Mode	rate, Area Affected : 5%				
	Location : North West Cor Building	•••		om Lead	er Into The	
Backflow Preventer						
Generic	100%	2026	\$5,900	1	\$3,800	
	Other Observation, Extent:	Moderate, Area Affectea	l : 5%			
	Location: Basement, Back	Flow Prevention Device	e			
	Explanation: Drain Is Not	Sufficient To Handle Th	ne Back Flow			
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected : 10	00%			
	Location : B-7					
	Explanation: One Unit					
Fire Suppression	•					
Standpipe						
Generic	100%	2046	* *	1-5	\$31,600	
Sprinkler					. , -	
No Component	95%					
Generic	5%	2036	* *	1-2	\$900	

Page: 68

#### Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

Asset Name : TRANSITIONAL HOUSING - HORIZONS
Address : 970 DEKALB AVENUE @ LEWIS AVE.

Borough : BROOKLYN Agency's Number : N/A

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$123,100	\$82,200
Electrical		\$342,500
Mechanical		\$38,000
Total	\$123,100	\$462,800
Importance Code A	\$123,100	\$120,200
Importance Code B		\$342,500
Total	\$123,100	\$462,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$82,000			
Interior Architecture	\$600	\$1,900	\$17,000	
Electrical	\$800	\$500	\$800	\$600
Mechanical	\$8,700	\$1,500	\$35,200	\$1,900
Total	\$92,200	\$3,900	\$53,000	\$2,500
Importance Code A	\$82,900	\$900	\$900	\$900
Importance Code B	\$9,300	\$1,500	\$52,100	\$1,700
Importance Code C		\$1,500		
Total	\$92,200	\$3,900	\$53,000	\$2,500



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

rchitecture	Current Repair	<b>Future Replacement</b>	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior					
Exterior Walls					
Masonry: Brick	88% Now \$123,100 Corrosion/Rusting, Extent: Moderate, A Location: Perimeter Fire Escapes	LIFE ** Area Affected : 10%	5	\$20,900	
	Jnt Mortar Miss/Erod, Extent: Severe, . Location: North Street Facade	Area Affected : 25%			
	Sidewalk Shed in Use, Extent : Moderat Location : North Street Facade	te, Area Affected : 25%			
	Water Penetration, Extent : Severe, Are Location : North Street Facade - At 31	rd / 4th Floor Windows			
	Worn/Eroded, Extent : Severe, Area Aff Location : North Street Facade				
Masonry: Limestone	5% Now \$12,700 Loose Units, Extent: Severe, Area Affect Location: North Facade - Window Si.		5	\$900	1
Stucco Cement	7% Now \$14,100 Cracking/Crumbling, Extent : Moderate	2030 * * * e, Area Affected : 20%	5	\$2,100	
	Location: Rear And Side Facades Horizontal Cracks, Extent: Moderate, A	Area Affected : 25%			
	Location: Rear And Side Facades Spalling, Extent: Moderate, Area Affec	ted : 25%			
	Location: Rear And Side Facades Staining/Discoloring, Extent: Moderate Location: Rear And Side Facades	e, Area Affected : 10%			
Windows					
Aluminum	90% 2-4 \$2,900 Ctrwt/Balnc Not Funct, Extent : Modera Location : Throughout	2041 ** ate, Area Affected : 15%	5	\$700	
Metal Clad	10% Now \$8,100 Thermally Inefficient, Extent : Moderate Location : Stairs		5	\$500	
	Unit Inoperable, Extent : Severe, Area A Location : Stairs	Affected : 100%			

Asset #: 4346

Architecture		Current I	Repair	Futur	e Replacement	М	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Exterior										
Parapets	<b>-</b>		44.500			_	4=00			
Cast Stone/Terra Cotta	Location Vertical C	Crumbling, 1 : Through Cracks, Exte	\$1,200 Extent : Light, Ard out Perimeter Cop ont : Moderate, Are out Perimeter Cop	ing Caps a Affecte	ed : 10%	5	\$700			
Masonry: Brick	75%	Now	\$15,800	LIFE	* *	5	\$1,400	1		
	Location Jnt Morta Location Loose Un Location Sidewalk Location Water Pen	n: North St r Miss/Eroo n: North Fo its, Extent: n: North Fo Shed Below n: North St netration, E	Severe, Area Affec acade a, Extent : Light, Ar areet Facade axtent : Moderate, A	Area Affe cted : 25% rea Affect	ected : 25% % red : 25%					
			Facing Windows		* *					
Pre-Cast Concrete Stucco Cement	Location Horizonta Location Misaligne	Now Crumbling, 1: Interior 2 21 Cracks, E 21: North Fo	\$2,500 Extent: Moderate And Exterior Face. Extent: Severe, Are acade, Bulkheads, A Extent: Severe, Ar acade	s At Rear a Affecte Exterior	· And Sides d : 35% Faces	5 5	\$200 \$400			
Roof										
Modified Bitumen	Location Blisters, I Location Patching Location Ridging, I	ng, Extent: n: At Seam. Extent: Moo n: Through Evident, Ex n: Through	derate, Area Affecto out tent : Moderate, Ai out derate, Area Affect	ed : 25% rea Affec red : 40%	ted : 25%					
Skylight, Metal/Glass	5%			2045	* *	10	\$2,500			
Interior										
Floors Cast in Place Concrete	10%			LIFE	* *	5	\$5,700			
Ceramic Tile	10% 5%			2028	**	5 5	\$5,700 \$1,300			
Quarry Tile	25%			2028	* *	<i>5</i>	\$9,700			
Vinyl Tile	10%			2025	\$21,500	3	\$1,000			
<u> </u>					\$21,300					
Wood	50%			2040		5	\$24,300			

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

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

Asset #: 4346

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	10%			2034	* *	5	\$3,100	
Concrete Masonry Unit	5%			LIFE	* *	5	\$600	
Gypsum Board	65%			LIFE	* *	5	\$12,100	
Plaster	20%			LIFE	* *	5	\$1,900	
Ceilings								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	75%			LIFE	* *	5	\$24,300	
Plaster	20%			LIFE	* *	5	\$3,200	

