Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

Asset Name : BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT
Address : 1958 FULTON STREET BTWN: RALPH AVE. - HOWARD AVE.
Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 144,341 Project Type : HUMAN RESOURCES

Date of Survey : 15-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 1548 Lot : 19 BIN : 3042090

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$3,186,500	\$369,100
Interior Architecture	\$1,759,800	\$250,000
Electrical	\$759,800	\$1,084,800
Mechanical	\$1,230,000	\$2,723,000
Site Pavements	\$93,700	
Total	\$7,029,900	\$4,426,900
Importance Code A	\$3,962,200	\$396,400
Importance Code B	\$2,409,700	\$3,917,900
Importance Code C	\$658,100	\$112,600
Total	\$7,029,900	\$4,426,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$57,500	\$1,300	\$16,200	
Interior Architecture	\$71,000		\$34,100	\$5,700
Electrical	\$9,100	\$2,400	\$3,500	\$4,400
Mechanical	\$43,900	\$24,700	\$41,600	\$22,500
Site Enclosure	\$9,400			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$196,700	\$34,400	\$101,400	\$38,500
Importance Code A	\$60,900	\$14,000	\$28,900	\$12,700
	4400 600	AAA 4AA	A50 500	44.
Importance Code B	\$108,600	\$20,400	\$72,500	\$25,900
Importance Code B Importance Code C	\$108,600 \$27,300	\$20,400	\$72,500	\$25,900



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

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

rchitecture		Current Re	pair	Futur	e Replacement	М	aintenance			
ystem Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
terior										
Exterior Walls						_	0000 100			
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$203,100			
			Extent: Light, A		eted : 66%					
		: Inrougnou	ıt, Herkimer Stree							
Masonry: Brick	45%			LIFE	* *	5	\$234,000			
Masonry: Brick	40%	0-2	\$313,200	LIFE	* *	5	\$104,000			
	Diagonal Cracks, Extent : Moderate, Area Affected : 2% Location : Fulton Street Façade									
			-	1.00	. 1 20/					
			ent : Moderate, A			1				
					Adjacent Playgrou	und				
	_	Recent Repair Evident, Extent : Light, Area Affected : 5% Location : Chimney								
			ctent : Light, Arec	a Affected	1 · 5%					
		: 4th Floor		ingecie	570					
	Spalling, E	Extent : Light	, Area Affected :	20%						
	Location	: Throughou	ıt .							
Masonry: Granite	5%			LIFE	* *	5	\$19,500			
Stucco Cement	5%			2041	* *	5	\$32,500			
Windows										
Aluminum	93%	4+	\$2,067,700	2053	* *	5	\$24,700			
		ssing Elemer : Throughou	nts, Extent : Seven t	re, Area I	Affected : 100%					
Aluminum	5%			2050	* *	5	\$2,700			
Metal Louvers	2%	4+	\$31,600	2043	* *					
	Broken/Mi	ssing Elemer	its, Extent : Seve	re, Area A	Affected : 100%					
	Location	: Throughou	ıt							
Parapets										
Cast Stone/Terra Cotta	10%	2-4	\$196,600	LIFE	* *	5	\$12,000			
			Extent : Light, Are	ea Affecte	ed : 5%					
	Location	: Throughou	ıt.							
Masonry: Brick	90%	2-4	\$16,100	LIFE	* *	5	\$14,000			
			Extent : Moderat	e, Area A	Affected : 35%					
	Location	: At Clay Til	le Coping							

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

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

Asset #: 1951

rchitecture	Current Repair		ure Replacement	М	aintenance		
stem Component Type	% of Fail Date Es Total (Years)	timated Cost Yea		Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior Roof							
Cement-Fiber Panel	10% 0-2  Vegetation Growth, Extent  Location: Roof D  Worn/Eroded, Extent: M  Location: Roof D		fected : 25%	5	\$2,500		
Modified Bitumen	60% Now Alligatoring, Extent: Mo Location: Throughout Blisters, Extent: Severe, Location: Roofs Over a Cafeteria And Gymnasi Drains Clogged, Extent: Location: Roof C Miss/Damaged Flashing. Location: At Junction of Punct/Tear/Impact Dama Location: Roofs A, B, B Recent Repair Evident, E Location: Roof B And a Vegetation Growth, Extent Location: Roof A And B Water Penetration, Extent Location: Over Junction	Area Affected : 20% Auditorium, Fourth F ium Severe, Area Affected S, Extent : Moderate, Of High Wall Over Ro age, Extent : Moderat E Extent : Light, Area Af E It : Moderate, Area A E Et : Severe, Area Affec	: 75% oor North Wing, Fir I: 2% Area Affected: 10% of On First Floor C r, Area Affected: 5% fected: 15% fected: 5%	orridor T	o Cafeteria	1	
Modified Bitumen	20% 0-2 Alligatoring, Extent: Mo Location: Roof F And Worn/Eroded, Extent: M Location: Roof F And	G oderate, Area Affecte	: 50%				
Play Surface	5%	202		10	\$3,600		
Skylight, Metal/Glass	5%	203	8 **	10	\$12,100		

Int

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

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors								
Carpet	1%		\$500	2030	* *	3	\$2,900	
		Discoloring 1 : 5th Floo	, Extent : Severe, A. r	rea Affec	ted : 5%			
Cast in Place Concrete	10%	Now	\$9,900	LIFE	* *	5	\$41,800	
	_	Crumbling 1: Through	Extent : Light, Are	ea Affecte	ed : 5%		·	
			xtent : Severe, Area ent, Incomplete Co					
Ceramic Tile	12%	0-2	\$177,600	2037	* *	5	\$11,500	
	_	Crumbling 1: Through	Extent : Light, Are	ea Affecte	ed : 20%		·	
Marble Panels	4%	4+	\$11,100	LIFE	* *	5	\$5,700	
		issing Elen 1 : Fulton L	ents, Extent : Mode obby	erate, Ar	ea Affected : 2%		,	
Quarry Tile	5%			2041	* *	5	\$14,300	
Terrazzo	1%			LIFE	* *	5	\$3,000	
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%		. ,	
	Location	ı : PS28 Lo	bby					
Vinyl Tile	20%	Now	\$324,600	2038	* *	3	\$14,300	
•	Uneven Si	ubstrate, Ex	tent : Moderate, A	rea Affec	ted : 50%			
	Location	ı : Fourth I	Floor Corridor Nea	r Room 4	408, 5th Floor Cor	ridor		
Vinyl Tile	40%			2033	* *	3	\$28,700	
Wood	7%			2056	* *	5	\$25,100	

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

Asset #: 1951

Architecture		Current I	Repair	Futur	e Replacement	acement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Cast in Place Concrete	_		\$111,800 Extent : Light, Are out	LIFE ea Affecte	* * ed : 5%				
Ceramic Tile		_	\$97,500 Extent : Moderate	2031 e, Area Aj	* * fected : 10%	5	\$17,700		
Fiberglass Panel		nstruction,	Extent : Light, Are ase, Corrugated Pl		* * d : 100%	10	\$1,800		
Gypsum Board	_		\$41,000 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$59,500		
Masonry: Brick	2%			LIFE	* *	10	\$2,100		
Marble Panels	3%		\$84,500	LIFE	* *				
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 20%				
Plaster	Location Paint Pee	Crumbling, 1 : Through ling, Extent	\$323,200 Extent : Moderate out, Below Cafeter : Moderate, Area a afeteria, Auditouri	ia, Audit Affected	ourium Stage Left : 25%	5	\$40,400		
Plaster	12%		ajeieria, Maiioari	LIFE	**	5-10	\$36,100		
Ceilings	1270			LIFE		3-10	\$30,100		
AcousTileSusp.Lay-In	_	Discoloring	\$123,500 Extent : Moderate out, 4th Floor, Caf	-	* * ffected : 100%	5	\$19,100		
AcousTileSusp.Lay-In	5%			2041	* *	5	\$9,600		
Exposed Concrete	_		\$122,800 Extent : Light, Are out	LIFE ea Affecte	* * ed : 20%	5	\$3,000		
Gypsum Board			\$14,500 xtent : Severe, Arec 00 Closet	LIFE a Affected	* * l : 5%	5	\$35,800		
Plaster	Cracking/ Location 200, 202 Paint Pee Location 200, 202	n: Througo 2, 203), Auc ling, Extent n: Througo 2, 203), Auc	\$353,200 Extent: Moderate ut 5th Floor (Room litourium At Old Sk : Moderate, Area ut 5th Floor (Room litourium At Old Sk Extent: Severe, Area	ns 500, 50 cylights, C Affected ns 500, 50 cylights, C	93, Stair 5a), Thro Ceiling Over Booth : 40% 93, Stair 5a), Thro Ceiling Over Booth	h Near Ai ughout 2i	nd Floor (Rooms		
	Location	ı : Auditour	ium Stage Right						
	Explana	tion : Steel	Support For Light	Severly (	Corroded				
Plaster	3%			LIFE	* *	5-10	\$9,900		

#### Site Enclosure

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

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

Asset #: 1951

rchitecture	Current Repair		Future Replacement		Maintenance			
vstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
e Enclosure								
Fence/Gates								
Chain link	95%		2048	* *				
	Corrosion/Rusting, E Location : Playgro	_	Affected	35%				
Iron Picket	5%		2063	* *				
	Corrosion/Rusting, I Location : Herkime		Affected	: 15%				
Retaining Walls	0.70/ 3.7	<b>**</b> ***	• • • •	4. 4.				
Cast in Place Concrete	95% Now Cracking/Crumbling Location: Herking	\$3,800 , Extent : Moderate er St And Howard A		* * fected : 75%				
Masanny Drials	5% Now	\$5,600		* *				
Masonry: Brick	5% NOW Cracking/Crumbling Location : Herkime	, Extent : Moderate	2038 , <i>Area A<u>f</u></i>					
te Pavements								
Public Sidewalk								
Cast in Place Concrete	50% Now Cracking/Crumbling Location: Fulton S		2033 , <i>Area A<u>f</u></i>	* * fected : 15%				
	Loose/Delam Surfac Location : Fulton S Tripping Hazard, Ex	treet		-				
	Location: Fulton S	treet						
Cast in Place Concrete	50% Now Broken/Missing Elen Location: Near Co	\$46,900 nents, Extent : Mode orner Of Howard Av		* * ea Affected : 10%				
	Cracking/Crumbling Location : Near Co	, Extent : Severe, Ar orner Of Howard Av		ted : 10%				
Parking/Driveway								
Cast in Place Concrete	100%		2041	* *				
Activity Yard Asphalt	100%  Cracking/Crumbling  Location: Playgro		2031 a Affecte	* * d : 15%				

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

Under 600 Volts

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

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

Asset #: 1951

ectrical	Current R	epair	Futur	e Replacement	М	aintenance	
tem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
ler 600 Volts							
Service Equipment							
Fused Disc Sw	27% 2-4 Suspect Water Damag Location: Electrica Other Observation, E.	l Room		-	5	\$100	
	Location : Electrica Explanation : One 1	l Room			rvice A		
Fused Disc Sw	35%	1	2028	\$14,700	5	\$200	
	Other Observation, E. Location : Electrica Explanation : One 1	l Room	Affected	: 35%	rvice R	·	
Fused Disc Sw	30%	200111111111111111111111111111111111111	2028	\$12,600	5	\$200	
Tused Disc Sw	Other Observation, E. Location : Electrica	l Room	Affected	: 30%		Ψ200	
	Explanation : One 8	00 Amperes Main					
Fused Disc Sw	8%		2048	* *	5	\$100	
Switchgear / Switchboard Fused Disc Sw	33%		2028	\$72,500	5	\$200	
Fused Disc Sw	67%  Recent Installation, E.  Location : Electrica		2054 Affected	* * : 100%	5	\$400	
Raceway							
Conduit	95%		2028	\$234,700	1		
Conduit	5%		2038	* *	1		
Panelboards Fused Disc Sw	10% Enclosure Corroded, 1	Extent : Moderate,	2027 Area Aff	\$22,400 fected : 100%	5	\$300	
	Location : 5th Floor	Machinery Room					
Fused Disc Sw	10% Other Observation, E.		2044 Area Affe	* * cted : 100%	5	\$300	
	Location : Basement Explanation : Feede		issina Ca	war			
Molded Case Bkrs	50%		2027	\$111,900	5	\$1,900	
	Other Observation, Extent : Moderate, Area Affected : 30% Location : 1st And 2nd Floors Explanation : Two (2) Panelboards Missing Interior Covers						
Moldad Casa Dlag	30%	z) i unewourus Mi	2036	**	5	\$1,100	
Molded Case Bkrs Wiring	3070		2030		3	\$1,100	
Braided Cloth	90% 2-4 Insulation Aged, Exter Location : Througho		2053 fected : 1	* *	1		
Thermoplastic	10%		2038	* *	1		
Motor Controllers Locally Mounted	10%		2026	\$123,900	5	\$1,000	

