

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
Program / Asset # : HRA0024.000 / 1951 **Yr Built/Renovated** : 1912 / 2013
Area Sq Ft : 144,341 **Project Type** : HUMAN RESOURCES
Date of Survey : 18-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 1548 **Lot** : 19 **BIN** : 3042090

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

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



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

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

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

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

Asset # : 1951

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

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

Asset # : 1951

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	0-2	\$11,200	LIFE	* *	5	\$7,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$18,400	LIFE	* *	5	\$16,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Clay Tile Coping</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%			2037	* *	5-10	\$7,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	5%			2052	* *	10	\$10,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	60%			2024	\$288,200	10	\$50,700	
Modified Bitumen	30%	0-2	\$144,100	2034	* *			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between Cafeteria And Gymnasium</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Junction Of High Wall Over Roof On First Floor Corridor To Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Junction Of First Floor Corridor And Gymnasium</i>								
Skylight, Metal/Glass	5%	Now	\$121,800	2034	* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								

Interior

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

Asset # : 1951

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	1%			2023	\$23,800	3	\$2,900	
Cast in Place Concrete	10%	Now	\$9,700	LIFE	* *	5	\$41,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	15%	0-2	\$217,100	2033	* *	5	\$14,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Marble Panels	5%			LIFE	* *	5	\$7,200	
Quarry Tile	9%			2037	* *	5	\$25,800	
Vinyl Tile	20%	Now	\$317,500	2034	* *	3	\$14,300	
Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%								
Location : Fourth Floor Corridor Near Room 408, Cafeteria								
Uneven Substrate, Extent : Moderate, Area Affected : 35%								
Location : Cafeteria, Fourth Floor Corridor Near Room 408								
Vinyl Tile	40%			2029	* *	3	\$28,700	
Interior Walls								
Cast in Place Concrete	5%	2-4	\$109,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	10%	Now	\$95,400	2027	\$954,000	5	\$17,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Gypsum Board	30%	2-4	\$43,000	LIFE	* *	5	\$63,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Marble Panels	5%	2-4	\$137,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Plaster	50%	0-2	\$416,000	LIFE	* *	5	\$53,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								

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Asset # : 1951

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%	2-4	\$30,200	2037	* *	5	\$9,600
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout*

Exposed Concrete	5%	2-4	\$60,100	LIFE	* *	5	\$1,500
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*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

Gypsum Board	10%			LIFE	* *	5	\$23,900
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Plaster	55%	Now	\$539,200	LIFE	* *	5	\$65,700
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 40%**Location : Ceiling Over Booth Near Auditorium**Paint Peeling, Extent : Moderate, Area Affected : 25%**Location : Ceiling Over Booth Near Auditorium*

Plaster	20%			LIFE	* *	5	\$23,900
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	35%			2024	\$14,400	5	\$200
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*Other Observation, Extent : Moderate, Area Affected : 35%**Location : Electrical Room**Explanation : One 1600 Amps Main Disconnect Switch For Service " A "*

Fused Disc Sw	35%			2024	\$14,400	5	\$200
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*Other Observation, Extent : Moderate, Area Affected : 35%**Location : Electrical Room**Explanation : One 1200 Amps Main Disconnect For Service " B "*

Fused Disc Sw	30%			2024	\$12,300	5	\$200
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*Other Observation, Extent : Moderate, Area Affected : 30%**Location : Electrical Room**Explanation : One 800 Amps Main Disconnect Switch For Emergency*

Switchgear / Switchboard

Fused Disc Sw	100%			2024	\$214,800	5	\$600
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Raceway

Conduit	95%			2024	\$229,600	1	
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Conduit	5%			2034	* *	1	
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Panelboards

Fused Disc Sw	10%			2023	\$21,900	5	\$300
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Molded Case Bkrs	80%			2023	\$175,200	5	\$3,000
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Molded Case Bkrs	10%			2032	* *	5	\$400
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Asset # : 1951

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	\$305,300	2049	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2022	\$121,200	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	
Lighting								
Interior Lighting								
Fluorescent	80%			2029	* *	10	\$93,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2029	* *	10	\$11,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Equipment</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	* *	5	\$39,600	

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Asset # : 1951

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Under Construction	100%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Basement Boiler Room							
	Explanation : Boiler Replacement							
Distribution								
Steam Piping/Pump	100%	Now	\$64,100	2024	\$641,200	4	\$6,300	
	Steam Traps Faulty, Extent : Severe, Area Affected : 50%							
	Location : Various Areas							
Terminal Devices								
Air Handler	10%			2019	\$67,300	1	\$7,900	
Convactor/Radiator	80%			2022	\$694,900	1	\$33,000	
Fan Coil Unit/Heat	10%			2019	\$186,800	1	\$4,100	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2018	\$80,300	2	\$400	
	R-22 Refrigerant, Extent : Light, Area Affected : 5%							
	Location : Lower Level							
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Lower Level							
	Explanation : 1 Unit							
Window/Wall Unit	75%			2019	\$192,300	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$71,200	
Exhaust Fans								
Interior	100%	Now	\$77,400	2034	* *	2	\$3,100	
	Malfunctioning, Extent : Severe, Area Affected : 100%							
	Location : Basement							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	\$372,600	1		
Water Heater								
Under Construction	100%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Boiler Room							
	Explanation : Replacement In Progress							
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	

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Asset # : 1951

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

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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
Program / Asset # : HRA0026.000 / 1953 **Yr Built/Renovated** : 1971 / 2010
Area Sq Ft : 36,920 **Project Type** : HUMAN RESOURCES
Date of Survey : 18-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3496 **Lot** : 4 **BIN** : 3080726

CAPITAL	FY 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



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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$15,000	LIFE	* *	5	\$13,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Concrete Masonry Unit	70%	2-4	\$153,700	LIFE	* *	5	\$23,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	5%	2-4	\$29,100	LIFE	* *	5	\$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Window Wall	20%	2-4	\$102,600	2034	* *	5	\$20,500	2
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Windows								
Aluminum	100%	2-4	\$48,700	2032	* *	5	\$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%	2-4	\$8,600	LIFE	* *	5	\$2,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Concrete Masonry Unit	20%	2-4	\$3,500	LIFE	* *	5	\$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Rail	75%	2-4	\$27,100	2029	* *	5	\$36,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Roll Roofing	100%			2026	\$130,600	5	\$54,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout 2010								

Interior

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Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	2-4	\$61,000	2026	\$61,000	3	\$7,300	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Cast in Place Concrete	10%	0-2	\$9,900	LIFE	* *	5	\$10,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Ceramic Tile	3%	2-4	\$5,600	2033	* *	5	\$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Terrazzo	20%	0-2	\$222,000	LIFE	* *	5	\$7,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	57%	2-4	\$69,400	2019	\$231,500	3	\$10,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Interior Walls								
Ceramic Tile	15%	0-2	\$36,600	2027	\$366,000	5	\$6,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	20%	2-4	\$39,300	LIFE	* *	5	\$7,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Glass: Single Pane	5%	Now	\$13,300	LIFE	* *	5	\$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Gypsum Board	55%	2-4	\$40,300	LIFE	* *	5	\$29,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%	2-4	\$3,100	LIFE	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

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

Interior

Ceilings

AcousTileConcealSpLn	40%	2-4	\$30,900	2029	* *	5	\$12,200
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

AcousTileConcealSpLn	5%	Now	\$19,300	2044	* *	5	\$1,500
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%**Location : First Floor Corridor*

AcousTileSusp.Lay-In	10%	4+	\$11,600	2029	* *	5	\$2,400
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*Staining/Discoloring, Extent : Moderate, Area Affected : 10%**Location : Third Floor*

Exposed Concrete	30%	0-2	\$23,100	LIFE	* *	5	\$2,300
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Gypsum Board	15%	0-2	\$7,200	LIFE	* *	5	\$9,200
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2024	\$8,100	5	\$1,000
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$95,500	5	\$1,000
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Raceway

Conduit	100%			2024	\$51,300	1	
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Panelboards

Fused Disc Sw	5%			2023	\$3,700	5	
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Molded Case Bkrs	95%			2023	\$69,300	5	\$900
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Wiring

Thermoplastic	100%			2024	\$65,000	1	
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Motor Controllers

Locally Mounted	100%			2022	\$44,300	5	\$200
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Ground

Grounding Devices

Generic	100%	0-2	\$9,300	LIFE	* *	5	\$500
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Corroded*