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2035	* *	5	\$100			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: One 600 Amps I	Main Disconnect	Switch					
Switchgear / Switchboard								
Molded Case Bkrs	100%	2035	* *	5	\$500			
Raceway								
Conduit	100%	2045	* *	1				
Panelboards								
Fused Disc Sw	10%	2033	* *	5				
Molded Case Bkrs	90%	2033	* *	5	\$400			
Wiring								
Thermoplastic	100%	2035	* *	1				
Motor Controllers								
Locally Mounted	100%	2030	* *	5	\$100			
Ground								
Grounding Devices				_				
Generic	100%	LIFE	**	5	\$300			
	Other Observation, Extent: Mod	derate, Area Affeo	cted : 100%					
	Location: Basement							
<del> </del>	Explanation: Water Main							
Lighting								
Interior Lighting	200/	2025	ФОД 200	10	Ф.4.000			
Fluorescent	30%	2025	\$83,300	10	\$4,800			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout							
	Explanation: T-12 Lamps							
Incandescent	70%	2025	\$194,300	2	\$300			
Egress Lighting								
Emergency, Service	50%	2025	\$4,200	1				
Exit, Service	50%	2025	\$2,800	1				

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

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

Asset #: 4346

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
HID	100%	2025	\$64,900	10	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2030	* *	1	\$2,000	
	Other Observation, Extent .	Moderate, Area Affected	d: 100%			
	Location : Outside And H	allways				
	Explanation: CCTV Si	rveillance System				
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2030	* *	1-3	\$3,400	

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2035	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2023	\$38,000	1	\$8,600	
		vation, Extent : Light, Area	Affected	: 100%			
	Location:	Basement					
	Explanatio	on: 3 Units					
Distribution							
Hot Wtr Piping/Pump	100%		2033	* *	4	\$900	
Terminal Devices							
Convector/Radiator	100%		2030	* *	1	\$5,600	
Air Conditioning							
Energy Source							
Electricity	100%		2033	* *	1		
Conversion Equipment							
Window/Wall Unit	70%		2020	\$24,300	1		
No Component	30%						
Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$1,900	
No Component	80%						
Exhaust Fans							
Roof	20%		2020	\$2,700	2	\$100	
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2035	* *	1		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

echanical	Current Repair		Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ımbing							
Water Heater							
Gas Fired	100%		2023	\$3,900	2	\$300	
	Other Observation, Extent	: Light, Area	Affected	: 100%			
	Location: Basement						
	Explanation: 2 Units						
Sanitary Piping							
Cast Iron	100% Now	\$700	LIFE	* *	1		
	Blockage /Clogged, Extent	: Moderate,	Area Affe	ected : 5%			
	Location: Backyard						
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100% Now	\$6,500	2020	\$6,500	4	\$1,600	
	Obsolete Equipment, Exten	t : Severe, Ai	ea Affec	ted : 100%			
	Location: Boiler Room						
Fixtures							
Generic	100%						

#### Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

Asset Name : TRANSITIONAL HOUSING - NEW HOPE

Address : 360 NEW JERSEY AVENUE BTWN: BELMONT AVE. - SUTTER AVE.

Borough : BROOKLYN Agency's Number : N/A

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$427,700	
Interior Architecture		\$62,400
Electrical		\$383,100
Mechanical		\$102,600
Total	\$427,700	\$548,100
Importance Code A	\$427,700	\$55,200
Importance Code B		\$492,900
Total	\$427,700	\$548,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$35,300			
Interior Architecture	\$53,900	\$900	\$9,900	\$9,700
Electrical	\$2,900	\$2,400	\$15,200	\$3,200
Mechanical	\$14,700	\$2,100	\$15,200	\$3,000
Total	\$106,700	\$5,500	\$40,300	\$15,900
Importance Code A	\$36,500	\$1,200	\$1,300	\$1,200
Importance Code B	\$50,100	\$4,200	\$39,000	\$14,700
Importance Code C	\$20,200			
Total	\$106,700	\$5,500	\$40,300	\$15,900



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4345

rchitecture	Current R	epair	Future	Replacement	M	aintenance	
rstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Masonry: Brick	85% Now	\$172,700	LIFE	* *	5	\$29,300	
	Cracking/Crumbling,	Extent : Moderate	, Area Aff	fected : 20%			
	Location : Street Fac	cades					
	Diagonal Cracks, Exte	ent : Moderate, Ai	ea Affecte	ed : 20%			
	Location: North And	d East Facades					
	Jnt Mortar Miss/Erod,	Extent : Moderat	e, Area A	ffected : 25%			
	Location: Window I	Lintels And Throu	ghout Stre	et Facades			
	Staining/Discoloring,	Extent : Moderate	, Area Afj	fected : 10%			
	Location : Perimeter	r Facades					
	Vegetation Growth, E.	xtent : Moderate, .	Area Affe	cted : 20%			
	Location : Perimeter	r Facades					
	Vertical Cracks, Exten	it : Moderate, Are	a Affected	l : 20%			
	Location : North And						
	Water Penetration, Ex			ted : 10%			
	Location : Baement		33				
Masonry: Limestone	5% 0-2	\$18,400	LIFE	* *	5	\$1,300	
Wasoniy. Emicstone	Cracking/Crumbling,			ed · 10%	3	Ψ1,500	
	Location : At Main I		rearijjeei	cu . 1070			
	Int Mortar Miss/Erod,		o Area A	ffected : 15%			
	Location : At Windo		_	=			
	Vegetation Growth, E.			_			
	Location : Througho		птей Аујес	.ieu . 1570			
Maral Comment of			20.45	* *	1		
Metal, Corrugated	2%	¢7,000	2045	* *	1	¢2.400	
Stucco Cement	8% Now	\$7,800	2030		5	\$3,400	
	Cracking/Crumbling,			естеа : 15%			
	Location: Interior C	=		1 250/			
	Diagonal Cracks, Exte						
	Location: Interior C						
	Staining/Discoloring,						
****	Location : Interior C	ourtyaras Ana Ke	ar Facaa	e			
Windows	000/ NT-	<b>405.300</b>	2050	* *	_	¢1 000	
Aluminum	90% Now	\$85,200	2050		5	\$1,000	
	Broken/Missing Eleme		eraie, Are	a Ajjeciea : 50%			
	Location: Througho			ACC . 1 500/			
	Ctrwt/Balnc Not Func		ite, Area A	Affectea : 50%			
	Location: Througho			. 1 1000/			
	Weather Strip Missing		Area Affe	cted : 100%			
	Location : Througho						
Wood	10% Now	\$6,300	2050	* *	5	\$1,200	
	Ctrwt/Balnc Not Func		ite, Area A	Affected : 100%			
	Location : Stairwell	Windows					