Ground

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

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

Asset #: 1951

Electrical	Current	Repair	Future Replacement		Maintenance					
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Ground										
Grounding Devices										
Generic	100%		LIFE	* *	5	\$4,200				
Lighting										
Interior Lighting										
Fluorescent	70%		2028	\$196,900	10	\$82,000				
	T-12 Lamps And Fixtures, Extent: Light, Area Affected: 100%									
	Location : Through	out								
Fluorescent	10%		2033	* *	10	\$11,700				
	T-8 Lamps And Fixtu Location : Offices	res, Extent : Light,	Area Aff	ected : 100%						
Incandescent	10%		2023	\$141,700	2	\$300				
	Obsolete Fixtures, E. Location : Lobby, A	_	Affected :			****				
LED	10%		2033	* *						
	Recent Installation, I	Extent : Light, Area	Affected	: 50%						
	Location: Interior Gymnasium, 4th Floor Corridor									
	Other Observation, Extent: Light, Area Affected: 50%									
	Location: Interior	Gymnasium 1st Flo	oor							
	Explanation: Exce	ssive Light Levels								
Egress Lighting										
Emergency, Battery	40%		2033	* *	10	\$12,300				
Emergency, Battery	10%		2023	\$17,200	10	\$3,100				
Exit, Service	40%		2033	* *	1					
Exit, Service	10%		2023	\$3,400	1					
Exterior Lighting										
HID	10%		2023	\$54,400	10					
No Component	90%									
Alarm										
Fire/Smoke Detection										
No Component	70%	<b></b>				di				
Generic, Analog	30% 0-2	\$447,700	2038	**	1-3	\$24,300				
	Malfunctioning, Exte Location : Multi Se		a Affecte	d : 50%						
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Hallway	vs.								
	Explanation: Obse	olete Equipment								

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

Heating

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

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

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source	1000/	• • • • •		_	420 500	
Fuel Oil No 2	100%	2048	* *	5	\$39,600	
	Other Observation, Extent : Light, Area Location : Basement	i Affected	: 30%			
	Explanation: Two Oil Fuel Tanks. 75	00 Gallon	s Fach Only One	Of The T	Swo Oil Fuel	
	Tanks Is Used.	oo Ganon	s Each. Only One	Oj 1ne 1	wo Oii Fuei	
Conversion Equipment						
Steam Boiler	100% Now \$775,600	2048	* *	1	\$113,900	1
	Unit Inoperable, Extent : Severe, Area	Affected :	100%			
	Location : Basement					
	Other Observation, Extent : Severe, Are	ea Affecteo	d: 100%			
	Location: Basement			, ,	. T	
	Explanation : 3 Boilers Not Working, Boiler Provides Steam To The Buildin		ssioned About 10 1	ears Ago	o. A Temporary	
Distribution	Boner Fronties Steam to The Buttum	8.				
Steam Piping/Pump	100% Now \$52,800	2028	\$528,200			
1 5 1	Obsolete Equipment, Extent : Severe, A	rea Affect	·			
	Location: Basement					
	Other Observation, Extent: Severe, Are	ea Affected	d: 50%			
	Location : Basement					
	Explanation: Defective Steam Conde	nsate Reti	ırn Pump.			
Terminal Devices	100/	2022	¢1.69.000	1	\$7,000	
Air Handler Convector/Radiator	10% 80%	2023 2026	\$168,000 \$710,400	1 1	\$7,900 \$33,000	
Fan Coil Unit/Heat	8%	2023	\$143,100	1	\$3,300	
Unit Heater - Steam	2%	2028	\$8,500	4	\$400	
ir Conditioning	2,0		<del>\$ 0,200</del>		<b>4.00</b>	
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment						
Interior Pkg Unit -	5%	2022	\$223,300	2	\$400	
Cooling						
	R-22 Refrigerant, Extent: Light, Area	Affected:	5%			
	Location: Lower Level	A CC 4 - 1	. 50/			
	Other Observation, Extent : Light, Area Location : Lower Level	і Ајјестеа	: 3%			
	Explanation : 1 Unit					
Calit I Init	10%	2036	* *			
Split Unit Window/Wall Unit	85%	2030	\$211,600	1		
Distribution	0370	2023	φ211,000	1		
Distribution  Ductwork/Diffusers	10%	LIFE	* *	2	\$20,800	
Ductwork/Diffusers	5%	LIFE	* *	2	\$10,400	
No Component	85%			-	, , 0	
entilation T						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$112,800	
	Needs Cleaning, Extent : Severe, Area	Affected :	90%			
	Location: Throughout The Building imates are in current dollars and are not escala					

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.

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

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

Asset #: 1951

Mechanical	Current	Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
entilation							
Exhaust Fans	0.70/ 4+	Φ <b>7</b> .5.100	2020	* *	2	<b>#2.000</b>	
Interior	Malfunctioning, Extended Location: Baseme Other Observation, Location: 5th Floor	or Elevator Machind ent : Severe, Area A nt	e Room, Bas ffected : 100 Area Affecte e Room, Bas	sement 9% d : 90% sement	2 s Par Ou	\$3,000	
Roof	5%	iusi Fan Ivoi Osea I	2033	* *	2	\$200	
ROOI	Other Observation, I Location : Roof A	Extent : Light, Area uust Fans On The R	Affected : 5	<b>5</b> %	2	\$200	
lumbing							
H/C Water Piping Brass/Copper		or Womens Bathroo	m	\$890,400	1		
	Not Insulated, Exten						
W II	Location: 4th Floo	or Womens Bathroo	m				
Water Heater Electric	2% Abandoned in Place Location : 5th Floo	Extent : Light, Are or Girls Bathroom, 1			4 throom.		
Gas Fired	98% Now Unit Inoperable, Ext Location: Boiler F Other Observation, 1	Room Extent : Severe, Are			2	\$1,500	
	Location : Boiler F Explanation : Wate Boilers Were Deco	r Heater And Hot V	Vater Storag	ge Tank Disconn	ected. No	ot Working Since	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures Generic	100%						
ertical Transport							
Elevators							
Geared Traction	100% Other Observation, I Location : L-5	Extent : Light, Area	LIFE Affected: 1	* *			
	Explanation : One	Unit					
ire Suppression							
Standpipe	1000/		2020	* *	1.5	DC4 400	
Generic	100%		2038	* *	1-5	\$64,400	

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

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

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Sprinkler							
No Component	98%						
Generic	2%		2028	\$23,400	1-2	\$700	
Fire Pump							
Generic	100%		2031	* *	1	\$23,900	
Chemical System	•		•			•	•
Generic	100%		2023	\$1,900	1-3	\$4,000	

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

Page: 12

#### Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

Asset Name : BROWNSVILLE MULTI SERVICE CTR.

Address : 444 THOMAS S. BOYLAND ST. BTWN: PITKIN AV - E. NEW YORK AV

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 36,920 Project Type : HUMAN RESOURCES

Date of Survey : 18-Jun-2013 Landmark Status : NONE

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

Block : 3496 Lot : 4 BIN : 3080726

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$311,700	\$170,400
Interior Architecture	\$704,700	\$374,200
Electrical	\$253,500	\$401,900
Mechanical	\$510,400	
Total	\$1,780,400	\$946,500
Importance Code A	\$547,300	\$170,400
Importance Code B	\$1,114,300	\$401,900
Importance Code C	\$118,800	\$374,200
Total	\$1,780,400	\$946,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$85,300		\$27,000	
Interior Architecture	\$137,700			\$5,900
Electrical	\$79,100	\$1,000	\$1,200	\$1,200
Mechanical	\$37,400	\$4,200	\$6,000	\$22,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$343,300	\$9,200	\$38,200	\$33,700
Importance Code A	\$87,400	\$1,600	\$28,600	\$1,600
Importance Code B	\$239,300	\$7,500	\$9,600	\$32,000
Importance Code C	\$16,700			
Total	\$343.300	\$9,200	\$38,200	\$33,700



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

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

Asset #: 1953

chitecture	Curre	nt Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail D Total (Year	ate Estimated Cost es)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls							
Cast in Place Concrete	5% 0-2	\$15,400	LIFE	* *	5	\$13,600	
	-	ing, Extent : Light, Ar	ea Affecte	ed : 20%			
	Location : Thro						
Concrete Masonry Unit	70% 2-4	\$157,100	LIFE	* *	5	\$23,900	
	Cracking/Crumbl Location : Thro	ing, Extent : Moderate ughout	e, Area A <u>j</u>	fected : 20%			
Masonry: Limestone	5% 2-4	\$29,800	LIFE	* *	5	\$2,000	
	Cracking/Crumbl Location : Thro	ing, Extent : Light, Ar ughout	ea Affecte	ed : 10%			
Window Wall	20% 2-4	\$104,900	2034	* *	5	\$20,500	2
	Broken/Missing E	lements, Extent : Seve	re, Area	Affected : 30%			
	Location: Thro	ughout					
Windows							
Aluminum	100% 2-4	\$49,800	2032	* *	5	\$5,900	
	· ·	lements, Extent : Mod	lerate, Ar	ea Affected : 20%			
=	Location : Thro	ughout					
Parapets /T. G. #	50/ 2.4	ΦΩ ΩΩΩ	LIPP	* *	-	<b>#2.700</b>	
Cast Stone/Terra Cotta	5% 2-4	\$8,800 ing, Extent : Moderate	LIFE		5	\$2,700	
	Location: Thro		e, Area Aj	jeciea : 50%			
C M H			LIPP	* *		<b>#1</b> (00	
Concrete Masonry Unit		\$3,600 ing, Extent : Moderate	LIFE		5	\$1,600	
	Location: Thro	-	г, Агеи Ај	jeciea . 2070			
M-4-1 D - :1	75% 2-4		2020	* *		\$26,000	
Metal Rail		\$27,700 g, Extent : Moderate, A	2029		5	\$36,900	
	Location : Thro		11еи Ajje	cieu . 2570			
		l, Extent : Light, Area	Affected .	10%			
	Location : Thro		55				
Roof							
Roll Roofing	100%		2026	\$133,500	5	\$54,000	
	-	vident, Extent : Light,	Area Affe	ected : 100%			
	Location: Thro	ughout 2010					