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HUMAN RESOURCES ADMINISTRATION - 096
BROWNSVILLE MULTI SERVICE CTR.
Asset # : 1953

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	96%			2019	\$67,600	10	\$28,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
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 : Moderate, Area Affected : 100%							
	Location : Outside And Hallways							
	Explanation : Intrusion Alarm 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 Lights, Manual Pull Stations And Main Control Panel							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	75%			2019	\$49,200	1		
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Basement							
		Explanation : 1 Inoperable Centrifugal Unit Remaining In Basement							
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,200	
	Exhaust Fans								
	Interior	95%	Now	\$3,800	2019	\$18,800	2	\$800	
		Not in Service, Extent : Severe, Area Affected : 95%							
		Location : Basement							
	Roof	5%	Now	\$300	2024	\$1,300	2		
		Not in Service, Extent : Severe, Area Affected : 5%							
		Location : Motors Are Burnt Out, Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$7,400	2	\$500	
	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								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, G, 2, 3							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2034	* *	1-5	\$16,500	

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*** 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 : BUSHWICK MULTI SERVICE CENTER
Address : 1420 BUSHWICK AVENUE BTWN: MOFFAT ST. - CHAUNCEY ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0025.000 / 1952 **Yr Built/Renovated** : 1920 / 2010
Area Sq Ft : 54,112 **Project Type** : HUMAN RESOURCES
Date of Survey : 18-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3444 **Lot** : 22 **BIN** : 3080067

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$23,100	LIFE	* *	5	\$20,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	55%			LIFE	* *	5	\$44,000	
Masonry: Brick	20%	Now	\$47,200	LIFE	* *	5	\$16,000	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : North And South Bulkheads							
	Repointing Failure, Extent : Moderate, Area Affected : 20%							
	Location : North And South Bulkheads							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : North And South Bulkheads							
Masonry: Granite	10%	Now	\$184,900	LIFE	* *	5	\$6,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Steps At East Entrance							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Steps At East Entrance							
Masonry: Limestone	10%	Now	\$189,600	LIFE	* *	5	\$6,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Balusters Over North And South Entrances							
	Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Windows								
Metal Louvers	5%			2027	\$25,400	10	\$5,400	
Wood	95%	Now	\$454,000	2049	* *	5	\$82,800	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%	Now	\$103,200	LIFE	* *	5	\$9,200	
	Loose Units, Extent : Severe, Area Affected : 5%							
	Location : At Stair Bulkhead							
Metal Rail	10%	2-4	\$2,700	2029	* *	5	\$7,200	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	10%	Now	\$31,900	LIFE		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : East Terrace Over Basement							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : East Terrace Over Basement							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Basement Corridor							
Single Ply Membrane	85%	2-4	\$132,600	2034		* *		2
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Staining/Discoloring, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Skylight, Metal/Glass	5%			2044		* *	10	\$7,900
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout 2010							
Interior								
Floors								
Carpet	5%	0-2	\$8,900	2023	\$44,700	3	\$5,400	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Cast in Place Concrete	5%	Now	\$7,300	LIFE		* *	5	\$7,800
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
Ceramic Tile	15%	Now	\$61,000	2033		* *	5	\$5,400
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Terrazzo	25%	Now	\$325,400	LIFE		* *	5	\$14,000
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Basement Corridor							
Vinyl Tile	20%			2019	\$119,000	3	\$5,400	
Vinyl Tile	30%	2-4	\$178,600	2034		* *	3	\$8,100
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Throughout							

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

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

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

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	

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

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

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

Location : North And South Bulkheads

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

Location : North And South Bulkheads

Plaster	20%			LIFE	**	5	\$8,000	
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Ceilings

AcousTileSusp.Lay-In	10%			2029	**	5	\$7,200	
Plaster	20%	Now	\$18,400	LIFE	**	5	\$9,000	

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : North And South Bulkheads, Basement Corridor

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

Location : North And South Bulkheads

Plaster	70%			LIFE	**	5	\$31,400	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2024	\$20,300	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$143,200	5	\$1,400	
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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		
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Insulation Aged, Extent : Moderate, Area Affected : 10%

Location : Basement

Thermoplastic	60%			2024	\$101,900	1		
Thermoplastic	10%			2034	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2022	\$44,300	5	\$400	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	* *	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2019	\$92,800	10	\$39,500	
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	10%			2019	\$51,900	2	\$100	
Egress Lighting								
Emergency, Battery	40%			2029	* *	10	\$4,600	
Emergency, Battery	10%			2019	\$6,300	10	\$1,200	
Exit, Service	10%			2019	\$1,300	1		
Exit, Service	40%			2029	* *	1		
Exterior Lighting								
HID	80%			2019	\$159,700	10	\$100	
HID	20%			2029	* *	10		
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2034	* *	1-3	\$10,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Devices, Control Panel, Strobe Lights, Bell, Pull Box, Annunciator</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$85,300	2029	* *	1	\$42,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 3 Units, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 10 Multiple Units, Converted Steam System</i>								
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$3,500	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	100%			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		
			Corroded, Extent : Moderate, Area Affected : 5%						
			Location : Connecting Pipe At Water Main, Basement						
	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 Observation, Extent : Light, Area Affected : 100%						
			Location : B-3						
			Explanation : One Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2034	* *	1-5	\$24,100	

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

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

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

Print Date : 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
Program / Asset # : HRA0037.000 / 1553 **Yr Built/Renovated** : 1924 / 2002
Area Sq Ft : 94,529 **Project Type** : HUMAN RESOURCES
Date of Survey : 17-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 1808 **Lot** : 8 **BIN** : 1054888

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$457,600	LIFE	* *	5	\$155,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$87,200	LIFE	* *	5	\$6,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Windows								
Aluminum	100%	Now	\$138,500	2040	* *	5	\$16,900	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$7,300	LIFE	* *	5	\$4,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	78%	Now	\$52,100	LIFE	* *	5	\$9,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	2%	Now	\$2,400	LIFE	* *	5	\$300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	15%	Now	\$9,000	2037	* *	5	\$2,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
	Location : South Facade, East Facade							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : South Facade, East Facade							
Roof								
Modified Bitumen	35%			2029	* *	10	\$19,400	
Single Ply Membrane	65%			2024	\$118,100	10	\$35,900	

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	2%	0-2	\$6,200	2020	\$31,200	3	\$3,800	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	5%	0-2	\$6,400	LIFE	* *	5	\$13,700	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Ceramic Tile	3%	0-2	\$3,600	2033	* *	5	\$1,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Terrazzo	5%			LIFE	* *	5	\$4,900	
	Vinyl Tile	80%	Now	\$499,100	2029	* *	3	\$37,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
		Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%							
		Location : Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
	Wood	5%	2-4	\$20,200	2039	* *	5	\$5,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Old Gymnasium							
		Uneven Surface, Extent : Moderate, Area Affected : 25%							
		Location : Old Gymnasium							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	* *			
	Concrete Masonry Unit	10%	2-4	\$25,100	LIFE	* *	5	\$9,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Glass: Single Pane	5%	Now	\$17,000	LIFE	* *	5	\$8,700	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Stairs							
	Plaster	70%	0-2	\$63,600	LIFE	* *	5	\$48,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	SGFT/Glazed Masonry	10%	2-4	\$43,800	LIFE	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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