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

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

Asset #: 4345

Architecture	Curre	ent Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Parapets							
Cast Stone/Terra Cotta	8% Nov Cracking/Crumb Location : Thro	ing, Extent : Moderate	LIFE e, Area A <u>j</u>	* * fected : 10%	5	\$1,700	
Masonry: Brick	Location: Thro Diagonal Cracks Location: Nort Horizontal Crack Location: Inter Misaligned/Bulgi	ing, Extent : Moderate	rea Affect or Parape a Affected hroughou	red : 20% et Throughout d : 30% t	5	\$2,200	1
Pre-Cast Concrete	3% Nov Horizontal Crack Location: Und Jnt Mortar Miss/ Location: Thro	\$300 s, Extent : Moderate, A erside Of Coping Thro Erod, Extent : Modera ughout th, Extent : Moderate,	ughout te, Area A	Affected : 10%	5	\$500	
Stucco Cement	Location : Thro Diagonal Cracks Location : Thro	ing, Extent : Moderate ughout Extent : Moderate, A ughout s, Extent : Severe, Are	rea Affect	ed : 40%	5	\$200	
Roof Modified Bitumen	Location: Thro Blisters, Extent: Location: Thro Seams Open/Spli Location: Thro Water Penetratio	ent : Moderate, Area A ughout Severe, Area Affected ughout Roof Surface , Extent : Severe, Area	: 40% a Affected Area Affe	: 20% cted : 35%	s		1
Skylight, Metal/Glass	5%		2045	* *	10	\$3,700	
terior	5 /0		2073		10	Ψ5,700	

Interior

Asset #: 4345

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors								
Carpet	2%			2021	\$9,400	3	\$1,500	
Cast in Place Concrete	5%			LIFE	* *	5	\$4,100	
Ceramic Tile	5%			2028	* *	5	\$1,900	
Quarry Tile	25%			2030	* *	5	\$14,100	
Vinyl Tile	20%			2025	\$62,400	3	\$2,800	
Wood	43%		\$26,000	2040	**	5	\$15,200	
			Extent : Moderate,	Area Afj	fected : 30%			
	Location	n : Various	Apartments					
Interior Walls	4.0					_	<b></b>	
Ceramic Tile	10%		<b></b>	2028	**	5	\$4,500	
Concrete Masonry Unit	5%		\$2,400	LIFE	**	5	\$900	
	_	Crumbling, n : Through	Extent : Light, Are	ea Affect	ed : 10%			
Gypsum Board	45%		\$1,600	LIFE	* *	5	\$12,100	
			Extent : Moderate, A ms And Window So					
Masonry: Brick	10%		\$8,600	LIFE	* *			
		Crumbling, n : Basemer	Extent : Moderate nt Walls	, Area A	ffected : 20%			
Plaster	30%	Now	\$5,300	LIFE	* *	5	\$4,000	
		Crumbling, n : Bulkhea	Extent : Moderate ds	, Area A	ffected : 5%			
	Water Per	netration. E	Extent : Severe, Are	a Affecte	d: 5%			
		n : Bulkhead						
Ceilings								
AcousTileSusp.Lay-In	15%			2030	* *	5	\$5,600	
Exposed Concrete	5%			LIFE	* *	5	\$300	
Gypsum Board	60%		\$4,500	LIFE	* *	5	\$28,200	
			Extent : Moderate, A ms And Window So					
Plaster	20%		\$1.900	LIFE	**	5	\$4,700	
1 105001	Cracking		Extent : Moderate		ffected : 5%	3	ψ <del>1</del> ,700	
			Extent : Moderate, A	Area Affe	cted : 10%			
		n : Bulkhead		11,76				

Electrical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2045 **	5	\$100	
	Other Observation, Extent: Moderate	, Area Affected : 100%			
	Location: Electrical Room				
	Explanation: Main Service Switch	Rated @ 600 Amperes			

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

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

Asset #: 4345

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Switchgear / Switchboard						
Fused Disc Sw	100%	2045	* *	5	\$100	
Raceway						
Conduit	100%	2045	* *	1		
Panelboards	<b>#</b> 0.4	20.44	de de	_		
Fused Disc Sw	5%	2041	* *	5	Φ.000	
Molded Case Bkrs	95%	2041	* *	5	\$600	
Wiring	1000/	20.45	* *	1		
Thermoplastic	100%	2045	* *	1		
Motor Controllers	1000/	2020	* *	_	¢200	
Locally Mounted	100%	2030	-11-	5	\$200	
Grounding Daviese						
Grounding Devices Generic	100%	LIFE	* *	5	\$400	
Generic	Other Observation, Extent			3	<b>Φ400</b>	
	Location: Basement	. Moderdie, Ared Ajjet	. 10070			
	Explanation: Water Man	in				
Lighting	Explanation : Water Mai					
Interior Lighting						
Fluorescent	95%	2025	\$383,100	10	\$21,900	
	Other Observation, Extent Location : Throughout T Explanation : T-8 Lamps	he Building	cted: 100%			
Fluorescent	2%	2030	* *	10	\$500	
Tractescent	Other Observation, Extent Location : Basement Explanation : Compact 1	: Moderate, Area Affec		10	φοσσ	
Incandescent	3%	2020	\$12,100	2		
Egress Lighting	J /U	2020	Ψ12,100			
Emergency, Service	50%	2030	* *	1		
Exit, Service	50%	2030	* *	1		
Exterior Lighting	20,0	2000				
HID	100%	2030	* *	10	\$100	
Alarm	<del>-</del>				+0	
Security System						
Generic	100%	2030	* *	1	\$9,600	
	Other Observation, Extent Location : Hallways And		cted : 100%			
	Explanation : Internet P	rotocol Digital Video S	urveillance Systen	ı		
Fire/Smoke Detection						
Generic, Analog	100% Other Observation, Extent Location: Throughout T	he Building		1-3	\$16,200	
	Explanation : Smoke Det	tector, Manual Pull Sta	tion And Strobe L	ights		