Interior

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

Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Floors	10% 2-4	\$62,300	2026	\$62,300	2	¢7.200	
Carpet	Punct/Tear/Impact D Location : Through	amage, Extent : Se		+ - )	3	\$7,300	
Cast in Place Concrete	10% 0-2 Cracking/Crumbling Location: Through		LIFE rea Affect	* * ted : 40%	5	\$10,700	
Ceramic Tile	3% 2-4 Cracking/Crumbling Location: Through		2033 , Area Af	* * fected : 20%	5	\$700	
Terrazzo	20% 0-2 Cracking/Crumbling Location: Through	_	LIFE ea Affecte	* * d : 10%	5	\$7,600	
Vinyl Tile	57% 2-4 Cracking/Crumbling Location: Through		2019 rea Affect	\$236,600 ted: 40%	3	\$10,500	
Interior Walls Ceramic Tile	15% 0-2 Cracking/Crumbling Location: Through		2027 ea Affecte	\$374,200 d : 10%	5	\$6,800	
Concrete Masonry Unit	20% 2-4 Cracking/Crumbling Location: Through	_	LIFE ea Affecte	* * d : 10%	5	\$7,200	
Glass: Single Pane	5% Now Cracking/Crumbling Location: Through		LIFE , Area Af	* * fected : 10%	5	\$3,400	
Gypsum Board	55% 2-4 Cracking/Crumbling Location: Through		LIFE , Area Af	* * fected : 10%	5	\$29,900	
Metal Panel	5% 2-4 Corrosion/Rusting, E Location: Through	-	LIFE Affected .	* *			

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

Asset #: 1953

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Ceilings								
AcousTileConcealSpLn	40%	2-4	\$31,600	2029	* *	5	\$12,200	
	Cracking/0	Crumbling,	, Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Through	out					
AcousTileConcealSpLn	5%	Now	\$19,700	2044	* *	5	\$1,500	
1	Broken/Mi	ssing Elen	nents, Extent : Mode		ea Affected : 25%		* /	
		U	oor Corridor	,	33			
AcousTileSusp.Lay-In	10%	4+	\$11,800	2029	* *	5	\$2,400	
1 ,	Staining/D	iscoloring	, Extent : Moderate	, Area A	ffected : 10%			
	O	: Third Fl		, J	,			
Exposed Concrete	30%	0-2	\$23,600	LIFE	* *	5	\$2,300	
1	Cracking/0	Crumbling.	, Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Through	out	55				
Gypsum Board	15%	0-2	\$7,400	LIFE	* *	5	\$9,200	
	Cracking/0	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Through	out					

Electrical		Current Repai	r	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date Esti (Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$8,300	5	\$1,000	
		rvation, Extent		Area Affe	cted : 100%			
	Location .	: Electrical Roo	om					
	Explanati	on : One 2000 I	Amperes Mai	n Discon	nect Switch			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$97,600	5	\$1,000	
Raceway								
Conduit	100%			2024	\$52,500	1		
Panelboards								
Fused Disc Sw	5%			2023	\$3,700	5		
Molded Case Bkrs	95%			2023	\$70,900	5	\$900	
Wiring								
Thermoplastic	100%			2024	\$66,400	1		
Motor Controllers								
Locally Mounted	100%			2022	\$45,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,500	LIFE	* *	5	\$500	
	Other Obse	rvation, Extent	: Moderate, A	Area Affe	cted : 100%			
	Location :	Basement						
	Explanati	on : Corroded						

Lighting

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

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

Asset #: 1953

Electrical	ectrical Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	96%	2019	\$69,100	10	\$28,800	
	Other Observation, Extent : Mo		cted : 100%			
	Location : Throughout The Bu	iilding				
	Explanation: T-12 Lamps					
HID	2%	2019	\$1,000	10		
Incandescent	2%	2019	\$7,200	2		
Egress Lighting						
Emergency, Battery	50%	2019	\$22,000	10	\$3,900	
Exit, Service	50%	2019	\$4,400	1		
Exterior Lighting						
HID	100%	2019	\$139,200	10	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2024	\$33,500	1	\$4,100	
	Other Observation, Extent : Mo		cted : 100%			
	Location : Outside And Hallw	•				
	Explanation : Intrusion Alarm	And 4 - CCTV				
Fire/Smoke Detection						
No Component	70%					
Generic	30%	2024	\$114,500	1-3	\$6,800	
	Other Observation, Extent : Mo	derate, Area Affe	cted : 100%			
	Location : Hallway					
	Explanation : Strobe Lights, M	1anual Pull Statio	ons And Main Con	trol Pane	·l	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2034	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2022	\$235,500	1	\$16,200	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Basement Boiler Room					
	Explanation: 12 Multiple Units					
Distribution						
Hot Wtr Piping/Pump	100%	2032	* *	4	\$2,400	
Terminal Devices						
Convector/Radiator	100%	2022	\$227,100	1	\$10,600	
Air Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		

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

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

Mechanical		Current l	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	75%			2019	\$47,700	1		
			Extent : Light, Area	Affected	: 1%			
		i : Basemer						
	Explana	tion : 1 Ino	perable Centrifuga	l Unit Re	emaining In Basem	ent		
No Component	25%							
/entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,200	
Exhaust Fans								
Interior	95%	Now	\$3,800	2019	\$19,200	2	\$800	
	Not in Ser	vice, Exten	t : Severe, Area Aff	ected : 9	5%			
	Location	i : Basemer	ıt					
Roof	5%	Now	\$500	2024	\$2,500	2		
			t : Severe, Area Aff		·			
			Are Burnt Out, Roof					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2022	\$18,600	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2019	\$5,300	4	\$1,200	
Fixtures					+ - )		+ ,	
Generic	100%							
/ertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
•			Extent : Light, Area	Affected	: 100%			
		a: B, G, 2,						
		tion : 1 Un						
Fire Suppression	-							
Standpipe								
Generic	100%			2034	* *	1-5	\$17,100	

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

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

Page: 18

#### Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

Asset Name : BUSHWICK MULTI SERVICE CENTER

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

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 54,112 Project Type : HUMAN RESOURCES

Date of Survey : 18-Jun-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 3444 Lot : 22 BIN : 3080067

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,136,100	\$142,800
Interior Architecture	\$784,300	\$40,300
Electrical	\$448,100	\$456,800
Mechanical	\$152,600	
Total	\$2,521,100	\$639,900
Importance Code A	\$1,223,400	\$142,800
Importance Code B	\$1,212,700	\$497,100
Importance Code C	\$85,000	
Total	\$2,521,100	\$639,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$59,000			
Interior Architecture	\$40,700			\$6,300
Electrical	\$25,300	\$900	\$900	\$1,500
Mechanical	\$24,600	\$7,300	\$7,200	\$36,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$153,400	\$12,200	\$12,100	\$48,400
Importance Code A	\$59,100	\$4,700	\$4,700	\$4,700
Importance Code B	\$94,400	\$7,400	\$7,300	\$43,600
Importance Code C				
Total	\$153,400	\$12,200	\$12,100	\$48,400



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

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

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance	
estem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	<b>-</b> 2.4	<b>0.00 -</b> 0.0			_	420000	
Cast in Place Concrete	5% 2-4	\$23,700	LIFE	**	5	\$20,000	
	Cracking/Crumbling Location: Through	_	а Ађесњ	P.a : 10%			
Masonry: Brick	55%		LIFE	* *	5	\$44,000	
Masonry: Brick	20% Now	\$48,200	LIFE	* *	5	\$16,000	
	Jnt Mortar Miss/Ero			Affected : 25%			
	Location : North And South Bulkheads Repointing Failure, Extent : Moderate, Area Affected : 20%						
		Extent : Moderate, A nd South Bulkheads		cted : 20%			
	Water Penetration, E	Extent : Moderate, A	rea Affe	cted : 10%			
		nd South Bulkheads					
Masonry: Granite	10% Now	\$189,000	LIFE	* *	5	\$6,000	
	Broken/Missing Elen	·	erate, Ar	ea Affected : 5%			
	Location : Steps A	East Entrance					
	Cracking/Crumbling		, Area A <u>f</u>	fected : 5%			
	Location: Steps A	East Entrance					
Masonry: Limestone	10% Now Broken/Missing Elen Location: Baluste Staining/Discoloring Location: Through	rs Over North And S , Extent : Moderate	South En	trances	5	\$6,000	
Windows							
Metal Louvers	5%		2027	\$25,900	10	\$5,400	
Wood	95% Now	\$464,100	2049	* *	5	\$82,800	
	Air Infiltration, Exte		Affected	! : 50%			
	Location: Through		4 40	. 1 500/			
	Deteriorated Finish,		Area Aff	ected: 50%			
	Location : Through Split/Cracked, Exten		Affactad	. 500%			
	Location : Through		престеи .	. 5070			
Parapets	Location . Through						
Masonry: Brick	90% Now	\$105,500	LIFE	* *	5	\$9,200	
<b>,</b>	Loose Units, Extent	·			2	<i>\$7,</i> <b>20</b>	
	Location : At Stair						
Metal Rail	10% 2-4	\$2,700	2029	* *	5	\$7,200	
	Corrosion/Rusting, I			: 10%	-	+ - ,	
	Location : Through						

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

Architecture	Current Repa	ir Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior						
Roof	100/ 37	<b>000</b> (00 I IDE	ate ate			
Cast in Place Concrete	10% Now Cracking/Crumbling, Exte Location: East Terrace Caulking Deteriorated, Ex Location: East Terrace Water Penetration, Extent Location: Over Baseme	Over Basement ctent : Moderate, Area Over Basement : Moderate, Area Affe	Affected: 50%			
Single Ply Membrane	85% 2-4 Broken/Missing Elements, Location: Throughout Staining/Discoloring, Exte					2
Skylight, Metal/Glass	5% Recent Replace Evident, E Location : Throughout 2		* * Tected : 100%	10	\$7,900	
Interior Floors						
Carpet	5% 0-2 Punct/Tear/Impact Damag Location : Throughout	\$9,100 2023 ge, Extent : Light, Area	\$45,700 a Affected : 20%	3	\$5,400	
Cast in Place Concrete	5% Now Cracking/Crumbling, Exte	\$7,400 LIFE ent : Moderate, Area A	* * ffected : 10%	5	\$7,800	
Ceramic Tile	15% Now Cracking/Crumbling, Exte Location : Throughout	\$62,400 2033 ent : Moderate, Area A	* * ffected : 20%	5	\$5,400	
Terrazzo	25% Now Cracking/Crumbling, Exte Location: Basement Co.		* * ffected : 15%	5	\$14,000	
Vinyl Tile	20%	2019	\$121,700	3	\$7,200	
Vinyl Tile	30% 2-4 Cracking/Crumbling, Exte	\$182,500 2034 ent : Severe, Area Affec	* * cted : 100%	3	\$8,100	

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

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

Asset #: 1952

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
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	\$85,000	LIFE	* *	5	\$15,900	
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>f</u>	fected : 20%			
	Location	: North Ar	nd South Bulkheads	, Boiler	Room, Basement C	orridor		
	Paint Peeling, Extent : Moderate, Area Affected : 25%							
	Location	: North Ai	nd South Bulkheads	•				
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: North Ai	nd South Bulkheads					
Plaster	20%			LIFE	* *	5	\$8,000	
Ceilings								
AcousTileSusp.Lay-In	10%			2029	* *	5	\$7,200	
Plaster	20%	Now	\$18,800	LIFE	* *	5	\$9,000	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 10%		•	
	Location	: North Ar	nd South Bulkheads	, Baseme	ent Corridor			
	Water Penetration, Extent: Moderate, Area Affected: 10%							
			nd South Bulkheads	00				
Plaster	70%			LIFE	* *	5	\$31,400	

lectrical	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2024	\$20,800	5	\$200	
	Other Observation, I	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Electric	al Room					
	Explanation: One	800 Amperes Main	Disconn	ect Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2024	\$146,400	5	\$1,400	
Raceway							
Conduit	95%		2024	\$117,500	1		
Conduit	5%		2034	* *	1		
Panelboards							
Fused Disc Sw	5%		2023	\$5,200	5	\$100	
Molded Case Bkrs	85%		2023	\$88,800	5	\$1,200	
Molded Case Bkrs	10%		2032	* *	5	\$100	
Wiring							
Braided Cloth	30% 2-4	\$52,100	2049	* *	1		
	Insulation Aged, Ext Location : Baseme		a Affecte	d : 10%			
Thermoplastic	60%		2024	\$104,100	1		
Thermoplastic	10%		2034	**	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.