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

Interior

Ceilings

Exposed Concrete 5% Now \$9,800 LIFE * * 5 \$1,000

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

Location : Old Ash Hoist

Exposed Reinforcement, Extent : Moderate, Area Affected : 5%

Location : Old Ash Hoist

Exposed Struc: Steel 5% LIFE * *

Fiber Board 5% 2029 * *

Plaster 85% 0-2 \$68,200 LIFE * * 5 \$66,500

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw 50% 2024 \$18,100 5 \$200

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

Location : Electrical Room

Explanation : One 1600 Amps Main Disconnect Switch

Fused Disc Sw 50% 2024 \$18,100 5 \$200

Other Observation, Extent : Moderate, Area Affected : 30%

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw 100% 2024 \$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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	100%			2024	\$180,200	10	\$76,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting Emergency, Battery	50%			2024	\$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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Devices Control Panel, Strobe Lights, Bell, Smoke Detector, Pull Box</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2034	* *	5	\$25,900	
Conversion Equipment Steam Boiler	100%	0-2	\$496,900	2044	* *	1	\$74,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units / 2 Sections Are Leaking In One Of The Boilers</i>								
Distribution Steam Piping/Pump	100%	Now	\$21,000	2034	* *	4	\$4,100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Condensate Pumps Need To Be Replaced</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	20%	Now	\$4,400	2024	\$88,100	1	\$9,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Control</i>								
Convactor/Radiator	70%			2029	* *	1	\$18,900	
Fan Coil Unit/Heat	10%			2024	\$122,300	1	\$2,700	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	2034	* *	2	\$200	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof / Fans Serve Toilets							
	No Component	20%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
		Location : Existing In Basement							
	Water Heater								
	Gas Fired	100%			2022	\$19,000	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Three 75 Gallons Units							
	Sanitary Piping								
	Cast Iron	100%	Now	\$17,700	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Basement Floor Drains Back Up With A Heavy Rain							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Explanation : Plumbing Drainage System Needs To Be Addressed							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$5,700	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Basement - After Heavy Rain							
	Sump Pump(s)								
	Rigid Piping	50%			2019	\$5,400	4	\$1,200	
	Submersible	50%			2018	\$3,300	4	\$1,200	
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$5,100	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Bathrooms							
Vertical Transport									

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

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

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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
Program / Asset # : HRA0067.000 / 4137 **Yr Built/Renovated** : 1920 / 2014
Area Sq Ft : 31,000 **Project Type** : HUMAN RESOURCES
Date of Survey : 11-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,4,5
Block : 1769 **Lot** : 72 **BIN** : 3049230

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Under Construction	100%							
Windows								
Aluminum	95%	Now	\$5,700	2041	* *	5	\$1,400	
			Water Penetration, Extent : Light, Area Affected : 10%					
			Location : West Facade					
Metal Clad	5%			2033	* *	5	\$900	
Parapets								
Under Construction	100%							
Roof								
Skylight, Metal/Glass	2%	Now	\$3,200	2035	* *			
			Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%					
			Location : Bulkhead Rooftop					
			Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%					
			Location : Bulkhead Rooftop					
			Water Penetration, Extent : Moderate, Area Affected : 10%					
			Location : Bulkhead Rooftop					
Under Construction	98%							
Interior								
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	
			Loose/Delam Surface, Extent : Severe, Area Affected : 60%					
			Location : Throughout Stairs And Landings					
Glass: Single Pane	5%			LIFE	* *	5	\$2,000	
Gypsum Board	60%	Now	\$13,200	LIFE	* *	5	\$19,600	
			Repairs in Progress, Extent : Light, Area Affected : 20%					
			Location : Throughout Interior Of Building					
Masonry: Brick	10%	0-2	\$10,400	LIFE	* *			
			Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
			Location : Basement					
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	90%	Now	\$40,500	LIFE	* *	5	\$51,300	
			Other Observation, Extent : Light, Area Affected : 10%					
			Location : Throughout Interior Of Building					
			Explanation : Repairs In Progress					

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Amps Service								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	\$100	
Raceway								
Conduit	95%			2045	* *	1		
Conduit	5%			2051	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	\$800	
Wiring								
Thermoplastic	95%			2045	* *	1		
Thermoplastic	5%			2051	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Gas Meter Room								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	100%			2030	* *	10	\$27,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-12 Lamps								
Egress Lighting								
Emergency, Service	30%			2030	* *	1		
Emergency, Service	10%			2033	* *	1		
Exit, Service	60%			2030	* *	1		
Exterior Lighting								
HID	100%			2033	* *	10	\$100	
Alarm								
Security System								
No Component	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Hallways								
Explanation : Digital Video Surveillance System								
No Component	90%							
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2030	* *	1-3	\$3,900	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2035	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$6,700	2023	\$66,900	1	\$13,600	
		Not in Service, Extent : Severe, Area Affected : 15%						
		Location : Boiler Number 3, Basement						
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : 5 Multiple Boiler Units						
Distribution								
Hot Wtr Piping/Pump	100%			2033	* *	4	\$1,500	
Terminal Devices								
Convactor/Radiator	100%			2023	\$281,000	1	\$9,800	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2020	\$12,200	1		
		Other Observation, Extent : Light, Area Affected : 20%						
		Location : First Floor						
		Explanation : Office Space Only						
No Component	80%							
Dehumidifier								
Generic	100%			2026	\$9,800			
		Other Observation, Extent : Light, Area Affected : 7%						
		Location : Basement						
		Explanation : 50% Of Basement Area Covered By Dehumidifier						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,000	
Exhaust Fans								
Roof	100%			2025	\$23,600	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Water Heater								
Gas Fired	100%			2020	\$6,900	2	\$400	
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	
Fixtures								
Generic	100%							

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

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

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

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

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

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

CAPITAL	FY 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



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$41,300	
Masonry: Brick	70%			LIFE	**	5	\$57,800	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Window Wall	20%	Now	\$388,100	2057	**	5	\$15,500	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Windows								
Metal Louvers	5%			2036	**	10	\$2,500	
No Component	95%							
Parapets								
Cast in Place Concrete	15%	Now	\$18,400	LIFE	**	5	\$10,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Masonry: Brick	70%	Now	\$104,100	LIFE	**	5	\$4,600	
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Rail	10%			2032	**	5-10	\$11,900	
Pre-Cast Concrete	5%	Now	\$1,200	LIFE	**	5	\$2,100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
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, Area Affected : 10%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location : Over Main Lobby							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Main Lobby							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	2-4	\$2,800	LIFE	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$2,800	
Panel/Paver: Cer/Brk	10%			2043	**	5	\$12,500	
Vinyl Tile	55%	0-2	\$25,300	2027	\$253,300	3	\$11,400	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2035	**	3	\$5,200	
Interior Walls								
Concrete Masonry Unit	10%	2-4	\$9,900	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Gypsum Board	35%			LIFE	**	5-10	\$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	50%	0-2	\$87,600	2032	**	5	\$13,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%			2044	**	5	\$13,900	
Exposed Concrete	25%	Now	\$43,600	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	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	\$9,300	LIFE	* *	5	\$500	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Water Main								
	Explanation : Corroded								
Lighting									
	Interior Lighting								
	Fluorescent	20%			2032	* *	10	\$6,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	75%			2022	\$59,300	10	\$25,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Incandescent	5%			2022	\$19,900	2		
Egress Lighting									
	Emergency, Battery	40%			2022	\$19,300	10	\$3,500	
	Emergency, Battery	10%			2032	* *	10	\$900	
	Exit, LED	20%			2055	* *	1		
	Exit, Service	30%			2022	\$2,900	1		
Exterior Lighting									
	HID	100%			2022	\$135,400	10	\$100	
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2032	* *	1-3	\$4,500	

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2037	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Using #2 Oil							
	Conversion Equipment								
	Hot Water Boiler	100%			2032	* *	1	\$18,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One Boiler							
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	* *	4	\$2,700	
	Terminal Devices								
	Air Handler	40%			2027	\$77,300	1	\$9,100	
	Convactor/Radiator	60%			2040	* *	1	\$7,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	80%	Now	\$77,300	2042	* *	1	\$28,600	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room							
	No Component	20%							
	Distribution								
	Chilled Wtr Pipe/Pump	100%	Now	\$2,800	2037	* *	4	\$1,800	
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : Circulation Pump							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$121,800	1	\$22,700	
	Heat Rejection								
	Water Cooling Tower	100%	Now	\$1,600	2025	\$82,300	2	\$29,600	
		Malfunctioning, Extent : Light, Area Affected : 2%							
		Location : Automatic Make-up Water Valve Malfunctioning							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,400	
	Exhaust Fans								
	Interior	20%			2027	\$7,900	2	\$200	
	Roof	80%			2027	\$22,800	2	\$900	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$8,300	2	\$500	
	HW Heat Exchanger								
	Low Temp	100%			2037	* *	4	\$3,600	

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*** 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 Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Floors 1-3							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2037	* *	1-5	\$18,500	