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4345

Mechanical	Current I	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source	1000/		2025	* *	1		
Natural Gas	100%		2035	* *	1		
Conversion Equipment Hot Water Boiler	100%		2023	\$55,200	1	\$12,400	
Hot water Boner	Other Observation, E	Extent : Light Area			1	\$12,400	
	Location : Basemer	_	rijjecieu .	10070			
	Explanation: 3 Mu						
Distribution	<sub>F</sub>						
Hot Wtr Piping/Pump	100% Now	\$2,500	2033	* *	4	\$1,200	
1 0 1	Leak Evident, Extent	: Severe, Area Affe	cted : 5%				
	Location: Next To	Boiler					
Terminal Devices							
Convector/Radiator	100%		2030	* *	1	\$8,100	
Air Conditioning							
Energy Source	4.00						
Electricity	100%		2033	* *	1		
Conversion Equipment	1.50/		2022	¢47.400	2	¢200	
Interior Pkg Unit -	15%		2023	\$47,400	2	\$200	
Cooling	Other Observation, E	Extent : Light Area	Affected .	15%			
	Location : 1st Floor	_	rijjecieu .	1370			
	Explanation: 4 Un						
Window/Wall Unit	25%		2020	\$12,600	1		
No Component	60%		2020	Ψ12,000	1		
Ventilation	0070						
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$2,800	
No Component	80%						
Exhaust Fans							
Roof	20% Now	\$200	2025	\$3,900	2	\$100	
	Not in Service, Exten	t : Severe, Area Aff	fected : 10	%			
	Location: Roof						
No Component	80%						
Plumbing							
H/C Water Piping	1000/ 0.5	<b>*</b>	2027				
Brass/Copper	100% 0-2	\$1,500	2035	* *	1		
	Corroded, Extent: Se		a:10%				
Western	Location : Water M	ain, basement					
Water Heater Gas Fired	100%		2024	\$5,700	2	\$400	
Gas Filed	100% Recent Installation, I	Extent · Liabt Area			2	\$400	
	Location : Basemen		лујестви.	100/0			
Sanitary Piping	Zecanon : Dasemen						
Cast Iron	100% Now	\$1,100	LIFE	* *	1		
Cust 11011	Blockage /Clogged, I			ted : 10%	*		
	Location : Boiler R		33				

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

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

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2018	\$6,500	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2025	\$10,800	4	\$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	* *	1-2	\$300	

#### Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

Asset Name : TRANSITIONAL HOUSING-HELP HAVEN

Address : 11 & 13 WEST 137TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 18,576 Project Type : HUMAN RESOURCES

Date of Survey : 17-Jul-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,6

Block : 1735 Lot : 28 BIN : 1053913

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$188,600	
Interior Architecture	\$35,200	\$45,400
Electrical		\$190,500
Total	\$223,800	\$235,800
Importance Code A	\$188,600	
Importance Code B	\$35,200	\$235,800
Total	\$223,800	\$235,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$58,300	\$1,400		\$300
Interior Architecture	\$28,900	\$6,800	\$700	\$2,700
Electrical	\$9,900	\$700	\$600	\$8,600
Mechanical	\$2,900	\$1,700	\$2,000	\$5,800
Total	\$100,000	\$10,500	\$3,200	\$17,500
Importance Code A	\$60,000	\$2,300	\$900	\$1,300
Importance Code B	\$36,700	\$6,600	\$2,300	\$16,200
Importance Code C	\$3,300	\$1,600		
Total	\$100,000	\$10,500	\$3,200	\$17,500



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Architecture	Current Repair Future Replacement				M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	100/ 0.2	¢21 200	LIEE	* *	~	<b>#21</b> 000	
Cast Stone/Terra Cotta	10% 0-2 Cracking/Crumbling, Location : Through	_	LIFE ea Affecte		5	\$21,000	
Masonry: Brick	80% Now Cracking/Crumbling, Location: Through Jnt Mortar Miss/Eroc Location: Through	out d, Extent : Light, A			5	\$21,500	
Stucco Cement	10% Now Cracking/Crumbling, Location: Through Staining/Discoloring, Location: Window	out , Extent : Moderate	, Area Aj	fected : 25%	5	\$3,400	
Windows							
Aluminum	90%		2034	* *	5	\$1,600	
Metal Clad	10%		2034	* *	5	\$1,100	
Parapets							
Cast Stone/Terra Cotta	10% 0-2 Miss/Damaged Copin Location: Flashing Open Joints, Extent: Location: Coping	Under Coping Ine	ffective		5	\$1,100	
Masonry: Brick	75% Now Cracking/Crumbling, Location: Through Diagonal Cracks, Ex Location: Corners	out tent : Moderate, Ar Of Parapets	ea Affect	ed : 25%	5	\$1,100	
	Horizontal Cracks, E Location: Through Jnt Mortar Miss/Erod Location: Through Spalling, Extent: Mo Location: Interior	out d, Extent : Moderai out derate, Area Affeci	e, Area A	ffected : 20%			
Metal: Cage/Fence Stucco Cement	5% 10% Now Diagonal Cracks, Ex Location: Both Sid Horizontal Cracks, E Location: Both Sid Loose/Delam Surface	es Of Parapet Wali Extent : Moderate, A es Of Parapet Wali	Area Affe	cted : 30%	5-10 5	\$500 \$200	

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

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

Asset #: 4349

Architecture	Current R	epair	Future	Replacement	M	aintenance	
System Component	% of Fail Date	<b>Estimated Cost</b>		<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Туре	Total (Years)		FY		(Yrs)		
Exterior							
Roof							
Modified Bitumen	95% Now	\$62,000	2036	* *			1
	Alligatoring, Extent:		d: 10%				
	Location: Througho						
	Blisters, Extent: Mode		d: 25%				
	Location: Both Roo						
	Broken/Missing Eleme		e, Area A	Affected: 30%			
	Location: Througho		1 14	Tanta 1 . 200/			
	Miss/Damaged Flashi Location : Througho	-	, Area A <u>J</u>	јестеа : 20%			
	Seams Open/Split, Ext		Affected	. 20%			
	Location: Througho		пуссиси	. 2070			
	Water Penetration, Ex		rea Affec	ted : 15%			
	Location : Residence		33				
Skylight, Metal/Glass	5%		2036	* *	10	\$1,900	
Interior						. ,	
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$6,000	
Ceramic Tile	5%		2035	* *	5	\$1,400	
Quarry Tile	25%	*10.100	2039	**	5	\$10,200	
Vinyl Tile	20% 0-2	\$18,100	2026	\$45,400	3	\$2,000	
	Worn/Eroded, Extent . Location: Kitchens .			40%			
XX 1				* *		Φ10. <b>2</b> 00	
Wood	40% Now Broken/Missing Eleme	\$35,200	2041		5	\$10,200	
	Location: Througho		ruie, Are	eu Ajjecieu . 2070			
	Deteriorated Finish, E		Area Affa	ected : 40%			
	Location : Residence		17 000 1 199 0				
Interior Walls							
Ceramic Tile	10%		2029	* *	5	\$3,300	
Concrete Masonry Unit	15%		LIFE	* *	5	\$2,000	
Gypsum Board	50% Now	\$3,300	LIFE	* *	5	\$9,800	
	Water Penetration, Ex		rea Affec	eted : 10%			
	Location : Residence	es 6t, 5u					
Plaster	25%		LIFE	* *	5	\$2,400	
Ceilings							
AcousTileSusp.Lay-In	15%		2031	* *	5	\$4,100	
Exposed Struc: Steel	5%	ф <b>т.</b> 400	LIFE	* *	~	Φ10.000	
Gypsum Board	55% Now	\$7,400	LIFE	**	5	\$18,800	
	Water Penetration, Ex Location: Residence		геи Ајјес	nea : 10%			
Dlagter		oi, ou	LIDE	* *		¢4.200	
Plaster	25%		LIFE	4. 4.	5	\$4,300	