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

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

Asset #: 1952

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2022	\$45,200	5	\$400	
Ground						
Grounding Devices						
Generic	100% 2-4	\$9,500 LIFE	* *	5	\$800	
	Other Observation, Extent: I Location: Water Main	Moderate, Area Affe	cted : 100%			
T 1 1 2	Explanation: Corroded					
Lighting						
Interior Lighting Fluorescent	90%	2019	\$94,900	10	\$20.500	
Fluorescent	Other Observation, Extent : I			10	\$39,500	
	Location: Throughout	моиетиге, Атей Ајје	ciea . 90%			
	Explanation: T-12 Lamps					
T., 1, 4		2010	Ø52 100	2	¢100	
Incandescent	10%	2019	\$53,100	2	\$100	
Egress Lighting	400/	2020	* *	1.0	Φ4.COO	
Emergency, Battery	40%	2029		10	\$4,600	
Emergency, Battery	10%	2019	\$6,400	10	\$1,200	
Exit, Service	10%	2019	\$1,300	1		
Exit, Service	40%	2029	* *	1		
Exterior Lighting	000/	• • • • • • • • • • • • • • • • • • • •	44.62.200	4.0	4100	
HID	80%	2019	\$163,200	10	\$100	
HID	20%	2029	* *	10		
Alarm						
Fire/Smoke Detection	-00/					
No Component	70%				040.00	
Generic	30%	2034	* *	1-3	\$10,300	
	Other Observation, Extent : I		cted : 100%			
	Location: Throughout The					
	Explanation: Devices, Con	trol Panel, Strobe L	ights, Bell, Pull Bo	x, Annur	ıciator	

Mechanical	Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2034	* *	1		
Conversion Equipment							
Steam Boiler	100% Now	\$87,200	2029	* *	1	\$42,700	
	Malfunctioning, Exter	it : Severe, Area Aj	fected : .	30%			
	Location: 3 Units, 1	Boiler Room					
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: Basemen	t Boiler Room					
	Explanation: 10 Mi	ılitple Units, Conv	erted Ste	am System			

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

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

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	•	•				
Distribution						
Central Plant Steam	100%	2034	* *	4	\$2,400	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	100%	2029	* *	1	\$15,500	
Air Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		
Conversion Equipment						
Window/Wall Unit	70%	2019	\$65,300	1		
No Component	30%					
Plumbing						
H/C Water Piping						
Brass/Copper		86,700 2034	* *	1		
	Corroded, Extent : Moderate, A					
	Location : Connecting Pipe A	t Water Main, Baseme	ent			
Water Heater				_	*	
Gas Fired	100%	2022	\$27,300	2	\$700	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/		de de			
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/	• • • •	<b>4</b> 0		<b>0.1 -</b> 0.0	
Non-Submersible	100%	2019	\$7,700	4	\$1,700	
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators	1000/	LIEE	* *			
Geared Traction	100%	LIFE				
	Other Observation, Extent: Lig Location: B-3	упі, Агеа Ајјестеа : 10	U70			
Eine Summagaien	Explanation : One Unit					
Fire Suppression Standpipe						
Generic Generic	100%	2034	* *	1-5	\$25,000	
Generic	100/0	2037		1-3	\$45,000	

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

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

Page: 24

#### Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

Asset Name : EAST HARLEM MULTI SERVICE CENTER

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

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 94,529 Project Type : HUMAN RESOURCES

Date of Survey : 17-Jun-2013 Landmark Status : NONE

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

Block : 1808 Lot : 8 BIN : 1054888

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$751,800	\$312,000
Interior Architecture	\$689,700	\$115,200
Electrical	\$356,400	\$979,500
Mechanical	\$743,300	\$749,800
Total	\$2,541,200	\$2,156,400
Importance Code A	\$1,259,700	\$348,900
Importance Code B	\$1,171,700	\$1,758,800
Importance Code C	\$109,800	\$48,700
Total	\$2,541,200	\$2,156,400

Total	\$229,900	\$55,800	\$30,800	\$37,400
Importance Code C	\$43,100			
Importance Code B	\$148,200	\$47,600	\$22,600	\$29,100
Importance Code A	\$38,700	\$8,300	\$8,300	\$8,300
Total	\$229,900	\$55,800	\$30,800	\$37,400
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Mechanical	\$92,600	\$15,800	\$23,300	\$15,800
Electrical	\$3,700	\$3,200	\$2,600	\$2,900
Interior Architecture	\$90,300	\$31,900		\$13,800
Exterior Architecture	\$38,500			
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 1553

rchitecture	Current F	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	050/ N	¢467.000	LIEE	* *	-	¢155 200	
Masonry: Brick	95% Now Cracking/Crumbling, Location: Through	out		ed : 10%	5	\$155,300	
	Water Penetration, Ex Location: Through		Ађестеа .	: 10%			
Masonry: Limestone	5% Now	\$89,200	LIFE	* *	5	\$6,100	
Wasoniy. Emicstone	Cracking/Crumbling, Location: Through	Extent : Light, Are		ed : 10%	3	ψ0,100	
Windows							
Aluminum	100% Now Ctrwt/Balnc Not Fund Location: Through		2040 te, Area	* * Affected : 20%	5	\$16,900	
Parapets							
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling, Location: Through		LIFE a Affecte	* * ed : 10%	5	\$4,600	
Masonry: Brick	78% Now Cracking/Crumbling, Location: Through	_	LIFE a Affecte	* * d : 10%	5	\$9,200	
Masonry: Limestone	2% Now Cracking/Crumbling, Location: Through	_	LIFE a Affecte	* * cd : 10%	5	\$300	
Stucco Cement	15% Now Cracking/Crumbling, Location: South Fa Water Penetration, Ex Location: South Fa	cade, East Facade xtent : Moderate, A	rea Affec		5	\$2,300	
Roof							
Modified Bitumen Single Ply Membrane	35% 65%		2029 2024	* * \$120,700	10 10	\$19,400 \$35,900	

Interior

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

Architecture		Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors	•		<b></b>	• • • •	424 000		42.000	
Carpet			\$6,400 amage, Extent : Mo out	2020 oderate, .	\$31,900 Area Affected : 20%	3	\$3,800	
Cast in Place Concrete			\$6,500 Extent : Moderate, A nt	LIFE rea Affe	* * cted : 10%	5	\$13,700	
Ceramic Tile	_		\$3,600 , Extent : Light, Are out	2033 ea Affecte	* * ed : 10%	5	\$1,900	
Terrazzo	5%	, D		LIFE	* *	5	\$4,900	
Vinyl Tile	_		\$510,200 Extent : Moderaters	2029 , Area Aj	* * ffected : 25%	3	\$37,600	
W. I	Locatio Worn/Ero Locatio	n : Corrido oded, Extent n : Corrido	: Moderate, Area A rs	Affected :			Φ. 7.000	
Wood	Locatio	uted Finish, n : Old Gyn			fected : 25%	5	\$5,900	
		'urface, Exte n : Old Gyn	ent : Moderate, Are nnasium	a Affecte	ed : 25%			
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	_		\$25,700 , Extent : Light, Are out	LIFE ea Affecte	* * ed : 5%	5	\$9,300	
Glass: Single Pane	_		\$17,400 ked, Extent : Mode	LIFE rate, Are	* * ea Affected : 10%	5	\$8,700	
Plaster			\$65,000 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$48,700	
SGFT/Glazed Masonry	_		\$44,800 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%			

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

Asset #: 1553

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
Exposed Concrete	5%	Now	\$10,100	LIFE	* *	5	\$1,000	
	Cracking/C	Crumbling,	Extent: Moderate	, Area Aj	fected : 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	\$69,700	LIFE	* *	5	\$66,500	
	Cracking/Crumbling, Extent: Light, Area Affected: 10%							
	Location	: Through	out	•				

Electrical	Current Repa	r Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	50%	2024	\$18,500	5	\$200				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation: One 1600 A	Amperes Main Disconr	iect Switch						
Fused Disc Sw	50%	2024	\$18,500	5	\$200				
	Other Observation, Extent	Other Observation, Extent: Moderate, Area Affected: 30%							
	Location: Electrical Roc	om							
	Explanation: One 800 A	mperes Main Disconn	ect Switch For Em	ergency					
Switchgear / Switchboard									
Fused Disc Sw	100%	2024	\$170,800	5	\$400				
Raceway									
Conduit	80%	2024	\$137,900	1					
Conduit	20%	2034	* *	1					
Panelboards									
Fused Disc Sw	10%	2023	\$17,900	5	\$200				
Molded Case Bkrs	70%	2023	\$125,400	5	\$1,700				
Molded Case Bkrs	20%	2032	* *	5	\$500				
Wiring									
Thermoplastic	20%	2034	* *	1					
Thermoplastic	75%	2024	\$191,300	1					
Thermoplastic	5%	2044	* *	1					
Motor Controllers									
Locally Mounted	100%	2029	* *	5	\$600				
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$1,400				

Lighting

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

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

Electrical	Current Rep	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2024	\$184,200	10	\$76,700	
	Other Observation, Exte	nt : Moderate, Area Affe	ected : 100%			
	Location: Throughout	The Building				
	Explanation: T-12 Lan	nps				
Egress Lighting						
Emergency, Battery	50%	2024	\$56,300	10	\$10,100	
Exit, Service	50%	2024	\$11,300	1		
Exterior Lighting						
HID	100%	2019	\$356,400	10	\$300	
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	* *	1	\$10,600	
Fire/Smoke Detection						
No Component	70%					
Generic	30%	2029	* *	1-3	\$17,500	
	Other Observation, Exte	nt : Moderate, Area Affe	ected : 100%			
	Location: Throughout	The Building				
	Explanation: Devices	Control Panel, Strobe L	ights, Bell, Smoke I	Detector,	Pull Box	

lechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating								
Energy Source								
Fuel Oil No 2	100%			2034	* *	5	\$25,900	
Conversion Equipment								
Steam Boiler	100%	0-2	\$508,000	2044	* *	1	\$74,600	
	On Extende	ed Life, Ex	tent : Moderate, Ai	ea Affec	ted : 100%			
	Location .	: Basemen	t					
	Other Obse	rvation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t Boiler Room					
	Explanati	on : 2 Uni	ts / 2 Sections Are	Leaking	In One Of The Bo	ilers		
Distribution								
Central Plant Steam	100%	Now	\$21,500	2034	* *	4	\$4,100	
Piping/Pmp			•				•	
1 5 1	Obsolete Ed	quipment,	Extent : Moderate,	Area Af	fected : 5%			
			ate Pumps Need To					
	Steam Traps Faulty, Extent : Moderate, Area Affected : 5%							
	_	: Through		33				