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

CAPITAL	FY 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



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$47,800	LIFE	* *	5	\$5,400	
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : North Facade And Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	15%	Now	\$32,000	LIFE	* *	5	\$1,000	
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Stucco Cement	25%	Now	\$31,900	2037	* *	5	\$2,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Windows								
Aluminum	95%	Now	\$5,100	2040	* *	5	\$600	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	5%	Now	\$1,800	2049	* *	5	\$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,400	LIFE	* *	5	\$400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Masonry: Brick	45%	Now	\$9,700	LIFE	* *	5	\$400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Masonry: Limestone	15%	Now	\$4,400	LIFE	* *	5	\$200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Metal: Cage/Fence	35%	2-4	\$6,500	2044	* *	5	\$1,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	2-4	\$700	LIFE	* *	5	\$1,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%	0-2	\$300	2033	* *	5	\$200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	85%	Now	\$47,100	2034	* *	3	\$2,100	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	10%	0-2	\$2,400	2027	\$23,800	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	25%			LIFE	* *	5	\$1,300	
	Wood	65%	4+	\$12,500	LIFE	* *	5	\$23,000	
		Deteriorated Finish, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	100%	0-2	\$10,500	2029	* *	5	\$3,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : One 200 Amps Main Disconnect Switch								
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	

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Estimates are rounded to the nearest hundred dollars.*

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	* *	1	\$1,400	
Generators								
Natural Gas	100%			2027	\$71,500	1	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 5 Kva</i>								
Batteries								
Lead/Acid	100%	Now	\$1,500	2019	\$1,500	5	\$100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Battery Is Missing</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2024	\$9,200	10	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
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 Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$300	

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

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

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

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

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

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

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

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

Print Date : 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
Program / Asset # : HRA0038.010 / 1950 **Yr Built/Renovated** : 1907 / 2005
Area Sq Ft : 13,241 **Project Type** : HUMAN RESOURCES
Date of Survey : 07-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4
Block : 1912 **Lot** : 12 **BIN** : 1057904

CAPITAL	FY 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

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



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

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

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

HUMAN RESOURCES ADMINISTRATION - 096

OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)

Asset # : 1950

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
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	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Windows								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Street Facade								
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Corridor Windows								
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	
Interior								
Floors								
Ceramic Tile	5%			2036	* *	5	\$1,000	
Vinyl Tile	85%			2032	* *	3	\$6,300	
Vinyl Tile	10%	Now	\$16,500	2037	* *	3	\$700	
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Custodial Closets And Corridors								
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		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Raceway									
Conduit	100%			2037	* *	1			
Panelboards									
Molded Case Bkrs	100%			2035	* *	5	\$300		

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

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

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

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

Asset # : 1950

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2037	* *	1		
Lighting								
Interior Lighting								
Fluorescent	98%			2027	\$28,000	10	\$11,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2027	\$600	10	\$200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircase</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobel Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$4,500	2027	\$90,300	4	\$700	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/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%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HUMAN RESOURCES ADMINISTRATION - 096
OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)

Asset # : 1950

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Observation, Extent : Light, Area Affected : 20%								
	Location : 4th Floor Stairway								
	Explanation : 1 Connection Only								

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

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

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

Print Date : 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



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

HUMAN RESOURCES ADMINISTRATION - 096
OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)
Asset # : 1962

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	\$66,600	LIFE	* *	5	\$113,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Courtyard - North Facade								
Masonry: Granite	5%			LIFE	* *	5	\$10,600	
Masonry: Limestone	10%	4+	\$75,300	LIFE	* *	5	\$10,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Decorative Banding								
Stucco Cement	5%			2032	* *	5	\$17,600	
Windows								
Aluminum	80%			2043	* *	5	\$42,000	
Aluminum	15%			2043	* *	5	\$7,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Street Facade								
Explanation : Protective Metal Grilles								
Wood	5%			2026	\$72,000	5	\$26,300	
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Mechanical Penthouse								
Parapets								
Masonry: Brick	83%			LIFE	* *	5-10	\$172,900	
Masonry: Limestone	10%	Now	\$31,100	LIFE	* *	5	\$3,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Interior Banding - North East Corner Parapet								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Coping Stones								
Metal: Cage/Fence	5%			2040	* *	5-10	\$11,800	
Stucco Cement	2%			2040	* *	5	\$1,600	
Roof								
Asphalt Macadam	5%	Now	\$5,000	2032	* *	5	\$1,300	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Tunnels Under Courtyard Playground Which House Main Electrical Feeds								
Built-Up (BUR)	5%			2032	* *	10	\$3,800	
Modified Bitumen	90%	Now	\$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, Extent : Moderate, Area Affected : 20%								
Location : Perimeter Cant Strips								
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								

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

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

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

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

Asset # : 1962

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2026	\$123,300	3	\$14,800	
Cast in Place Concrete	10%			LIFE	* *	5	\$86,600	
Ceramic Tile	5%	Now	\$18,700	2030	* *	5	\$4,900	
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Shower Rooms 200e And 300e</i>								
Quarry Tile	5%			2032	* *	5	\$14,800	
Vinyl Tile	65%			2027	\$1,067,800	3	\$64,300	
Wood	10%			2042	* *	5	\$37,100	
Interior Walls								
Ceramic Tile	5%	Now	\$54,600	2030	* *	5	\$10,100	
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Shower Rooms 200e And 300e</i>								
Glass: Single Pane	5%			LIFE	* *	5	\$30,400	
Gypsum Board	10%			LIFE	* *	5-10	\$68,900	
Masonry: Brick	8%	Now	\$61,800	LIFE	* *			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Tank Bulkhead</i>								
Metal: Cage/Fence	2%			LIFE	* *	10	\$1,600	
Plaster	45%			LIFE	* *	5-10	\$155,100	
SGFT/Glazed Masonry	25%			LIFE	* *	10	\$50,700	
Ceilings								
AcousTileSusp.Lay-In	15%			2040	* *	5	\$29,700	
Exposed Concrete	25%			LIFE	* *	5-10	\$61,800	
Plaster	60%			LIFE	* *	5-10	\$204,000	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	* *	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2500 Amperes</i>								
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		

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

Asset # : 1962

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%			2032	* *	5	\$800	
Locally Mounted	10%			2025	\$11,200	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,900	
Lighting								
Interior Lighting								
Fluorescent	50%			2022	\$142,400	10	\$60,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2027	\$14,200	10	\$6,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
Fluorescent	43%			2027	\$122,400	10	\$52,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2022	\$2,100	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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Courtyard, Back And Front</i>								
<i>Explanation : 4- Cctv Surveillance Cameras Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2027	\$401,100	1-3	\$25,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

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

Heating

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

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

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

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

Asset # : 1962

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2037	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Oil # 2, (2) Tanks Of 5,000 Gallons Each					
	Conversion Equipment								
	Steam Boiler	100%			2032	* *	1	\$130,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 4 Units					
	Distribution								
	Steam Piping/Pump	100%	Now	\$90,100	2037	* *	4	\$6,500	
				Steam Traps Faulty, Extent : Severe, Area Affected : 30%					
				Location : Throughout					
	Terminal Devices								
	Air Handler	20%			2027	\$139,200	1	\$16,400	
	Convactor/Radiator	80%	Now	\$19,500	2025	\$975,500	1	\$30,700	
				Corroded, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	15%			2027	\$65,700	1	\$9,200	
				R-22 Refrigerant, Extent : Light, Area Affected : 15%					
				Location : 4 Units For Gymnasium And Auditorium. Roof					
	Window/Wall Unit	75%			2022	\$199,000	1		
	No Component	10%							
	Terminal Devices								
	Direct Expansion	15%			2027	\$54,100	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Gymnasium And Auditorium					
				Explanation : 4 Units,					
	No Component	85%							
	Heat Rejection								
	Air Condenser Unit	15%			2027	\$34,800	2	\$13,800	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$111,400	LIFE	* *	2-5	\$73,700	
				Corroded, Extent : Moderate, Area Affected : 15%					
				Location : Basement					
	Exhaust Fans								
	Interior	80%			2027	\$114,200	2	\$3,200	
	Roof	20%			2027	\$20,500	2	\$800	

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

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

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

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

Asset # : 1962

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2027	\$10,800	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2027	\$10,800	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-4							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	No Component	25%							
	Generic	75%			2037	* *	1-5	\$50,000	
	Sprinkler								
	No Component	90%							
	Generic	10%			2027	\$150,700	1-2	\$3,700	
	Fire Pump								
	Generic	100%			2036	* *	1	\$24,700	
	Chemical System								
	Generic	100%			2025	\$25,500	1-3	\$50,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 1 Set							

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

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

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

Print Date : 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
Program / Asset # : HRA0043.000 / 1942 **Yr Built/Renovated** : 1987 / 2000
Area Sq Ft : 28,784 **Project Type** : HUMAN RESOURCES
Date of Survey : 08-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 12200 **Lot** : 52 **BIN** : 4264631