Electrical	C	urrent F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4349

Electrical		Current Repair Future Replacement Maintenance				aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•							
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	\$100	
			xtent : Moderate, A	Area Affe	cted : 100%			
		ı : Electrica						
	Explana	tion : One (	600 Amps, One 200	Amps A	nd One 100 Amps l	Main Dis	connect Switch	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5		
Molded Case Bkrs	90%			2042	* *	5	\$400	
Wiring	400			2011		_		
Thermoplastic	100%			2046	* *	1		
Motor Controllers	1000/			2020	de de	_	<b>4400</b>	
Locally Mounted	100%			2039	* *	5	\$100	
Ground								
Grounding Devices	1.000/	0.2	ΦΩ 200	LIEE	* *	~	Ф200	
Generic	100%	0-2	\$9,300	LIFE		5	\$300	
		servanon, E 1 : Basemen	xtent : Moderate, A	Area Affe	ctea : 100%			
Lighting	Ехріапа	tion : Corro	aea					
Lighting Interior Lighting								
Fluorescent	25%			2031	* *	10	\$4,200	
Puorescent		sarvation F	xtent : Moderate, A			10	\$4,200	
					mfort Room And C	Offices		
		tion : T-12		ioom, co	mjori Room ima c	Jjices		
Fluorescent	$\frac{2\lambda ptana}{10\%}$	11011. 1-12.	штрз	2031	* *	10	¢1.700	
Fluorescent		amuation E	xtent : Moderate, A			10	\$1,700	
			. Moderdie, 1 - First Through Si					
		t . Hatways tion : T-5 L	_	xiii 1 1001	, s			
Incombaccont		11011 . 1-3 L	ширз	2026	¢100.500		\$200	
Incandescent	65%			2026	\$190,500	2	\$300	
Egress Lighting	<b>50</b> 0/			2021	* *	10	ф <b>о 2</b> 00	
Emergency, Battery	50%			2031	* *	10	\$2,200	
Exit, Service	50%			2031	* *	1		
Exterior Lighting	<b>50</b> 00			2026	<b>#24.202</b>	10		
HID	50%			2026	\$34,300 * *	10		
LED	50%			2034	~ *			
Alarm								
Security System	700/							
No Component	70%			2024	* *	1	ф <u>о</u> 100	
Generic	30%			2034	~ *	1	\$2,100	
Fire/Smoke Detection	700/							
No Component	70%			2024	* *	1.2	<b>#2.400</b>	
Generic, Analog	30%			2034	· · ·	1-3	\$3,400	

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4349

Mechanical	Current Repair	Future I	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E	Stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source	1000/	2046	* *	1		
Natural Gas	100%	2046	* *	1		
Conversion Equipment Hot Water Boiler	2% 0-2 Damaged, Extent : Light, A	\$800 2046 rea Affected : 100%	* *	1	\$200	
	Location: Roof, Missing	Boiler Stack Rain Cap, I	Moderate Corros	sion On I	Boiler Stack	
Hot Water Boiler	98% Other Observation, Extent: Location: Boiler Room Explanation: 1 Gas Fired	-		1	\$8,800	
Distribution	•					
Hot Wtr Piping/Pump	100%	2034	* *	4	\$1,400	
Terminal Devices						
Convector/Radiator	90%	2031	* *	1	\$5,300	
Fan Coil Unit/Heat	10%	2026	\$26,700	1	\$600	
Air Conditioning			•			
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment						
Window/Wall Unit	80%	2025	\$29,300	1		
	Recent Installation, Extent	Light, Area Affected :	100%			
	Location: Throughout					
No Component	20%					
Ventilation						
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$2,000	
No Component	80%					
Exhaust Fans						
Roof	20%	2026	\$2,800	2	\$100	
Wall Unit	10%	2026	\$2,700	2	\$100	
No Component	70%					
lumbing						
H/C Water Piping						
Brass/Copper	100%	2036	* *	1		
Water Heater						
Gas Fired	100%	2021	\$4,100	2	\$300	
Sanitary Piping			•			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : Location : Side Of Buildin	Light, Area Affected:	100%			
	Explanation: Roof Scuppe Building.	_	Leader To Cast	Iron Pip	ing Into The	
Backflow Preventer				_		
Generic	100%	2026	\$1,700	1	\$1,100	

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

## HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING-HELP HAVEN

Mechanical	Curr	ent Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Pate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2036	* *	1-2	\$300	

#### Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

Asset Name : TRANSITIONAL HOUSING-NEW DAY ONE

Address : 1275 WESTCHESTER AVENUE BTWN: LONGFELLOW AVE. - HOME ST.

Borough : BRONX Agency's Number : N/A

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$502,000	\$68,300
Interior Architecture	\$35,800	\$271,000
Electrical	\$582,900	\$1,242,700
Mechanical	\$79,600	\$44,000
Total	\$1,200,300	\$1,626,000
Importance Code A	\$502,000	\$68,300
Importance Code B	\$698,200	\$1,512,700
Importance Code C		\$45,000
Total	\$1,200,300	\$1,626,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$124,600			
Interior Architecture	\$58,300	\$4,100	\$12,700	
Electrical	\$4,600	\$3,900	\$5,700	\$3,900
Mechanical	\$7,500	\$9,200	\$11,800	\$8,600
Total	\$195,000	\$17,200	\$30,300	\$12,500
Importance Code A	\$130,200	\$5,600	\$5,700	\$5,600
Importance Code B	\$49,600	\$9,100	\$24,500	\$6,900
Importance Code C	\$15,200	\$2,500		
Total	\$195,000	\$17,200	\$30,300	\$12,500