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

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

Asset #: 1553

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ieating Terminal Devices Air Handler	Malfunctio	Now oning, Exte	\$11,000 nt : Moderate, Ared ic Control	2024 a Affected	\$220,000 d:5%	1	\$9,300		
Convector/Radiator	70%			2029	* *	1	\$18,900		
Fan Coil Unit/Heat	10%			2024	\$117,200	1	\$2,700		
xir Conditioning Energy Source Electricity	100%			2040	* *	1			
Conversion Equipment Window/Wall Unit No Component	80% 20%			2019	\$130,400	1			
Ventilation									
Distribution Ductwork/Diffusers Exhaust Fans	100%			LIFE	* *	2-5	\$46,600		
Interior Roof		led Life, Ex	\$13,000 tent : Moderate, Ai ans Serve Toilets	2024 2034 rea Affec	\$36,300 * * ted : 100%	2 2	\$1,800 \$200		
No Component	20%	. 1100) / 1	ans serve roneis						
Plumbing H/C Water Piping Brass/Copper		-	k, Extent : Light, Ai In Basement	2034 rea Affec	* * ted : 100%	1			
Water Heater Gas Fired	Location	: Boiler R	Extent : Light, Area oom 2 75 Gallons Units	2022 Affected	\$47,700 : 100%	2	\$1,200		
Sanitary Piping	1								
Cast Iron	Blockage / Location Other Obs Location	: Basemer ervation, E : Basemer	\$57,300 Extent : Moderate, A at Floor Drains Bac Extent : Moderate, A at bing Drainage Syst	ck Up Wi Area Affe	th A Heavy Rain cted : 20%	1			
Storm Drain Piping	1		3 3 3						
Cast Iron	Blockage /		\$8,200 Extent : Moderate, A at - After Heavy Raa		* * ected : 5%	1			
Sump Pump(s)									
Non-Submersible Submersible	50% 50%			2019 2019	\$6,700 \$1,500	4 4	\$1,500 \$1,500		
Backflow Preventer Generic	100%			2029	* *	1	\$5,100		

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

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

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent: Moder	rate, Area Affected	: 100%			
	Location: Throughout Bathroon	ns				
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light	, Area Affected : 10	00%			
	Location: B-5					
	Explanation : One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2024	\$326,000	1-5	\$42,200	
Sprinkler						
No Component	97%					
Generic	3%	2024	\$23,000	1-2	\$700	
Fire Pump						
Generic	100%	2027	\$50,400	1	\$15,600	

Page: 31

#### Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

Asset Name : HART FAMILY RESIDENCE

Address : 217-227 HART STREET @ THROOP AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 31,000 Project Type : HUMAN RESOURCES

Date of Survey : 11-Jul-2014 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3,4,5

Block : 1769 Lot : 72 BIN : 3049230

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture	\$79,000	\$661,100
Mechanical		\$419,300
Total	\$79,000	\$1,080,400
Importance Code A		\$219,500
Importance Code B	\$41,400	\$485,500
Importance Code C	\$37,500	\$375,400
Total	\$79,000	\$1,080,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$9,100			
Interior Architecture	\$25,000	\$21,800		\$900
Electrical	\$300	\$28,400	\$900	\$300
Mechanical	\$24,500	\$31,900	\$5,900	\$2,600
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$63,900	\$87,000	\$11,700	\$8,800
Importance Code A	\$31,100	\$1,600	\$1,500	\$1,500
Importance Code B	\$8,700	\$85,400	\$10,200	\$7,300
Importance Code C	\$24,100			
Total	\$63,900	\$87,000	\$11,700	\$8,800



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

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

### HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
Exterior Walls								
Under Construction	100%							
Windows								
Aluminum		Now	\$5,800	2041	* *	5	\$1,400	
			xtent : Light, Area	Affected .	: 10%			
	Location	: West Fac	cade					
Metal Clad	5%			2033	* *	5	\$900	
Parapets								
Under Construction	100%							
Roof								
Skylight, Metal/Glass	2%	Now	\$3,300	2035	* *			
	Gut/DS No	on Func/Mi	ss, Extent : Moder	ate, Area	Affected : 10%			
	Location	: Bulkhea	d Rooftop					
	Miss/Dam	aged Flash	ings, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Bulkhead	d Rooftop					
	Water Pen	etration, E.	xtent : Moderate, A	rea Affec	cted : 10%			
	Location	: Bulkhead	d Rooftop					
Under Construction	98%							
erior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$10,000	
Ceramic Tile	20%			2028	\$176,400	5	\$9,100	
Quarry Tile	20%			2030	* *	5	\$13,700	
Vinyl Tile	15%			2025	\$58,000	3	\$3,400	
Wood	35%			2040	* *	5	\$29,900	
Interior Walls							-	
Ceramic Tile	25%	Now	\$37,500	2028	\$375,400	5	\$6,800	
	Loose/Del	am Surface	, Extent : Severe, A	rea Affe	cted : 60%			
	Location	: Through	out Stairs And Lan	dings				
Glass: Single Pane	5%			LIFE	* *	5	\$2,000	
Gypsum Board		Now	\$13,500	LIFE	* *	5	\$19,600	
			Extent : Light, Area		1:20%	Ü	\$15,000	
	-	_	out Interior Of Bui					
Masonry: Brick	10%	0-2	\$10,600	LIFE	* *			
Masonry. Brick			Extent : Moderate					
		crumoung, : Basemen		, Агеи Ај	јестей . 1570			
Ceilings	Locuitor	. Dusemen						
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board		Now	\$41,400	LIFE	* *	5	\$51,300	
Gypsuin Board			541,400 Extent : Light, Area			3	φ51,500	
			out Interior Of Bui		. 10/0			
			irs In Progress	5				

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

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.

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

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

### HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year E	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	5	\$100	
	Other Observation, Extent:		ed : 100%			
	Location : Electrical Room					
G : 1 /G : 11 1	Explanation: 600 Ampere.	s Service				
Switchgear / Switchboard Fused Disc Sw	100%	2045	* *	5	\$100	
	100%	2045		5	\$100	
Raceway Conduit	95%	2045	* *	1		
Conduit	5%	2043	* *	1		
Panelboards	370	2031		1		
Molded Case Bkrs	100%	2041	* *	5	\$800	
Wiring	100/0	2071			ψοσο	
Thermoplastic	95%	2045	* *	1		
Thermoplastic	5%	2051	* *	1		
Motor Controllers		2031		-		
Locally Mounted	100%	2038	* *	5	\$200	
Fround	10070				<b>4-</b> 00	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
	Other Observation, Extent:	Moderate, Area Affecte	ed : 100%		•	
	Location : Gas Meter Room	n				
	Explanation : Water Main					
ighting						
Interior Lighting						
Fluorescent	100%	2030	* *	10	\$27,900	
	Other Observation, Extent:	Moderate, Area Affecte	ed : 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	1000/		ata ata	4.0	4100	
HID	100%	2033	* *	10	\$100	
Alarm						
Security System	100/					
No Component	10% Other Observation, Extent:	Light Area Affects 1.	∩ <i>0</i> ∠			
	Location : Hallways	ыдт, лген лујестен : С	7/0			
	Explanation : Digital Video	o Surveillance System				
No Com		Surveniunce System				
No Component Fire/Smoke Detection	90%					
	80%					
No Component Generic, Analog	80% 20%	2030	* *	1 2	¢2 900	
Generic, Analog	ΔU70	2030		1-3	\$3,800	

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

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

### HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance				
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Heating										
Energy Source										
Natural Gas	100%		2035	* *	1					
Conversion Equipment	1000/ 37	444		<b>0.10.700</b>		010 (00				
Hot Water Boiler	Other Observation,	Number 3, Basement Extent : Light, Area	t		1	\$13,600				
		Location: Basement								
D: ( 1 ()	Explanation: 5 M	ultiple Boiler Units								
Distribution Hot Wtr Piping/Pump	100%		2033	* *	4	\$1,500				
Terminal Devices						* 7				
Convector/Radiator	100%		2023	\$152,500	1	\$9,800				
Air Conditioning										
Energy Source										
Electricity	100%		2033	* *	1					
Conversion Equipment Window/Wall Unit	20%		2020	\$11,900	1					
window/ wan Onit	Other Observation,	Extent : Light, Area			1					
	Location : First Fi		55							
	Explanation : Offi	ce Space Only								
No Component	80%	<u> </u>								
Dehumidifier 1										
Generic	100% Other Observation, Location: Baseme		2026 Affected	: 7%						
	Explanation: 50%	6 Of Basement Area	Covered	By Dehumidifier						
Ventilation										
Distribution										
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$17,000				
Exhaust Fans	1000/		2027	<b>4.7.2</b> 00	_	4000				
Roof	100%		2025	\$47,300	2	\$900				
Plumbing H/C Water Piping										
Brass/Copper	100%		2035	* *	1					
Water Heater Gas Fired	100%		2020	\$17,400	2	\$400				
Sanitary Piping				¥17,130		4.00				
Cast Iron	100%		LIFE	* *	1					
Storm Drain Piping Cast Iron	100%		LIFE	* *	1					
Sump Pump(s) Submersible	100%		2019	\$1,000	1	\$1,000				
Fixtures			2019	\$1,000	4	\$1,000				
Generic	100%									
Vertical Transport										

Vertical Transport

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

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

Page: 35

### HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

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

Page: 36

#### Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

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

Borough : BRONX Agency's Number : N/A

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

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

Areas Surveyed : Roof, Floors 1,3

Block : 2643 Lot : 1 BIN : 2004558

CAPITAL	FY 2019 - 2022	FY 2023 - 2028	
Exterior Architecture	\$503,100		
Interior Architecture	\$134,100	\$259,000	
Electrical	\$199,100	\$315,500	
Mechanical	\$310,800	\$651,000	
Total	\$1,147,100	\$1,225,400	
Importance Code A	\$503,100		
Importance Code B	\$644,000	\$1,225,400	
Total	\$1 1 <i>4</i> 7 100	\$1 225 <i>4</i> 00	

EVENOE	EV 2040	EV 2020	EV 2024	EV 2022
Total		\$1,147,100		\$1,223,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$24,100	\$3,200		\$36,800
Interior Architecture	\$45,800	\$1,700	\$1,400	\$3,800
Electrical	\$9,900	\$700	\$800	\$81,000
Mechanical	\$11,100	\$9,600	\$22,000	\$15,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$94,800	\$19,100	\$28,100	\$140,700
Importance Code A	\$25,900	\$5,000	\$1,800	\$39,100
Importance Code B	\$58,800	\$14,100	\$26,300	\$101,500
Importance Code C	\$10,100			
Total	\$94,800	\$19,100	\$28,100	\$140,700



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

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

Asset #: 1945

Architecture	Current Repair		Futur	e Replacement	M	aintenance				
System Component Type		il Date Es Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Exterior										
Exterior Walls	100/					_	<b></b>			
Cast in Place Concrete	10%			LIFE	* *	5	\$20,700			
Masonry: Brick	70%	:/E 1 E	and and a Titate A	LIFE		5	\$28,900			
	Location : T		xtent : Light, Ai	еа Ајјес	tea : 5%					
Window Wall	20% N	low	\$396,700	2057	* *	5	\$15,500			
	Caulking Dete Location : T		Extent : Modera	te, Area	Affected : 30%					
Windows										
Metal Louvers	5%			2036	* *	10	\$2,500			
No Component	95%									
Parapets										
Cast in Place Concrete	15% N Cracking/Cru Location : T	mbling, Ex	\$18,800 tent : Moderate	LIFE , Area A <u>j</u>	* * fected : 20%	5	\$10,200			
		t Failure, E	Extent : Modera	te, Area A	Affected : 40%					
Masonry: Brick	Location : T Jnt Mortar M Location : T	t Failure, E hroughout iss/Erod, E hroughout	\$106,400 Extent : Modera Extent : Moderat s, Extent : Ligh	e, Area A	Affected : 50%	5	\$4,600			
	Location : T	hroughout ution, Exter	nt : Light, Area		-					
Metal Rail	10%			2032	* *	5-10	\$11,900			
Pre-Cast Concrete			\$1,200 extent : Moderat	LIFE e, Area A	* * Affected : 10%	5	\$2,100			
Roof										
Metal Panel	5%			2040	* *	10	\$3,200			
Modified Bitumen	85%			2032	* *	10	\$29,600			
Modified Bitumen	10% Now \$4,100 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%								
ntarior	Location : C	ver Main I	Lobby							