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

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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	99%	Now	\$94,400	LIFE	* *	5	\$32,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : At Window Surrounds							
		Efflorescence, Extent : Light, Area Affected : 20%							
		Location : All Facades							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : West Facade							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : At Grade - West Facade							
	Pre-Cast Concrete	1%			LIFE	* *	5	\$2,100	
Windows									
	Aluminum	88%			2035	* *	5	\$1,900	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Street Level							
		Explanation : Protective Metal Grilles							
	Glass Block	10%			LIFE	* *	5	\$300	
	Metal Louvers	2%			2030	* *	10	\$300	
Parapets									
	Concrete Masonry Unit	45%	Now	\$11,700	LIFE	* *	5	\$2,600	
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Interior Face Of Parapet							
		Horizontal Cracks, Extent : Moderate, Area Affected : 25%							
		Location : Interior Face Of Parapet							
		Vertical Cracks, Extent : Light, Area Affected : 15%							
		Location : Interior Face Of Parapet							
	Masonry: Brick	50%	Now	\$14,400	LIFE	* *	5	\$2,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : South East Corner Of Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : South East Corner Of Facade							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
	Metal Panel	5%			2047	* *	5	\$1,000	
Roof									
	Modified Bitumen	100%	Now	\$23,600	2022	\$235,900			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations Throughout							
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations Throughout							
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations Throughout							
		Seams Open/Split, Extent : Light, Area Affected : 15%							
		Location : Various Locations Throughout							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multi Purpose Room</i>								
<i>Explanation : High Traffic Industrial Surface</i>								
Vinyl Tile	50%	Now	\$35,100	2027	\$175,700	3	\$7,900	
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors And Room Thresholds</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Wall In Corridors</i>								
Vinyl Tile	25%			2032	**	3	\$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	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2037	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Power Breaker Rated @ 1600 Amperes.</i>								
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		

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%			2032	* *	5	\$100	
	Locally Mounted	50%			2025	\$22,100	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$800	
Lighting									
	Interior Lighting								
	Fluorescent	1%			2027	\$600	10	\$300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
	Fluorescent	99%			2027	\$60,300	10	\$25,700	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
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, Extent : Light, Area Affected : 100%							
		Location : Hallways, Outside, Clinic Waiting Area And Some Offices							
		Explanation : Cctv Surveillance Camera And Intrusion Alarm System							
Fire/Smoke Detection									
	Generic, Digital	100%			2032	* *	1-3	\$17,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Horns, Manual Pull Stations And Strobe Lights							

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	75%			2035	* *	1	\$10,500	
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Roof							
		Explanation : 7 Roof Top Package Units							
	Hot Water Boiler	25%			2032	* *	1	\$3,500	
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	25%			2035	* *	4	\$500	
	No Component	75%							
Terminal Devices									
	Convactor/Radiator	25%			2032	* *	1	\$2,300	
	No Component	75%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2035	* *	2	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 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%							
Vertical Transport									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
Hydraulic		100%			LIFE		* *		
Other Observation, Extent : Light, 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 : Light, Area Affected : 100%									
Location : Kitchen									
Explanation : 1 Set									

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

Print Date : 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
Program / Asset # : HRA0073.030 / 4352 **Yr Built/Renovated** : 1910 / 1996
Area Sq Ft : 63,750 **Project Type** : HUMAN RESOURCES
Date of Survey : 17-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,6,7
Block : 1911 **Lot** : 45 **BIN** : 1057874

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
Importance Code C	\$47,600			
Total	\$163,900	\$17,800	\$17,100	\$64,800



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$74,800	LIFE	* *	5	\$73,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Street Facades								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Various Locations, Street Facades								
Masonry: Brick	65%	Now	\$360,300	LIFE	* *	5	\$61,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations In Areaways And Rear Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Street Facades, Various Locations								
Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
Location : Building 122 At Anchors For Fire Escape								
Masonry: Brick	5%			LIFE	* *	5	\$4,700	
Masonry: Limestone	10%	0-2	\$111,400	LIFE	* *	5	\$7,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Buildings 124, 126 - Various Locations								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Street Facades, Various Locations								
Stucco Cement	10%	4+	\$13,300	2031	* *	5	\$11,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations, Areaways And Rear Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Various Locations, Areaways And Rear Facade								
Windows								
Aluminum	95%	Now	\$245,400	2051	* *	5	\$3,000	
Air Infiltration, Extent : Severe, Area Affected : 35%								
Location : Residences								
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Clad	5%	Now	\$3,200	2034	* *	5	\$1,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Stairwells								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$15,800	LIFE	* *	5	\$3,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Building 124, Cornice Missing							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : All Parapets							
	Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Coping - Throughout							
Masonry: Brick	77%	Now	\$55,200	LIFE	* *	5	\$3,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 35%							
	Location : Street Facades							
	Vegetation Growth, Extent : Severe, Area Affected : 15%							
	Location : Building 122							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Building 126 - Street Facade							
Pre-Cast Concrete	3%			LIFE	* *	5	\$800	
Stucco Cement	10%	Now	\$3,200	2031	* *	5	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Parapet Corners							
	Horizontal Cracks, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations							
Roof								
Modified Bitumen	95%	Now	\$186,200	2036	* *			
	Alligatoring, Extent : Moderate, Area Affected : 20%							
	Location : At Seams							
	Blisters, Extent : Severe, Area Affected : 40%							
	Location : All Building Roofs							
	Patching Evident, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations							
	Ponding, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Top Floor Residences - All Builldings. 4th Floor Apt, Building 122							
Skylight, Metal/Glass	5%	Now	\$24,900	2036	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Over Bulkhead							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
	Location : Over Bulkhead							

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$20,500	
Ceramic Tile	25%	0-2	\$44,400	2029	* *	5	\$11,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	10%	0-2	\$15,600	2026	\$77,800	3	\$3,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 20%								
Location : Kitchens In Residences								
Wood	55%	4+	\$83,000	2041	* *	5	\$48,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Throughout Residences								
Uneven Surface, Extent : Light, Area Affected : 15%								
Location : Throughout Residences								
Interior Walls								
Ceramic Tile	15%	0-2	\$22,700	2029	* *	5	\$8,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,200	
Gypsum Board	55%	Now	\$25,000	LIFE	* *	5	\$37,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Upper Floor Residences - 6c And 7f - Building 124, 126								
Plaster	25%	Now	\$65,900	LIFE	* *	5	\$8,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : At Bulkhead								
Ceilings								
AcousTileSusp.Lay-In	10%			2031	* *	5	\$9,400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Building 126, First Floor								
Exposed Struc: Steel	8%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Metal Decking								
Gypsum Board	82%	Now	\$75,900	LIFE	* *	5	\$96,100	
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Upper Floor Residences - 6c And 7f Building 124, 126								

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2052	* *	5	\$300	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amps, Two 100 Amps, Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2046	* *	5	\$1,700	
	Raceway								
	Conduit	100%			2046	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2042	* *	5	\$100	
	Molded Case Bkrs	90%	4+	\$3,000	2042	* *	5	\$800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : All Main Circuit Breaker Protectors In Each Unit Inadequate To Hold The Load - Need To Be Upgraded							
	Wiring								
	Thermoplastic	100%			2046	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$900	
Lighting									
	Interior Lighting								
	Fluorescent	25%			2031	* *	10	\$14,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement, Offices And 2nd Through 7th Floors Hallway							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2031	* *	10	\$2,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lobby And First Floor Hallway							
		Explanation : T-5 Lamps							
	Fluorescent	5%			2034	* *	10	\$2,900	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Recreation Room							
	Fluorescent	20%			2031	* *	10	\$11,500	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Various Locations							
	Incandescent	45%			2031	* *	2	\$600	

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

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

Lighting

Egress Lighting

Emergency, Service	20%		2031		* *	1			
Emergency, Battery	30%		2031		* *	10		\$4,500	
Exit, Service	50%		2031		* *	1			

*Recent Installation, Extent : Light, Area Affected : 50%**Location : Various Locations Throughout*

Exterior Lighting

HID	100%		2031		* *	10		\$200	
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*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Rear Yard***Alarm**

Security System

No Component	70%								
Generic	30%		2031		* *	1		\$7,100	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Stairs, Basement, 1st Floor**Explanation : High Def Cameras W/ Night Vision*