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4347

rchitecture	Current Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date E Total (Years)	Sstimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls							
Masonry: Brick	82% Now Diagonal Cracks, Exten Location: Main Entra Int Mortar Miss/Erod, I Location: South Stree Caulking Deteriorated, Location: Vertical Jo	ince, Bulkheads, Extent : Moderai et Facade Extent : Modera	South Fo te, Area A ute, Area A	icade ffected : 10%	5	\$68,300	
	Spalling, Extent: Sever Location: East And S Vertical Cracks, Extent Location: South Stree	e, Area Affected outh Facades : Moderate, Are	: 20%	d : 15%			
				de de		<b>**</b> 100	
Masonry: Fieldstone	5% Now Diagonal Cracks, Exten Location : At Rear Ya			* * ed : 5%	5	\$3,100	
Pre-Cast Concrete	5% Now Broken/Missing Elemen Location : Decorative Jnt Mortar Miss/Erod, I Location : Window Sid	Banding At Stre Extent : Severe, A	et Facad Area Affe	e	5	\$13,500	1
Stucco Cement	8% Now Cracking/Crumbling, E. Location : East, West,		2030 e, Area Af	* * fected : 20%	5	\$8,300	
	Diagonal Cracks, Exten Location: East, West, Horizontal Cracks, Exte Location: East, West, Loose/Delam Surface, E Location: East Facad Staining/Discoloring, E Location: East, West,	North Facades . ent : Moderate, A North Facades Extent : Severe, A le xtent : Moderate	And Base Area Affeo Area Affeo	ment Window Sill: cted : 25% cted : 15%	s Rear Yo	urd	
Windows							
Aluminum	95% Now Air Infiltration, Extent: Location: North And Ctrwt/Balnc Not Funct, Location: North And	East Facade Wii Extent : Moderc	ndows ate, Area		5	\$2,700	
Metal Clad	5% Now Corrosion/Rusting, Exte Location: East And W Ctrwt/Balnc Not Funct,	Vest Stairwells			5	\$900	
	Location : East And W Deteriorated Finish, Ex Location : East And W	tent : Moderate, Vest Stairwells					
	Thermally Inefficient, E Location : East And W		e, Area A <u>j</u>	fected : 100%			

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

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

Architecture	Current Repair Future Replacement			Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost   Year   Estimated   FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior		•	•			
Parapets				_		
Cast Stone/Terra Cotta	4% Now \$ Horizontal Cracks, Extent: Moderation: Coping Jnt Mortar Miss/Erod, Extent: Location: Coping Vertical Cracks, Extent: Moderation: Coping	Moderate, Area Affected : 259	**	5	\$1,400	
Masonry: Brick	70% Now \$5 Diagonal Cracks, Extent: Mode Location: Interior And Exteri Horizontal Cracks, Extent: Mode Location: Interior And Exteri Jnt Mortar Miss/Erod, Extent: Location: South Street Facad Spalling, Extent: Severe, Area Location: Exterior Perimeter Water Penetration, Extent: Sev Location: South Street Facad	or Permeter Facades derate, Area Affected : 25% or Permeter Facades Severe, Area Affected : 25% de Affected : 35% Facades ere, Area Affected : 25%	* *	5	\$3,100	1
Metal: Cage/Fence	15% 0-2 \$1 Corrosion/Rusting, Extent: Sev Location: Throughout Staining/Discoloring, Extent: S Location: Throughout	-	* *	5	\$2,100	1
Pre-Cast Concrete	3% Now Horizontal Cracks, Extent: Sev Location: South Coping Jnt Mortar Miss/Erod, Extent: Location: South Coping Vegetation Growth, Extent: Mo Location: South Coping Water Penetration, Extent: Sev Location: South Coping	Moderate, Area Affected : 259 derate, Area Affected : 50%	**	5	\$800	1
Stucco Cement	8% Now \$ Diagonal Cracks, Extent: Seven Location: Interior And Exterior Horizontal Cracks, Extent: Seven Location: Interior And Exterior Loose/Delam Surface, Extent: Seven Location: Exterior East And Exterior East And Exterior Extent: Seven Location: Interior South Face	or Permeter Facades ere, Area Affected : 50% or Permeter Facades Severe, Area Affected : 30% North Facades ere, Area Affected : 30%	**	5	\$500	

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

Asset #: 4347

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Roof								
Modified Bitumen	95%	Now	\$192,300	2035	* *			1
			ere, Area Affected .					
		ı : Through						
	Patching .	Evident, Ex	tent : Moderate, Ai	rea Affec	ted : 25%			
	Location	ı : Through	out					
	_	_	tent : Moderate, A	rea Affec	ted : 50%			
	Location	ı : Through	out					
			xtent : Severe, Are		d : 50%			
	Location	ı: Over A,	B, D, G And H Apa	ırtments				
Skylight, Metal/Glass	5%	Now	\$25,700	2035	* *			
		U	ings, Extent : Mod					
			st And West Stair E					
			xtent : Moderate, A	Area Affe	cted : 15%			
	Location	ı : Over Eas	st Stair Bukhead					
nterior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$18,500	
Ceramic Tile	10%			2028	* *	5	\$8,500	
Quarry Tile	20%			2030	* *	5	\$25,400	
Vinyl Tile	15%			2025	\$105,600	3	\$4,800	
Wood	45%			2040	* *	5	\$71,500	
Interior Walls							. ,	
Ceramic Tile	5%			2034	* *	5	\$5,100	
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,100	
Glass: Single Pane	1%			LIFE	* *	5	\$800	
Gypsum Board	74%	Now	\$15,200	LIFE	* *	5	\$45,000	
			xtent : Severe, Are					
			oor Windows On S					
			: Moderate, Area	Affected	: 10%			
		ı : Through	out					
Plaster	10%			LIFE	* *	5	\$3,000	
Ceilings	405.				also str	_	<b>4.3</b> 00	
Exposed Concrete	10%	NT	ф22 <b>5</b> 00	LIFE	* *	5	\$1,300	
Gypsum Board	80%		\$33,500	LIFE		5	\$84,700	
			xtent : Moderate, A r - A, B, D, G And					
Plaster	10%	Now	\$5,400	LIFE	* *	5	\$5,300	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecto	ed : 10%			
	Location	ı : Bulkhead	ds					
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	ı : Bulkhead	ds -					