Interior

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

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

Asset #: 1945

Architecture		Current l	Current Repair			Maintenance			
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior									
Floors									
Cast in Place Concrete	5%		\$2,900	LIFE	* *	5	\$6,100		
	_	Crumbling, n : Through	Extent : Light, Are out	ea Affecte	ed : 20%				
Ceramic Tile	5%			2036	* *	5	\$2,800		
Panel/Paver: Cer/Brk	10%			2043	* *	5	\$12,500		
Vinyl Tile	55%		\$25,900	2027	\$259,000	3	\$11,400		
		lam Surface 1 : Through	e, Extent : Light, Ar out	ea Affeci	ted : 10%				
Vinyl Tile	25%	ı		2035	* *	3	\$5,200		
Interior Walls									
Concrete Masonry Unit	10%	2-4	\$10,100	LIFE	* *	5	\$1,800		
		Crumbling, n : Through	Extent : Light, Are out	ea Affecte	ed : 10%				
	_	Discoloring n : Main Lo	, Extent : Light, Are bby	ea Affecto	ed : 5%				
Gypsum Board	35%	ı		LIFE	* *	5	\$9,500		
Gypsum Board	25%	ı		LIFE	* *	5	\$6,800		
Metal Panel	20%	ı		LIFE	* *				
Plaster	10%			LIFE	* *	5	\$1,400		
Ceilings									
AcousTileSusp.Lay-In	_		\$89,600 Extent : Moderate out	2032 e, Area Aj	* * fected : 30%	5	\$13,900		
	Staining/I		Extent : Moderate	e, Area Aj	ffected : 10%				
AcousTileSusp.Lay-In	25%	1		2044	* *	5	\$13,900		
Exposed Concrete	25%	Now	\$44,500	LIFE	* *	5	\$2,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Main Lobby								
	Patching Evident, Extent : Light, Area Affected : 10% Location : Main Lobby								
		netration, E. n : Main Lo	xtent : Moderate, A bby	rea Affe	cted : 5%				

Electrical	Current Repair	Futur	Future Replacement		aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2027	\$8,300	5	\$1,000		
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation : One 1400 Amperes Mai	n Discon	nect Switch				
Switchgear / Switchboard							
Molded Case Bkrs	100%	2027	\$97,600	5	\$1,000		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 1945

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Raceway							
Conduit	95%		2027	\$49,800	1		
Conduit	5%		2047	* *	1		
Panelboards							
Fused Disc Sw	10%		2026	\$7,500	5	\$100	
Molded Case Bkrs	80%		2026	\$59,700	5	\$800	
Molded Case Bkrs	10%		2043	* *	5	\$100	
Wiring							
Thermoplastic	95%		2027	\$63,100	1		
Thermoplastic	5%		2047	* *	1		
Motor Controllers							
Locally Mounted	100%		2025	\$45,200	5	\$200	
Ground							
Grounding Devices							
Generic	100% 2-4	\$9,500	LIFE	* *	5	\$500	
	Other Observation, 1	Extent : Severe, Ared	a Affecte	d: 100%			
	Location: Water M	<b>l</b> ain					
	Explanation: Corr	oded					
Lighting							
Interior Lighting							
Fluorescent	20%		2032	* *	10	\$6,700	
	Other Observation, 1		Area Affe	cted : 100%			
	Location: Through	out The Building					
	Explanation: T-8 I	amps					
Fluorescent	75%		2022	\$60,600	10	\$25,300	
	Other Observation, I	Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Through	out The Building					
	Explanation: T-12	Lamps					
Incandescent	5%		2022	\$20,400	2		
Egress Lighting				4,			
Emergency, Battery	40%		2022	\$19,800	10	\$3,500	
Emergency, Battery	10%		2032	**	10	\$900	
Exit, LED	20%		2055	* *	1	Ψ, 00	
Exit, Service	30%		2022	\$3,000	1		
Exterior Lighting	5070			ψ3,000			
HID	100%		2022	\$138,400	10	\$100	
Alarm	10070		2022	ψ130,400	10	Ψ100	
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2032	* *	1-3	\$4,500	
Generic, Digital	20/0		2032		1-3	φτ,500	

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

Heating

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

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

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

Asset #: 1945

Mechanical		Current l	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Heating Energy Source Interruptible Gas/Dual Fuel	100%			2037	* *	1			
	Location	ervation, E : Boiler R tion : Using		Affected	: 100%				
Conversion Equipment Hot Water Boiler			Extent : Moderate, A	2032 Area Affe	* * cted : 100%	1	\$18,200		
		: Boiler R tion : One l							
Distribution Hot Wtr Piping/Pump	100%			2035	* *	4	\$2,700		
Terminal Devices Air Handler Convector/Radiator	40% 60%			2027 2040	\$193,100 * *	1 1	\$9,100 \$7,100		
cir Conditioning Energy Source Electricity	100%			2043	* *	1	ψ1,100		
Conversion Equipment Centrifugal, Elec Chiller	80% Unit Inope		\$310,800 ent : Severe, Area A or Mechanical Roon	2042 Effected :	**	1	\$28,600		
No Component	20%								
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$700	2037	* *	4	\$1,800		
		xtent : Mod : Circulat	lerate, Area Affecte ion Pump	d : 5%					
Terminal Devices Air Handler/Cool/Ht	100%			2027	\$308,000	1	\$22,700		
Heat Rejection Water Cooling Tower		Now oning, Exte	\$2,100 nt : Light, Area Aff	2025 Tected : 2	\$104,200	2	\$29,600		
7 - 21 - 2	-	_	ic Make-up Water						
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,500		
Exhaust Fans Interior	20%			2027	\$24,400	2	\$200		
Roof	80%			2027	\$45,600	2	\$900		
lumbing H/C Water Piping Galvanized Steel	100%			2040	* *	1			
Water Heater Gas Fired	100%			2025	\$20,900	2	\$500		

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

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

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
HW Heat Exchanger						
Steam Fired	100%	2037	* *	4	\$3,600	
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	\$19,200	

Page: 42

#### Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

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

Address : 125 WEST 127TH STREET

Borough : MANHATTAN Agency's Number : N/A

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

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

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

Block : 1912 Lot : 12 BIN : 1057904

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$302,200
Electrical		\$41,100
Mechanical		\$275,800
Total		\$619,100
Importance Code A		\$302,200
Importance Code B		\$316,900
Total		\$610,100

Total \$619,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$26,100	\$400		\$10,100
Interior Architecture	\$16,800	\$11,100	\$1,400	\$200
Electrical	\$200	\$400	\$300	\$200
Mechanical	\$11,000	\$8,200	\$600	\$11,800
Total	\$54,100	\$20,100	\$2,300	\$22,400
Importance Code A	\$26,100	\$400		\$10,100
Importance Code B	\$28,100	\$19,700	\$1,400	\$12,300
Importance Code C			\$900	
Total	\$54,100	\$20,100	\$2,300	\$22,400



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

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

Asset #: 1950

Architecture		Current I	Repair	Future Replacement		М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$18,000	
Masonry: Brick	90%			LIFE	* *	5	\$41,500	
Masonry: Limestone	5%			LIFE	* *	5	\$1,700	
Windows								
Aluminum		Now	\$26,100	2026	\$260,700	5	\$3,100	
		_	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	: 3rd Floo	r Windows					
			ct, Extent : Modera	te, Area	Affected : 50%			
	Location	: Through	out					
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	fected : 20%			
	Location	: Street Fo	ıcade					
	Unit Inope	rable, Exte	ent : Severe, Area A	ffected :	20%			
	Location	: Corrido	· Windows					
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	\$5,200	
Masonry: Brick	50%			LIFE	* *	5	\$1,700	
Metal: Cage/Fence	15%			2032	* *	5-10	\$3,900	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,100	
Stucco Cement	10%			2040	* *	5	\$900	
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	\$16,800	2037	* *	3	\$700	
•	Worn/Eroc	led, Extent	: Severe, Area Affe	cted : 25	7%			
	Location	: Custodio	ıl Closets And Cori	idors				
Interior Walls								
Ceramic Tile	5%			2036	* *	5	\$1,800	
Gypsum Board	95%			LIFE	* *	5	\$20,200	
Ceilings								
AcousTileSusp.Lay-In	90%			2040	* *	5	\$17,900	
Gypsum Board	10%			LIFE	* *	5	\$2,500	

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

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

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

Asset #: 1950

Electrical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Wiring							
Thermoplastic	100%		2037	* *	1		
Lighting							
Interior Lighting							
Fluorescent	98%		2027	\$28,600	10	\$11,900	
	T-12 Lamps And Fixti Location : Through		rate, Are	ea Affected : 100%			
Fluorescent	2%		2027	\$600	10	\$200	
	Compact Fluorescent Location : Staircase	_	derate, A	Area Affected : 100	%		
Egress Lighting							
Emergency, Battery	50%		2027	\$8,900	10	\$1,600	
Exit, Service	50%		2027	\$1,800	1		
Exterior Lighting							
HID	20%		2027	\$10,000	10		
No Component	80%						
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2027	\$41,100	1-3	\$2,500	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways						
	Explanation : Strobe Horns	el Lights, Manual I	Pull Stati	ons, Alarm Bells, S	moke De	tectors And	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$10,500	2027	\$209,500	4	\$700	
1 6 1	Steam Trap	os Faulty, I	Extent : Moderate, .	Area Aff	ected : 30%			
	Location	: Through	out					
Terminal Devices								
Convector/Radiator	100%			2025	\$66,300	1	\$4,300	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Window/Wall Unit	30%			2020	\$7,700	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	\$1,100	
No Component	85%							

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

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

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation								
Exhaust Fans								
Roof	15%			2027	\$3,100	2	\$100	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater								
Electric	100%			2022	\$10,900	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	\$1,400	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 20%			
	Location	a : 4th Floo	r Stairway					
	Explana	tion : 1 Cor	nection Only					

Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

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

Address : 127 WEST 127TH STREET

Borough : MANHATTAN Agency's Number : N/A

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$184,500	\$186,500
Interior Architecture	\$119,000	\$1,263,800
Electrical	\$206,100	\$808,100
Mechanical	\$516,300	\$1,878,800
Total	\$1,025,900	\$4,137,300
Importance Code A	\$184,500	\$186,500
Importance Code B	\$722,400	\$3,896,000
Importance Code C	\$119,000	\$54,700
Total	\$1,025,900	\$4,137,300

Total	\$103,600	\$59,500	\$80,900	\$101,800
Importance Code C				
Importance Code B	\$53,600	\$38,800	\$54,600	\$75,800
Importance Code A	\$50,100	\$20,800	\$26,200	\$26,000
Total	\$103,600	\$59,500	\$80,900	\$101,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$41,100	\$23,900	\$44,500	\$39,000
Electrical	\$2,500	\$4,200	\$3,200	\$20,300
Interior Architecture	\$19,100	\$19,800	\$16,100	\$26,000
Exterior Architecture	\$37,000	\$7,700	\$13,100	\$12,600
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 1962

Architecture		Current F	Repair	Futui	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick			\$68,000 Extent : Moderaterd - North Facade	LIFE , Area Ą	* * ffected : 15%	5	\$113,000	
Masonry: Granite	5%			LIFE	* *	5	\$5,300	
Masonry: Limestone	10%	4+	\$77,000	LIFE	* *	5	\$10,600	
J	Staining/D	iscoloring,	Extent : Moderate ive Banding		ffected : 25%		v 1,111	
Stucco Cement	5%			2032	* *	5	\$17,600	
Windows								
Aluminum	80%			2043	* *	5	\$42,000	
Aluminum	15%			2043	* *	5	\$7,900	
	Location	: Street Fa	Extent : Light, Area acade active Metal Grilles		: 100%			
Wood	5%			2026	\$73,600	5	\$26,300	
	Dry Rot/De	-	nt : Moderate, Area ical Penthouse		·	3	Ψ20,300	
Parapets								
Masonry: Brick	83%			LIFE	* *	5	\$25,300	
Masonry: Limestone	10%	Now	\$31,800	LIFE	* *	5	\$3,800	
	_	_	Extent : Severe, A					
	Caulking L		Banding - North Ed d, Extent : Modera Stones		=			
Metal: Cage/Fence	5%			2040	* *	5-10	\$11,800	
Stucco Cement	2%			2040	* *	5	\$1,600	
Roof								
Asphalt Macadam	5% Water Pend	Now etration, E.	\$5,200 xtent : Severe, Area	2032 Affected	* * d : 10%	5	\$1,300	
	Location Feeds	: Basemen	nt Tunnels Under C	ourtyard	Playground Which	n House I	Main Electrical	
Built-Up (BUR)	5%			2032	* *	10	\$3,800	
Modified Bitumen	90%	Now	\$39,500	2032	* *			
	Alligatoring, Extent: Light, Area Affected: 20% Location: Various Locations Throughout							
	Blisters, Extent : Light, Area Affected : 20%  Location : Various Locations Throughout							
		Extent : Mo : At Roof I	derate, Area Affect Drains	ed : 20%	6			
			derate, Area Affecte er Cant Strips	ed : 20%	,			
	Seams Ope	en/Split, Ex	ctent : Moderate, A. Locations Through		eted : 15%			