Fire/Smoke Detection

No Component	70%								
Generic, Analog	30%		2026	\$193,400		1-3		\$11,800	

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

Heating

Energy Source

Electricity	3%		2036		* *	1			
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Basement**Explanation : 10 Electric Heaters - Ceiling Mounted*

Natural Gas	97%		2046		* *	1			
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Conversion Equipment

Hot Water Boiler	95%		2046		* *	1		\$29,400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Of 126**Explanation : 1 Boiler Serves All Four Buildings*

Hot Water Boiler	2%	0-2	\$2,800	2046	* *	1		\$600	
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*Corroded, Extent : Severe, Area Affected : 2%**Location : Court Yard, Deteriorated Boiler Stack*

Radiant Heater	3%		2026	\$8,100		2		\$900	
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Distribution

Hot Wtr Piping/Pump	100%		2034		* *	4		\$4,600	
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Terminal Devices

Convactor/Radiator	100%		2031		* *	1		\$20,200	
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Air Conditioning

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2024	\$100,600	1		
No Component	20%							
Terminal Devices								
Direct Expansion	5%			2026	\$7,600	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices In First Floor</i>						
		<i>Explanation : Ceiling Mounted</i>						
Fan Coil - Cooling	5%			2026	\$18,800	1	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Computer And Communication Room</i>						
		<i>Explanation : Overhead Mounted</i>						
No Component	90%							
Heat Rejection								
Air Condenser Unit	10%			2031	* *	2	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Rear Yard</i>						
		<i>Explanation : 2 Units - About 1.5 Ton Each</i>						
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$7,000	
No Component	80%							
Exhaust Fans								
Roof	2%	Now	\$1,000	2036	* *	2		
		<i>Unit Inoperable, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Roof 1 Of 10 Defective Units</i>						
Roof	18%			2026	\$8,800	2	\$300	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	5%	0-2	\$9,100	2056	* *	1		
		<i>Damaged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Roof, Defective Roof Tank Water Level Controls</i>						
Brass/Copper	95%			2046	* *	1		
HW Heat Exchanger								
Low Temp	100%			2046	* *	4	\$9,300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
		<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Basement</i>						

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	95%			LIFE	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Side Of The Building							
		Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Intothe Building							
	Cast Iron	5%	0-2	\$4,300	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : North West Corner Of Building 126, Probable Leak From Leader Into The Building							
		Explanation : Drain Is Not Sufficient To Handle The Back Flow							
Backflow Preventer									
	Generic	100%			2026	\$5,900	1	\$3,800	
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Basement, Back Flow Prevention Device							
		Explanation : Drain Is Not Sufficient To Handle The Back Flow							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		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	

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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
Program / Asset # : HRA0069.000 / 4346 **Yr Built/Renovated** : 1931 / 1995
Area Sq Ft : 17,600 **Project Type** : HUMAN RESOURCES
Date of Survey : 15-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1602 **Lot** : 13 **BIN** : 3043244

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	\$123,100	LIFE	* *	5	\$20,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Fire Escapes								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : North Street Facade								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%								
Location : North Street Facade								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : North Street Facade - At 3rd / 4th Floor Windows								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : North Street Facade								
Masonry: Limestone	5%	Now	\$12,700	LIFE	* *	5	\$900	1
Loose Units, Extent : Severe, Area Affected : 20%								
Location : North Facade - Window Sills And Decoration								
Stucco Cement	7%	Now	\$14,100	2030	* *	5	\$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear And Side Facades								
Horizontal Cracks, Extent : Moderate, Area Affected : 25%								
Location : Rear And Side Facades								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Rear And Side Facades								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Rear And Side Facades								
Windows								
Aluminum	90%	2-4	\$2,900	2041	* *	5	\$700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Clad	10%	Now	\$8,100	2050	* *	5	\$500	
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Stairs								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Stairs								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Cast Stone/Terra Cotta	5%	Now	\$1,200	LIFE	**	5	\$700		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Perimeter Coping Caps								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Perimeter Coping Caps								
Masonry: Brick	75%	Now	\$15,800	LIFE	**	5	\$1,400	1	
	Horizontal Cracks, Extent : Severe, Area Affected : 25%								
	Location : North Street Facade								
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
	Location : North Facade								
	Loose Units, Extent : Severe, Area Affected : 25%								
	Location : North Facade								
	Sidewalk Shed Below, Extent : Light, Area Affected : 25%								
	Location : North Street Facade								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : At North Facing Windows								
Pre-Cast Concrete	2%			LIFE	**	5	\$200		
Stucco Cement	18%	Now	\$2,500	2030	**	5	\$400		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Interior And Exterior Faces At Rear And Sides								
	Horizontal Cracks, Extent : Severe, Area Affected : 35%								
	Location : North Facade, Bulkheads, Exterior Faces								
	Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
	Location : North Facade								
Roof									
Modified Bitumen	95%	Now	\$24,700	2025	\$82,200				
	Alligatoring, Extent : Moderate, Area Affected : 25%								
	Location : At Seams								
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Ridging, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Skylight, Metal/Glass	5%			2045	**	10	\$2,500		
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$5,700		
Ceramic Tile	5%			2028	**	5	\$1,300		
Quarry Tile	25%			2030	**	5	\$9,700		
Vinyl Tile	10%			2025	\$21,500	3	\$1,000		
Wood	50%			2040	**	5	\$24,300		

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

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

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : One 600 Amps Main Disconnect Switch

Switchgear / Switchboard

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

Conduit	100%			2045	**	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2035	**	1		
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Motor Controllers

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

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Water Main

Lighting

Interior Lighting

Fluorescent	30%			2025	\$83,300	10	\$4,800	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-12 Lamps

Incandescent	70%			2025	\$194,300	2	\$300	
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Egress Lighting

Emergency, Service	50%			2025	\$4,200	1		
Exit, Service	50%			2025	\$2,800	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	100%			2025	\$64,900	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And Hallways</i>								
<i>Explanation : C C T V Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	* *	1-3	\$3,400	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2035	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2023	\$38,000	1	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2033	* *	4	\$900	
Terminal Devices								
Convactor/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		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
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 Affected : 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, Extent : Severe, Area Affected : 100%							
	Location : Boiler Room							
Fixtures								
Generic	100%							

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

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

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

Print Date : 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
Program / Asset # : HRA0068.000 / 4345 **Yr Built/Renovated** : 1930 / 2004
Area Sq Ft : 25,564 **Project Type** : HUMAN RESOURCES
Date of Survey : 14-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3755 **Lot** : 22 **BIN** : 3084088

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$172,700	LIFE	* *	5	\$29,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Street Facades							
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : North And East Facades							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Window Lintels And Throughout Street Facades							
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Perimeter Facades							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Perimeter Facades							
	Vertical Cracks, Extent : Moderate, Area Affected : 20%							
	Location : North And East Facades At Corner							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Baement Foundation							
Masonry: Limestone	5%	0-2	\$18,400	LIFE	* *	5	\$1,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : At Main Entrance							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : At Window Sills And Decorative Banding							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Metal, Corrugated	2%			2045	* *	1		
Stucco Cement	8%	Now	\$7,800	2030	* *	5	\$3,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Interior Courtyard, Rear Facade							
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%							
	Location : Interior Courtyard And Rear Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : Interior Courtyards And Rear Facade							
Windows								
Aluminum	90%	Now	\$85,200	2050	* *	5	\$1,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Weather Strip Missing, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Wood	10%	Now	\$6,300	2050	* *	5	\$1,200	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%							
	Location : Stairwell Windows							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	8%	Now	\$500	LIFE	* *	5	\$1,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	82%	Now	\$50,300	LIFE	* *	5	\$2,200	1
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : North East Exterior, Interior Parapet Throughout							
	Horizontal Cracks, Extent : Severe, Area Affected : 30%							
	Location : Interior / Exterior Faces Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : Stepped Up Parapets							
Pre-Cast Concrete	3%	Now	\$300	LIFE	* *	5	\$500	
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Underside Of Coping Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Stucco Cement	7%	Now	\$1,900	2030	* *	5	\$200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Horizontal Cracks, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
Roof								
Modified Bitumen	95%	Now	\$119,400	2035	* *			1
	Alligatoring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Blisters, Extent : Severe, Area Affected : 40%							
	Location : Throughout Roof Surface							
	Seams Open/Split, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 35%							
	Location : Throughout. Water Leaking Into Top Floor Apartments							
Skylight, Metal/Glass	5%			2045	* *	10	\$3,700	