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

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4347

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment	400-1			_	4.00	
Fused Disc Sw	100%	2035	**	5	\$200	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affe	ctea : 100%			
	Explanation : Main Service Switch Ro	ated @ 400	O Amperes			
Switchgear / Switchboard	2p.tan.anco Dian. Sci vice Sviten in		s imperes			
Fused Disc Sw	50%	2035	* *	5	\$100	
Molded Case Bkrs	50%	2035	* *	5	\$800	
Raceway						
Conduit	100%	2035	* *	1		
Panelboards						
Molded Case Bkrs	100%	2033	* *	5	\$1,500	
Wiring						
Thermoplastic	100%	2035	* *	1		
Motor Controllers	1000	2020	de de	_	<b>4.00</b>	
Locally Mounted	100%	2030	* *	5	\$400	
round						
Grounding Devices Generic	100%	LIFE	* *	5	\$800	
Generic	Other Observation, Extent: Moderate,			3	\$600	
	Location: Basement	717eu 71jje	леи : 10070			
	Explanation : Water Main					
ighting						
Interior Lighting						
Fluorescent	98%	2025	\$890,900	10	\$50,900	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Incandescent	2%	2025	\$18,200	2		
Egress Lighting						
Emergency, Battery	50%	2025	\$37,300	10	\$6,800	
Exit, Service	50%	2025	\$9,200	1		
Exterior Lighting						
HID	100%	2025	\$212,600	10	\$200	
Alarm						
Security System	700/					
No Component	70%	2025	¢51 100	1	¢c 500	
Generic	30%	2025	\$51,100	1	\$6,500	
	Other Observation, Extent : Moderate, Location : Outside And Hallways	Агеа Ајјес	ctea : 100%			
	Explanation: C C T V Surveillance S	Suctam				
Fire/Smoke Detection	Explanation . C C 1 v Surveillance .	умет				
Generic, Analog	100%	2020	\$582,900	1-3	\$35,500	
Generic, maiog	Other Observation, Extent: Moderate,			1 3	Ψ55,500	
	Location: Hallways	2,,, 00				
	Explanation: Smoke Detectors, Strob	e Lights A	nd Manual Pull S	tations		

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

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

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Natural Gas	100%		2035	* *	1		
Conversion Equipment Steam Boiler	100%		2030	**	1	\$56,100	
	Other Observation, E Location: Basemen	nt					
Di e il ei	Explanation: 1 Na	tural Gas Burning S	Steam Bo	piler			
Distribution Steam Piping/Pump	100%		2035	* *	4	\$4,200	
Terminal Devices	1000/		2020	ale ale		Ф10.200	
Convector/Radiator	100%		2030	* *	1	\$18,300	
Air Conditioning Energy Source	1000		2022	alo etc	1		
Electricity	100%		2033	* *	1		
Conversion Equipment Window/Wall Unit	70%		2020	\$79,600	1		
No Component	30%		2020	\$79,000	1		
Ventilation	3070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$31,600	
Exhaust Fans							
Roof	100%  Malfunctioning, Exte  Location: Roof, 1 (				2	\$1,700	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2035	* *	1		
Sanitary Piping	1000:				,		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIDD	* *	1		
Cast Iron Sump Pump(s)	100%		LIFE	25. 45	1		
Rigid Piping	100%		2025	\$10,800	4	\$1,600	
Fixtures	1000/						
Generic Suppression	100%						
Fire Suppression Sprinkler							
No Component	98%						
Generic	2%		2035	* *	1-2	\$300	

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

#### Print Date: 16-Sep-2016 HUMAN RESOURCES ADMINISTRATION - FY 2017

Asset Name : TRANSITIONAL HOUSING-NEW DAY TWO

Address : 1138 LONGFELLOW AVENUE BTWN: WESTCHESTER AV. - HOME ST.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 27,720 Project Type : HUMAN RESOURCES

Date of Survey : 28-May-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5

Block : 2758 Lot : 6 BIN : 2006302

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$366,000	
Interior Architecture		\$77,200
Electrical		\$242,400
Mechanical		\$49,200
Total	\$366,000	\$368,800
Importance Code A	\$366,000	
Importance Code B		\$368,800
Total	\$366,000	\$368,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$71,900			
Interior Architecture	\$84,900	\$6,100	\$2,500	\$300
Electrical	\$1,100	\$1,500	\$1,300	\$1,500
Mechanical	\$7,100	\$3,600	\$6,500	\$3,600
Total	\$165,000	\$11,200	\$10,400	\$5,300
Importance Code A	\$74,600	\$2,700	\$2,700	\$2,800
Importance Code B	\$59,800	\$8,500	\$7,700	\$2,500
Importance Code C	\$30,600			
Total	\$165,000	\$11.200	\$10,400	\$5,300



 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4348

Architecture	Current Repair	Future Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior					
Exterior Walls	2504	T TTTT	_	Φο <b>π</b> οο	
Masonry: Brick Masonry: Fieldstone	25% 12%	LIFE **	5 5	\$9,700 \$3,500	
Slate Panels	3% Now \$59,700	LIFE **	5	\$900	
State 1 affers	Broken/Missing Elements, Extent: Seve		J	Ψ	
	Location: Window Sills				
	Cracking/Crumbling, Extent: Severe, A Location: Window Sills	Area Affected : 75%			
Stucco Cement	60% Now \$198,400	2031 **	5	\$29,200	
	Cracking/Crumbling, Extent: Moderat	e, Area Affected : 40%			
	Location : Throughout				
Windows Aluminum	95% Now \$20,300	2042 **	5	¢1 200	
Aluminum	95% Now \$20,300 Ctrwt/Balnc Not Funct, Extent : Moder	2072	5	\$1,200	
	Location: Throughout	are, mea nyjeciea . 2070			
	Water Penetration, Extent: Moderate,	Area Affected : 10%			
	Location: Throughout				
Metal Clad	5% Now \$6,600	2051 **	5	\$400	
	Deteriorated Finish, Extent : Moderate	, Area Affected : 50%			
	Location: Stair(s)				
	Thermally Inefficient, Extent: Moderat Location: Stair(s)	e, Area Affected : 100%			
	Water Penetration, Extent: Moderate,	Area Affected · 10%			
	Location: Stair(s)	inearyjeetea . 1070			
Parapets	· ·				
Cast Stone/Terra Cotta	3% Now \$900	LIFE **	5	\$600	
	Cracking/Crumbling, Extent: Moderat	e, Area Affected : 10%			
	Location: Coping	4 ACC 4 1 500/			
	Jnt Mortar Miss/Erod, Extent: Modera Location: Coping	ite, Area Affectea : 50%			
Masonry: Brick	20% Now \$5,500	LIFE **	5	\$500	
Wasoniy. Brick	Spalling, Extent: Moderate, Area Affect	LIIIL	3	\$300	
	Location : South Facade				
	Worn/Eroded, Extent : Moderate, Area	Affected: 10%			
	Location: South Facade				
Masonry: Limestone	2%	LIFE **	5	\$100	
Metal: Cage/Fence	20% Now \$2,900	2031 **	5	\$1,600	
	Corrosion/Rusting, Extent: Moderate,	Area Affected : 10%			
	Location: Throughout	a Amag Affact - 1 : 250/			
	Staining/Discoloring, Extent : Moderat Location : Throughout	е, Агеи Аугестеа : 25%			
Stucco Cement	55% Now \$6,800	2031 **	5	\$1,700	
	Cracking/Crumbling, Extent: Moderat	e, Area Affected : 20%			
	Location : Throughout				