Interior

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

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

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

Asset #: 1962

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors								
Carpet	5%			2026	\$126,100	3	\$14,800	
Cast in Place Concrete	10%			LIFE	* *	5	\$43,300	
Ceramic Tile	5%	Now	\$19,100	2030	* *	5	\$4,900	
	Worn/Erod	led, Extent	: Severe, Area Affe	cted : 15	%			
	Location	: Shower I	Rooms 200e And 30	00e				
Quarry Tile	5%			2032	* *	5	\$14,800	
Vinyl Tile	65%			2027	\$1,091,600	3	\$48,200	
Wood	10%			2042	* *	5	\$37,100	
Interior Walls								
Ceramic Tile	5%	Now	\$55,900	2030	* *	5	\$10,100	
	Worn/Eroc	led, Extent	: Severe, Area Affe	cted : 15	%			
	Location	: Shower I	Rooms 200e And 30	00e				
Glass: Single Pane	5%			LIFE	* *	5	\$15,200	
Gypsum Board	10%			LIFE	* *	5	\$24,300	
Masonry: Brick	8%	Now	\$63,100	LIFE	* *	-	4-1,511	
<u>-</u>	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affect	ed : 10%			
	_		nk Bulkhead	55				
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	45%			LIFE	* *	5	\$54,700	
SGFT/Glazed Masonry	25%			LIFE	* *	3	\$34,700	
Ceilings	2370			LIIL				
AcousTileSusp.Lay-In	15%			2040	* *	5	\$29,700	
Exposed Concrete	25%			LIFE	* *	5	\$7,700	
Plaster	60%			LIFE	* *	5	\$74,200	

lectrical	Current Repa	air Future R	eplacement	Ma	aintenance	
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost Year Es FY		Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5	\$600	
	Other Observation, Exten	t : Moderate, Area Affected	: 100%			
	Location: Electrical Re	oom				
	Explanation : Main Ser	vice Switch Rated @ 2500 A	Amperes			
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		

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

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

Asset #: 1962

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	90%	2032	* *	5	\$800	
Locally Mounted	10%	2025	\$11,500	5	\$100	
Ground						
Grounding Devices	1000/		di di	_	44.000	
Generic	100%	LIFE	* *	5	\$1,900	
Lighting						
Interior Lighting	500/	2022	Ø1.45.500	1.0	Φ.(Ω. (ΩΩ.	
Fluorescent	50%	2022	\$145,500	10	\$60,600	
	T-12 Lamps And Fixtures, Ext Location : Throughout The I		і Ајјестеа : 100%			
			<b>**</b>	1.0	0.5.100	
Fluorescent	5%	2027	\$14,600	10	\$6,100	
	T-8 Lamps And Fixtures, Exte	nt : Moderate, Area	Affected: 100%			
	Location : Staircases					
Fluorescent	43%	2027	\$125,200	10	\$52,100	
	T-12 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%					
	Location : Throughout The I					
HID	1%	2022	\$2,100	10		
Incandescent	1%	2022	\$14,700	2		
Egress Lighting						
Emergency, Battery	50%	2027	\$89,000	10	\$16,000	
Exit, Service	50%	2027	\$17,800	1		
Exterior Lighting	• 00 /		400 -00	4.0	4100	
HID	20%	2027	\$99,700	10	\$100	
No Component	80%					
Alarm						
Security System	050/					
No Component Generic	95% 5%	2027	\$20,000	1	\$2,500	
Generic	370 Other Observation, Extent : M		\$20,000	1	\$2,300	
	Location: Courtyard, Back.		iea . 100%			
	Explanation: 4 CCTV Surve		1.			
Fire/Smoke Detection	Explanation . 7 CC1 v Surve	mance Cumerus On	or y			
No Component	70%					
Generic, Digital	30%	2027	\$410,000	1-3	\$24,400	
Comorro, Digital		Moderate, Area Affected : 100%				
	Location : Hallways	,				

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

Heating

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

Asset #: 1962

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%			2037	* *	1		
	Location	: Basemen	extent : Light, Area t 2, (2) Tanks Of 5,0					
Conversion Equipment Steam Boiler	Location	ervation, E : Boiler Ro ion : 4 Uni		2032 Affected	**	1	\$130,900	
Distribution Central Plant Steam Piping/Pmp	_	os Faulty, I	\$209,200 Extent : Severe, Are	2037 va Affecte	* * ed : 30%	4	\$6,500	
Terminal Devices	Location	: Through	Out					
Air Handler Convector/Radiator	Corroded,	Now Extent : M : Through	\$10,600 oderate, Area Affec	2027 2025 cted : 5%	\$347,600 \$529,400	1	\$16,400 \$30,700	
Air Conditioning	Location	. Inrough	эш					
Energy Source Electricity	100%			2035	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	15%			2027	\$157,400	1	\$9,200	
			ent : Light, Area A	-				
		: 4 Units F	For Gymnasium An					
Window/Wall Unit	75%			2022	\$193,200	1		
No Component Terminal Devices Air Handler/Dir Expansion	10%			2027	\$186,600	1		
LAPAIISIOII	Location		extent : Light, Area ium And Auditoriun its,		: 100%			
No Component	85%							
Heat Rejection Air Cooled Condenser Unit	15%			2027	\$33,600	2	\$13,800	
No Component	85%							
Ventilation Distribution								
Ductwork/Diffusers	Corroded,	Now Extent : M : Basemen	\$113,900 oderate, Area Affect t	LIFE cted: 159	**	2-5	\$73,700	

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

Asset #: 1962

Mechanical	Current Repair		e Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Ventilation								
Exhaust Fans								
Interior	80%	2027	\$351,800	2	\$3,200			
Roof	20%	2027	\$41,000	2	\$800			
Plumbing								
H/C Water Piping	000/	•••						
Brass/Copper	80%	2037	**	1				
Galvanized Steel	20%	2025	\$108,500	1				
HW Heat Exchanger	1000/	2025	de de		<b>#12.100</b>			
Steam Fired	100%	2037	* *	4	\$13,100			
	Other Observation, Extent : Light, Area	Affected	: 100%					
	Location: Basement - Boiler Room							
C ', D' '	Explanation: 2 Units							
Sanitary Piping	100%	LIEE	* *	1				
Cast Iron	100%	LIFE		1				
Storm Drain Piping	100%	LIEE	* *	1				
Cast Iron	100%	LIFE		1				
Sump Pump(s) Non-Submersible	100%	2027	¢10 000	4	\$4.200			
	10076	2027	\$18,800	4	\$4,200			
Sewage Ejector(s) Electric	100%	2027	\$35,600	4	\$7,900			
Fixtures	10070	2021	\$33,000		Ψ1,700			
Generic	100%							
Vertical Transport	10070							
Elevators								
Geared Traction	100%	LIFE	* *					
	Other Observation, Extent : Light, Area		: 100%					
	Location: B-4	55						
	Explanation: 1 Unit							
Fire Suppression	-							
Standpipe								
No Component	25%							
Generic	75%	2037	* *	1-5	\$51,800			
Sprinkler								
No Component	90%							
Generic	10%	2027	\$121,000	1-2	\$3,700			
Fire Pump								
Generic	100%	2036	* *	1	\$24,700			
Chemical System								
Generic	100%	2025	\$1,900	1-3	\$4,000			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Kitchen							
	Explanation: 1 Set							

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Page: 52

#### Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

Asset Name : SOUTH JAMAICA MULTI SERVICE CTR

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

Borough : QUEENS Agency's Number : N/A

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

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

Areas Surveyed : Roof, Floors 1,2

Block : 12200 Lot : 52 BIN : 4264631

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$337,700	
Interior Architecture	\$35,900	\$179,600
Electrical		\$84,900
Total	\$373,600	\$264,500
Importance Code A	\$337,700	
Importance Code B	\$35,900	\$264,500
Total	\$373,600	\$264,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$50,800	\$1,200		\$500
Interior Architecture		\$2,400	\$5,100	\$20,900
Electrical	\$2,200	\$3,100	\$2,200	\$2,700
Mechanical	\$4,100	\$3,300	\$5,200	\$7,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$60,900	\$14,000	\$16,400	\$35,300
Importance Code A	\$52,200	\$2,600	\$1,400	\$2,000
Importance Code B	\$8,800	\$11,400	\$9,900	\$33,300
Importance Code C			\$5,100	
Total	\$60,900	\$14,000	\$16,400	\$35,300



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

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

Asset #: 1942

rchitecture	Current Repair Future Replacement					М		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls Masonry: Brick	Location Effloresce Location Staining/L Location	issing Elem : At Windo nce, Extent : All Faca Discoloring, : West Fac	Extent : Moderate	eted : 20% e, Area Aj	% ffected : 15%	5	\$32,000	
		: At Grade	e - West Facade					
Pre-Cast Concrete	1%			LIFE	* *	5	\$1,100	
Windows Aluminum	Location	: Street Le	Extent : Light, Area vel ctive Metal Grilles		**	5	\$1,900	
Glass Block	10%			LIFE	* *	5	\$100	
Metal Louvers	2%			2030	* *	10	\$300	
Parapets Concrete Masonry Unit	Diagonal Location Horizonta Location Vertical C	: Interior . l Cracks, E i : Interior . racks, Exte	\$11,900 tent : Moderate, Ar Face Of Parapet extent : Moderate, A Face Of Parapet nt : Light, Area Aff Face Of Parapet	Area Affe	cted : 25%	5	\$2,600	
Masonry: Brick	Location Int Morta Location Misaligne Location Spalling, 1	Crumbling,  : South Ea  r Miss/Eroa  : South Fa  d/Bulging,  : South Ea	Extent : Moderate, ist Corner Of Faca derate, Area Affect	de te, Area A Area Aff de	Affected : 15% Sected : 5%	5	\$2,600	
Metal Panel	5%			2047	* *	5	\$1,000	
Roof Modified Bitumen	Blisters, E Location Drains Ind Location Ponding, I Location Seams Op	a : Various I ad/Misposn a : Various I Extent : Mo a : Various I en/Split, Ex	\$24,100 lerate, Area Affecto Locations Through , Extent: Moderato Locations Through derate, Area Affect Locations Through stent: Light, Area A Locations Through	out e, Area A out ted : 20% out Affected :	ó			