Interior

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

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

Interior

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%	4+	\$26,000	2040	**	5	\$15,200	

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

Location : Various Apartments

Interior Walls

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

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

Location : Throughout

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

Location : Bathrooms And Window Soffits In Apartments

Masonry: Brick	10%	Now	\$8,600	LIFE	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Basement Walls

Plaster	30%	Now	\$5,300	LIFE	**	5	\$4,000	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Bulkheads

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

Location : Bulkheads

Ceilings

AcousTileSusp.Lay-In	15%			2030	**	5	\$5,600	
Exposed Concrete	5%			LIFE	**	5	\$300	
Gypsum Board	60%	0-2	\$4,500	LIFE	**	5	\$28,200	

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

Location : Bathrooms And Window Soffits Within Apartments

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

Location : Bulkheads At Stairs

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

Location : Bulkheads At Stairs

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : Main Service Switch Rated @ 600 Amperes

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	\$100	
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5		
Molded Case Bkrs	95%			2041	* *	5	\$600	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	* *	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2025	\$383,100	10	\$21,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2030	* *	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Incandescent	3%			2020	\$12,100	2		
Egress Lighting								
Emergency, Service	50%			2030	* *	1		
Exit, Service	50%			2030	* *	1		
Exterior Lighting								
HID	100%			2030	* *	10	\$100	
Alarm								
Security System								
Generic	100%			2030	* *	1	\$9,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Internet Protocol Digital Video Surveillance System</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2030	* *	1-3	\$16,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Manual Pull Station And Strobe Lights</i>								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2035	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2023	\$55,200	1	\$12,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 3 Multiple Units							
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$2,500	2033	* *	4	\$1,200	
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Next To Boiler							
	Terminal Devices								
	Convactor/Radiator	100%			2030	* *	1	\$8,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	15%			2023	\$47,400	2	\$200	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : 1st Floor							
		Explanation : 4 Units							
	Window/Wall Unit	25%			2020	\$12,600	1		
	No Component	60%							
Ventilation									
	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, Extent : Severe, Area Affected : 10%							
		Location : Roof							
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$1,500	2035	* *	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Water Main, Basement							
	Water Heater								
	Gas Fired	100%			2024	\$5,700	2	\$400	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,100	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room In Basement							

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

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

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

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

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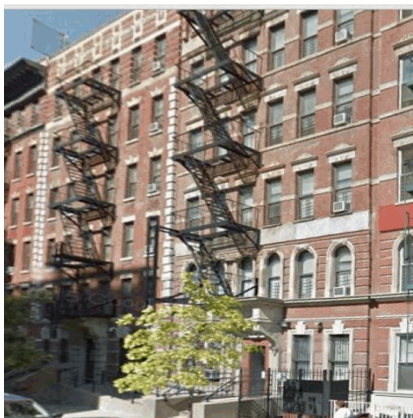
Print Date : 16-Sep-2016

HUMAN RESOURCES ADMINISTRATION - FY 2017

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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$21,300	LIFE	* *	5	\$21,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	80%	Now	\$126,600	LIFE	* *	5	\$21,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Stucco Cement	10%	Now	\$15,200	2031	* *	5	\$3,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Window Sills - Rear Facade And Areaways							
Windows								
Aluminum	90%			2034	* *	5	\$1,600	
Metal Clad	10%			2034	* *	5	\$1,100	
Parapets								
Cast Stone/Terra Cotta	10%	0-2	\$1,800	LIFE	* *	5	\$1,100	
	Miss/Damaged Copings, Extent : Moderate, Area Affected : 15%							
	Location : Flashing Under Coping Ineffective							
	Open Joints, Extent : Moderate, Area Affected : 10%							
	Location : Coping							
Masonry: Brick	75%	Now	\$17,900	LIFE	* *	5	\$1,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%							
	Location : Corners Of Parapets							
	Horizontal Cracks, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Interior Parapet Wall							
Metal: Cage/Fence	5%			2031	* *	5-10	\$500	
Stucco Cement	10%	Now	\$2,100	2039	* *	5	\$200	
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%							
	Location : Both Sides Of Parapet Wall							
	Horizontal Cracks, Extent : Moderate, Area Affected : 30%							
	Location : Both Sides Of Parapet Wall							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations							

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Modified Bitumen	95%	Now	\$62,000	2036	**			1	
	Alligatoring, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Both Roofs								
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Seams Open/Split, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Residences 5u, 6t								
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%			2039	**	5	\$10,200		
Vinyl Tile	20%	0-2	\$18,100	2026	\$45,400	3	\$2,000		
	Worn/Eroded, Extent : Moderate, Area Affected : 40%								
	Location : Kitchens In Residences Throughout								
Wood	40%	Now	\$35,200	2041	**	5	\$10,200		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
	Location : Residences								
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, Extent : Moderate, Area Affected : 10%								
	Location : Residences 6t, 5u								
Plaster	25%			LIFE	**	5	\$2,400		
Ceilings									
AcousTileSusp.Lay-In	15%			2031	**	5	\$4,100		
Exposed Struc: Steel	5%			LIFE	**				
Gypsum Board	55%	Now	\$7,400	LIFE	**	5	\$18,800		
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Residences 6t, 5u								
Plaster	25%			LIFE	**	5	\$4,300		

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2046	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Amps, One 200 Amps And One 100 Amps Main Disconnect Switch							
	Raceway								
	Conduit	100%			2046	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2042	* *	5		
	Molded Case Bkrs	90%			2042	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2046	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$9,300	LIFE	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	25%			2031	* *	10	\$4,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement, Multipurposed Room, Comfort Room And Offices							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2031	* *	10	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Halways - First Through Sixth Floors							
		Explanation : T-5 Lamps							
	Incandescent	65%			2026	\$190,500	2	\$300	
	Egress Lighting								
	Emergency, Battery	50%			2031	* *	10	\$2,200	
	Exit, Service	50%			2031	* *	1		
	Exterior Lighting								
	HID	50%			2026	\$34,300	10		
	LED	50%			2034	* *			
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$2,100	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2034	* *	1-3	\$3,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Hot Water Boiler	2%	0-2	\$800	2046	* *	1	\$200	
	Damaged, Extent : Light, Area Affected : 100%							
	Location : Roof, Missing Boiler Stack Rain Cap, Moderate Corrosion On Boiler Stack							
Hot Water Boiler	98%			2031	* *	1	\$8,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 1 Gas Fired Sectional Hot Water Boiler							
Distribution								
Hot Wtr Piping/Pump	100%			2034	* *	4	\$1,400	
Terminal Devices								
Convactor/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%							
Plumbing								
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 : Light, Area Affected : 100%							
	Location : Side Of Building							
	Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Into The Building.							
Backflow Preventer								
Generic	100%			2026	\$1,700	1	\$1,100	

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

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

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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
Program / Asset # : HRA0070.000 / 4347 **Yr Built/Renovated** : 1925 / 1992
Area Sq Ft : 57,630 **Project Type** : HUMAN RESOURCES
Date of Survey : 16-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 2758 **Lot** : 36 **BIN** : 2006311