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Roof								
Modified Bitumen	Location	: Over 5b,	\$107,900 erate, Area Affecto 6a ttent : Moderate, A					
	Location	: Over 5b,	6a					
Skylight, Metal/Glass	Location	: Stair(s) etration, Ex	\$28,800 ngs, Extent : Mode stent : Light, Area					
terior	Bocarron	. 51417 (5)						
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$8,900	
Ceramic Tile	10%			2035	* *		\$4,100	
Quarry Tile	20%			2039	* *		\$12,200	
Vinyl Tile	10%			2026	\$33,800		\$1,500	
Vinyl Tile	5%	Now	\$16,900	2036	* *		\$800	
	Location Worn/Erod	: Basement	: Severe, Area Affe					
Wood		Now ed Finish, I : Througho	\$29,500 Extent : Moderate, out	2041 Area Aff	* * fected : 20%	5	\$17,200	
Interior Walls								
Ceramic Tile		Now Crumbling, : Througho	\$3,300 Extent : Moderate out	2035 , Area Aj	* * ffected : 10%	5	\$1,200	
Concrete Masonry Unit	_	Now Crumbling, : Througho	\$10,600 Extent : Moderate out	LIFE , Area Aj	* * ffected : 10%	5	\$1,900	
Gypsum Board	_	Now Crumbling, : Througho	\$14,800 Extent : Moderate out	LIFE , Area Aj	* * ffected : 10%	5	\$21,900	
Plaster	Location	: Bulkhead				5	\$1,500	
		etration, Ex : Bulkhead	tent : Moderate, A s	Area Affe	cted : 10%			

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

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

Asset #: 4348

Architecture	Current Re	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
Gypsum Board	85%		LIFE	* *	5	\$43,300	
	Water Penetration, Ext	ent : Moderate, A	Area Affect	ed : 10%			
	Location: 5b, 6a						
Plaster	15% Now	\$7,800	LIFE	* *	5	\$3,800	
	Cracking/Crumbling, E	xtent : Light, Are	ea Affected	l : 10%			
	Location : Throughou	t					
	Water Penetration, Ext	ent : Light, Area	Affected :	10%			
	Location: Throughou	t					

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment				_		
Fused Disc Sw	100%	2036	**	5	\$100	
	Other Observation, Extent:		cted : 100%			
	Location : Electrical Room		,			
	Explanation: Two 300a M	lain Disconnect Swit	ch			
Switchgear / Switchboard	200/	2026	* *	-		
Fused Disc Sw	20%	2036	**	5	Φ.000	
Molded Case Bkrs	80%	2036	* *	5	\$600	
Raceway	1000/	2026	* *			
Conduit	100%	2036	* *	1		
Panelboards	1000	2024	de de	_	<b>450</b> 0	
Molded Case Bkrs	100%	2034	* *	5	\$700	
Wiring	1000/	2026	* *			
Thermoplastic	100%	2036	* *	1		
Ground						
Grounding Devices	1000/	LIE	* *	~	¢ 400	
Generic	100%	LIFE	* *	5	\$400	
ighting						
Interior Lighting Fluorescent	99%	2034	* *	10	\$24.700	
Fluorescent	99% Other Observation, Extent :			10	\$24,700	
	Location: Throughout The		ciea . 100%			
	Explanation: T-8 Lamps	e Dunaing				
I I		2026	¢4.400			
Incandescent	1%	2026	\$4,400	2		
Egress Lighting	<b>5</b> 00/	2026	¢17.000	10	¢2.200	
Emergency, Battery	50%	2026	\$17,900	10	\$3,300	
Exit, Service	50%	2026	\$4,400	1		
Exterior Lighting	1000/	2026	¢102 200	10	¢100	
HID	100%	2026	\$102,200	10	\$100	

Alarm

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

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

Asset #: 4348

Electrical	Curren	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2026	\$24,600	1	\$3,100	
Fire/Smoke Detection							
No Component	50%						
Generic, Digital	50%		2026	\$140,200	1-3	\$8,500	

Mechanical		Current Repair			e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2036	* *	1		
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	\$27,000	
			Extent : Light, Area	Affected	: 100%			
		: Basemen						
	Explanat	ion : 1 Nat	tural Gas Burning	Steam Bo	oiler			
Distribution	400			202 -	de de		<b>4.6</b> 00	
Steam Piping/Pump	100%			2036	* *	4	\$1,300	
Terminal Devices	4000:			2021	ata - A		40.000	
Convector/Radiator	100%			2031	* *	1	\$8,800	
Air Conditioning								
Energy Source	1000/			20.12	* *			
Electricity	100%			2042	* *	1		
Conversion Equipment	0.007	0.2	<b>#2.7</b> 00	2024	<b># 40 200</b>			
Window/Wall Unit	90%	0-2	\$2,500	2024	\$49,200	1		
	-	-	nt : Light, Area Aff Mechanical Defect		<b>%</b> 0			
N. G		. various	теспанісаі Бејесі	3				
No Component	10%							
Ventilation								
Distribution Ductwork/Diffusers	1000/			LIDE	* *	2.5	¢15 200	
	100%			LIFE		2-5	\$15,200	
Exhaust Fans Roof	100%	Now	\$1,100	2026	\$21,100	2	\$700	
ROOI			٦١,١٥٥ nt : Light, Area Aff			2	\$700	
			m . Ligm, Area Ajj efective Exhaust Fo					
Plumbing	Locuion	. 1 Oj 2 D	Court Danuasi I'	AII 1710101				
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Sanitary Piping	10070			2030		1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	100/0			ти г		1		
Cast Iron	100%			LIFE	* *	1		
Cast Hon	10070			LILE		1		

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

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

# HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING-NEW DAY TWO

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