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	\$201,300	LIFE	* *	5	\$68,300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Main Entrance, Bulkheads, South Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : South Street Facade							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
	Location : Vertical Joints On Street Facade							
	Spalling, Extent : Severe, Area Affected : 20%							
	Location : East And South Facades							
	Vertical Cracks, Extent : Moderate, Area Affected : 15%							
	Location : South Street Facade							
Masonry: Fieldstone	5%	Now	\$17,600	LIFE	* *	5	\$3,100	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : At Rear Yard Window Openings							
Pre-Cast Concrete	5%	Now	\$26,900	LIFE	* *	5	\$13,500	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
	Location : Decorative Banding At Street Facade							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
	Location : Window Sills - Street Facade							
Stucco Cement	8%	Now	\$56,600	2030	* *	5	\$8,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : East, West, North Facades							
	Diagonal Cracks, Extent : Severe, Area Affected : 20%							
	Location : East, West, North Facades And Basement Window Sills Rear Yard							
	Horizontal Cracks, Extent : Moderate, Area Affected : 25%							
	Location : East, West, North Facades							
	Loose/Delam Surface, Extent : Severe, Area Affected : 15%							
	Location : East Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : East, West, North Facades							
Windows								
Aluminum	95%	Now	\$21,700	2041	* *	5	\$2,700	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : North And East Facade Windows							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
	Location : North And East Facade Windows							
Metal Clad	5%	Now	\$14,200	2050	* *	5	\$900	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
	Location : East And West Stairwells							
	Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%							
	Location : East And West Stairwells							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : East And West Stairwells							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : East And West Stairwells							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	4%	Now	\$2,200	LIFE	* *	5	\$1,400	
	Horizontal Cracks, Extent : Moderate, Area Affected : 30%							
	Location : Coping							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
	Vertical Cracks, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Masonry: Brick	70%	Now	\$51,900	LIFE	* *	5	\$3,100	1
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%							
	Location : Interior And Exterior Perimeter Facades							
	Horizontal Cracks, Extent : Moderate, Area Affected : 25%							
	Location : Interior And Exterior Perimeter Facades							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
	Location : South Street Facade							
	Spalling, Extent : Severe, Area Affected : 35%							
	Location : Exterior Perimeter Facades							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : South Street Facade							
Metal: Cage/Fence	15%	0-2	\$12,800	2045	* *	5	\$2,100	1
	Corrosion/Rusting, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
	Staining/Discoloring, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Pre-Cast Concrete	3%	Now	\$900	LIFE	* *	5	\$800	1
	Horizontal Cracks, Extent : Severe, Area Affected : 25%							
	Location : South Coping							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : South Coping							
	Vegetation Growth, Extent : Moderate, Area Affected : 50%							
	Location : South Coping							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : South Coping							
Stucco Cement	8%	Now	\$2,600	2038	* *	5	\$500	
	Diagonal Cracks, Extent : Severe, Area Affected : 30%							
	Location : Interior And Exterior Perimeter Facades							
	Horizontal Cracks, Extent : Severe, Area Affected : 50%							
	Location : Interior And Exterior Perimeter Facades							
	Loose/Delam Surface, Extent : Severe, Area Affected : 30%							
	Location : Exterior East And North Facades							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Interior South Facade							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%	Now	\$192,300	2035		* *		1
	Blisters, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Seams Open/Split, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : Over A, B, D, G And H Apartments							
Skylight, Metal/Glass	5%	Now	\$25,700	2035		* *		
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Over East And West Stair Bulkheads							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Over East Stair Bukhead							
Interior								
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
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : At 6th Floor Windows On South And East Facades							
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Plaster	10%			LIFE		* *	5	\$3,000
Ceilings								
Exposed Concrete	10%			LIFE		* *	5	\$1,300
Gypsum Board	80%	Now	\$33,500	LIFE		* *	5	\$84,700
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : 6th Floor - A, B, D, G And H Apartments							
Plaster	10%	Now	\$5,400	LIFE		* *	5	\$5,300
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Bulkheads							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads							

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	* *	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Switch Rated @ 400 Amperes							
Switchgear / Switchboard								
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								
Locally Mounted	100%			2030	* *	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Water Main							
Lighting								
Interior Lighting								
Fluorescent	98%			2025	\$890,900	10	\$50,900	
	Other Observation, Extent : Moderate, Area Affected : 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								
No Component	70%							
Generic	30%			2025	\$51,100	1	\$6,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside And Hallways							
	Explanation : C C T V Surveillance System							
Fire/Smoke Detection								
Generic, Analog	100%			2020	\$582,900	1-3	\$35,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Smoke Detectors, Strobe Lights And Manual Pull Stations							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2035	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2030	* *	1	\$56,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Natural Gas Burning Steam Boiler								
	Distribution								
	Steam Piping/Pump	100%			2035	* *	4	\$4,200	
	Terminal Devices								
	Convactor/Radiator	100%			2030	* *	1	\$18,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Window/Wall Unit	70%			2020	\$79,600	1		
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$31,600	
	Exhaust Fans								
	Roof	100%			2025	\$44,000	2	\$1,700	
	Malfunctioning, Extent : Light, Area Affected : 33%								
	Location : Roof, 1 Of 3 Defective Exhaust Fan Motor								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,800	4	\$1,600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	98%							
	Generic	2%			2035	* *	1-2	\$300	

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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
Program / Asset # : HRA0071.000 / 4348 **Yr Built/Renovated** : 1906 / 1992
Area Sq Ft : 27,720 **Project Type** : HUMAN RESOURCES
Date of Survey : 28-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2758 **Lot** : 6 **BIN** : 2006302

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%			LIFE	**	5	\$9,700	
	Masonry: Fieldstone	12%			LIFE	**	5	\$3,500	
	Slate Panels	3%	Now	\$59,700	LIFE	**	5	\$900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Window Sills								
	Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
	Location : Window Sills								
	Stucco Cement	60%	Now	\$198,400	2031	**	5	\$29,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Windows									
	Aluminum	95%	Now	\$20,300	2042	**	5	\$1,200	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	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 : Moderate, Area Affected : 100%								
	Location : Stair(s)								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Stair(s)								
Parapets									
	Cast Stone/Terra Cotta	3%	Now	\$900	LIFE	**	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Coping								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
	Masonry: Brick	20%	Now	\$5,500	LIFE	**	5	\$500	
	Spalling, Extent : Moderate, Area Affected : 15%								
	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								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Stucco Cement	55%	Now	\$6,800	2031	**	5	\$1,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								

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TRANSITIONAL HOUSING-NEW DAY TWO
Asset # : 4348

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Modified Bitumen	95%	0-2	\$107,900	2036	**				
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Over 5b, 6a								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over 5b, 6a								
Skylight, Metal/Glass	5%	Now	\$28,800	2036	**				
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : Stair(s)								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Stair(s)								
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$8,900		
Ceramic Tile	10%			2035	**	5	\$4,100		
Quarry Tile	20%			2039	**	5	\$12,200		
Vinyl Tile	10%			2026	\$33,800	3	\$1,500		
Vinyl Tile	5%	Now	\$16,900	2036	**	3	\$800		
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Basement								
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Basement								
Wood	45%	Now	\$29,500	2041	**	5	\$17,200		
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	5%	Now	\$3,300	2035	**	5	\$1,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Concrete Masonry Unit	10%	Now	\$10,600	LIFE	**	5	\$1,900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Gypsum Board	75%	Now	\$14,800	LIFE	**	5	\$21,900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Plaster	10%	Now	\$1,900	LIFE	**	5	\$1,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Bulkheads								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Bulkheads								

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TRANSITIONAL HOUSING-NEW DAY TWO
Asset # : 4348

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

Interior

Ceilings

Gypsum Board

85%

LIFE

* *

5

\$43,300

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

Plaster

15%

Now

\$7,800

LIFE

* *

5

\$3,800

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2036

* *

5

\$100

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

Switchgear / Switchboard

Fused Disc Sw

20%

2036

* *

5

Molded Case Bkrs

80%

2036

* *

5

\$600

Raceway

Conduit

100%

2036

* *

1

Panelboards

Molded Case Bkrs

100%

2034

* *

5

\$700

Wiring

Thermoplastic

100%

2036

* *

1

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$400

Lighting

Interior Lighting

Fluorescent

99%

2034

* *

10

\$24,700

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

Incandescent

1%

2026

\$4,400

2

Egress Lighting

Emergency, Battery

50%

2026

\$17,900

10

\$3,300

Exit, Service

50%

2026

\$4,400

1

Exterior Lighting

HID

100%

2026

\$102,200

10

\$100

Alarm

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

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

Alarm

Security System

No Component

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

Heating

Energy Source

Natural Gas

100%

2036

* *

1

Conversion Equipment

Steam Boiler

100%

2039

* *

1

\$27,000

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

Distribution

Steam Piping/Pump

100%

2036

* *

4

\$1,300

Terminal Devices

Convactor/Radiator

100%

2031

* *

1

\$8,800

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Window/Wall Unit

90%

0-2

\$2,500

2024

\$49,200

1

*Malfunctioning, Extent : Light, Area Affected : 5%**Location : Various Mechanical Defects*

No Component

10%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$15,200

Exhaust Fans

Roof

100%

Now

\$1,100

2026

\$21,100

2

\$700

*Malfunctioning, Extent : Light, Area Affected : 33%**Location : 1 Of 2 Defective Exhaust Fan Motors***Plumbing**

H/C Water Piping

Brass/Copper

100%

2036

* *

1

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area 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							

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