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

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

Asset #: 1942

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,600	
Ceramic Tile	5%			2030	* *	5	\$2,100	
Quarry Tile	10%			2032	* *	5	\$6,400	
Traffic Topping	5%			2027	\$26,200	5	\$2,600	
	Location	ı : Multi Pur	xtent : Light, Area rpose Room Traffic Industrial S		: 100%			
Vinyl Tile	Blisters, E Location Cracking/ Location Worn/Erod	n : Corridor. Crumbling, n : Corridor. ded, Extent :	\$35,900 erate, Area Affecte s Extent : Moderate s And Room Thresi Moderate, Area A	, Area A <u>j</u> holds	•	3	\$7,900	
Vinyl Tile	25%			2032	* *	3	\$4,000	
Interior Walls								
Ceramic Tile	20%			2036	* *	5	\$10,100	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,000	
Gypsum Board	70%			LIFE	* *	5	\$21,300	
Ceilings								
AcousTileSusp.Lay-In	65%			2032	* *	5	\$27,500	
Exposed Concrete	5%			LIFE	* *	5	\$300	
Gypsum Board	25%			LIFE	* *	5	\$13,200	
Metal Panel	5%			LIFE	* *	5	\$2,600	

lectrical	Current Repair	Future Repla	Future Replacement		aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2037	* *	5	\$200	
	Other Observation, Extent : Mod	erate, Area Affected : I	00%			
	Location : Electrical Room					
	Explanation : Main Service Pov	ver Breaker Rated @ 1	600 Amper	es.		
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		

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

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

Current Repair	Future	Future Replacement		Maintenance		
% of Fail Date Estim Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
		* *	5	·		
50%	2025	\$22,600	5	\$100		
			_	* * * * *		
100%	LIFE	* *	5	\$400		
10/	2027	<b>\$</b> (00	10	£200		
				\$300		
-		rea Affectea : 100	70			
		<b></b>	- 10	<b></b>		
,,,,			10	\$25,700		
=		Affectea : 100%				
50%	2027	\$19,000	10	\$3,400		
50%	2027	\$3,800	1			
	2027	\$21,700	10			
80%						
700/						
	2025	ماد ماد		Φ.7. 400		
			1	\$5,400		
· ·	_					
Explanation : CCI v Surve	illance System Ana I	ntrusion Alarm Sys	stem			
100%	2022	* *	1 2	\$17.700		
			1-3	\$17,700		
		. 100/0				
	% of Fail Date Estime Total (Years)  50% 50%  100%  1%  Compact Fluorescent Light, Location: Mechanical Rocation: Mechanical Rocation: Throughout The Some Some Some Some Some Some Some Som	Wof Total (Years)   Stimated Cost (Years)   Standard (Years)   Stand	Sof   Fail Date   Estimated Cost   Year   Estimated Cost   FY	Sof   Fail Date   Estimated Cost   Year   Estimated Cost   (Years)	Note   Fail Date   Estimated Cost   Fail Date   (Years)   Estimated Cost   Fail Date   (Years)   Estimated Cost   (Years)   (Years)   Estimated Cost   (Years)   (Years)   Estimated Cost   (Years)   Estimated Cost   (Years)   (Years)   Estimated Cost   (Years)   Estimated Cost   (Years)   (Years)   Estimated Cost   (Years)   (Ye	

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

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

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

Asset #: 1942

Mechanical	Current Repair			e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Conversion Equipment								
Furnace	75%		2035	* *	1	\$10,500		
		ervation, Extent : Light, Area	Affected	: 75%				
	Location							
		ion : 7 Roof Top Package Un						
Hot Water Boiler	25%		2032	* *	1	\$3,500		
		ervation, Extent : Light, Area	Affected	: 25%				
		: Boiler Room						
	Explanat	ion : 1 Unit						
Distribution								
Hot Wtr Piping/Pump	25%		2035	* *	4	\$500		
No Component	75%							
Terminal Devices								
Convector/Radiator	25%		2032	* *	1	\$2,300		
No Component	75%							
Air Conditioning								
Energy Source				di di				
Electricity	100%		2035	* *	1			
Conversion Equipment						*		
Ext Pkg Unit -	100%		2035	* *	2	\$1,700		
Heating/Cooling			4 00	1 1000/				
		ervation, Extent : Moderate, A	Area Affe	cted : 100%				
	Location							
	Explanat	ion: 7 Units. R-410a						
Ventilation								
Distribution	1000/		LIEE	* *	2.5	¢15 000		
Ductwork/Diffusers	100%		LIFE		2-5	\$15,800		
Exhaust Fans	1000/		2022	* *	2	\$000		
Roof	100%		2032		2	\$900		
Plumbing								
H/C Water Piping Brass/Copper	100%		2037	* *	1			
Water Heater	10070		2037		1			
water Heater Gas Fired	100%		2025	\$16,100	2	\$400		
	100%		2023	\$10,100		\$400		
Sanitary Piping Cast Iron	100%		LIFE	* *	1			
	100%		LIFE		1			
Storm Drain Piping Cast Iron	100%		LIEE	* *	1			
	100%		LIFE		1			
Sewage Ejector(s)	1000/		2022	* *	4	¢1 700		
Electric	100%		2032	-1- W	4	\$1,700		
Backflow Preventer	1000/		2027	<b>0</b> ( <b>7</b> 00	1	<b>#1.700</b>		
Generic	100%		2027	\$6,700	1	\$1,700		
Fixtures	1000/							
Generic	100%							

Vertical Transport

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

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

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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	\$14,800	
Chemical System						
Generic	100%	2025	\$1,900	1-3	\$4,000	
	Other Observation, Extent: Light,	Area Affected: 100%	%			
	Location: Kitchen					
	Explanation: 1 Set					

Page: 58

#### Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

Asset Name : TRANSITIONAL HOUSING / W.127 STREET

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

Borough : MANHATTAN Agency's Number : N/A

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

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

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

Block : 1911 Lot : 45 BIN : 1057874

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,056,300	\$139,300
Interior Architecture	\$275,200	\$261,000
Electrical		\$197,700
Mechanical		\$142,200
Total	\$1,331,500	\$740,300
Importance Code A	\$1,056,300	\$139,300
Importance Code B	\$207,900	\$564,000
Importance Code C	\$67,300	\$37,000
Total	\$1,331,500	\$740,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$61,700			_
Interior Architecture	\$64,600		\$4,700	\$1,200
Electrical	\$5,100	\$2,100	\$36,200	\$2,000
Mechanical	\$47,600	\$7,000	\$16,800	\$12,900
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$186,000	\$16,100	\$64,600	\$22,900
Importance Code A	\$73,700	\$3,200	\$3,000	\$3,300
Importance Code B	\$63,600	\$12,900	\$61,600	\$19,600
Importance Code C	\$48,700			
Total	\$186,000	\$16,100	\$64,600	\$22,900



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

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

rchitecture	Current Repair		Futur	Future Replacement		Maintenance	
estem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Cast Stone/Terra Cotta	10% 0-2	\$76,400	LIFE	* *	5	\$73,500	
	Jnt Mortar Miss/Eroa		e, Area A	Affected : 15%			
	Location : Street Fa		CC . 1	150/			
	Worn/Eroded, Extent			15%			
	Location : Various I						
Masonry: Brick	65% Now	\$368,300	LIFE	* *	5	\$61,100	
	Broken/Missing Elem						
	Location: Various I		-				
	Int Mortar Miss/Eroa Location : Street Fa			ујестеа : 15%			
	Misaligned/Bulging,	<i>'</i>		ad . 150/			
	Location: Building						
Managemen Dei ala	5%	122 111 1111011013 1 (	LIFE	**		\$4,700	
Masonry: Brick Masonry: Limestone	10% 0-2	\$113,900	LIFE	* *	5 5	\$4,700 \$7,100	
Wasoniy. Linestone	Cracking/Crumbling,				3	\$7,100	
	Location: Building,						
	Int Mortar Miss/Eroa						
	Location : Street Fa			9,5			
Stucco Cement	10% 4+	\$13,600	2031	* *	5	\$11,800	
Staces Cement	Cracking/Crumbling,			fected : 15%	J	Ψ11,000	
	Location : Various I						
	Staining/Discoloring,	Extent : Moderate	, Area Aj	fected : 15%			
	Location: Various I	Locations, Areaway	s And Re	ear Facade			
Windows							
Aluminum	95% Now	\$250,900	2051	* *	5	\$3,000	
	Air Infiltration, Exten		<sup>c</sup> ected : 3	25%			
	Location : Residence						
	Broken/Missing Elem	_	, Area Aj	ffected : 10%			
	Location: Through			1.00			
	Ctrwt/Balnc Not Funct, Extent: Moderate, Area Affected: 35%						
	Location: Through		A CC 4	-1 - 400/			
	Glazing Clouded, Ext Location: Through		еа Ајјест	ea : 40%			
	Unit Inoperable, Exte		a Affaata	A · 30%			
	Location : Through		и лујесте	u . 50/0			
Motel Clad	5% Now		2034	* *	5	¢1 000	
Metal Clad	5% NOW Broken/Missing Elem	\$3,300 ents Extent : Mod			3	\$1,000	
	Location : Stairwell	снь, <b>е</b> льен . 1910a	nuie, Ar	eu Ajjecieu . 2070			

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

Asset #: 4352

Architecture	Current Repair Future Replacement				М			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Parapets								
Cast Stone/Terra Cotta	10%		\$16,100	LIFE	* *	5	\$3,300	
		_	nents, Extent : Seve		Affected: 10%			
		_	124, Cornice Miss	-	cc , 1 200/			
	_	วrumอแทฐ : All Para	Extent : Moderate	, Area Aj	јестеа : 30%			
			peis Extent : Moderate, A	rea Affe	cted : 15%			
			Throughout	116411116	ciea . 1570			
Masonry: Brick		Now	\$56,400	LIFE	* *	5	\$3,300	
Masoniy. Brick			\$30,400 Extent : Moderate			3	\$3,300	
	_	: Through		, 1110011	jeerea : 2070			
		_	tent : Moderate, Ai	ea Affect	ted : 35%			
		: Street Fo		33				
	Vegetation	Growth, E	Extent : Severe, Are	a Affecte	d : 15%			
		: Building						
	Vertical Cı	racks, Exte	nt : Moderate, Ared	a Affecte	d: 10%			
	Location	: Building	126 - Street Facad	le				
Pre-Cast Concrete	3%			LIFE	* *	5	\$800	
Stucco Cement	10%	Now	\$3,300	2031	* *	5	\$500	
	_	_	Extent : Moderate	, Area Aj	ffected : 25%			
		: Through						
	_		tent : Moderate, Ai	ea Affeci	ted : 20%			
		: Parapet		A CC .	1 200/			
			Extent : Severe, Area	ı Affected	d: 20%			
		: Through	oui 2, Extent : Moderat	a Amaa A	ffootod , 200/			
		: Various		e, Area A	gjeciea . 20%			
Roof	Locuiton	· various	Locuitons					
Modified Bitumen	95%	Now	\$190,300	2036	* *			
Wiodiffed Ditamen			Moderate, Area A		20%			
		: At Seam		,				
	Blisters, E.	xtent : Sev	ere, Area Affected :	40%				
	Location	: All Build	ling Roofs					
	Patching I	Evident, Ex	tent : Moderate, Ai	ea Affec	ted : 15%			
	Location	: Various	Locations					
			oderate, Area Affec	ed : 30%	ó			
		: Through						
			xtent : Moderate, A or Residences - All			Building .	122	
Skylight, Metal/Glass	5%	Now	\$25,400	2036	* *			
	Corrosion	Rusting, E	Extent : Moderate, A	rea Affe	cted : 10%			
		: Over Bu						
			ked, Extent : Mode	rate, Are	a Affected : 5%			
	Location	: Over Bu	lkhead					

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

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

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

rchitecture		Current l	Repair	Future Replacement Maintenance		aintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors	100/			LIDE	* *	_	Φ20.500	
Cast in Place Concrete	10% 25%		¢45.200	LIFE	* *	5	\$20,500	
Ceramic Tile	Cracking/		\$45,300 Extent : Light, Are	2029 ea Affecto		5	\$11,700	
V'1 T' 1 .	10%			2026	670.600	2	¢2.500	
Vinyl Tile	Cracking/		\$15,900 Extent : Moderate out	2026 e, Area Aj	\$79,600 ffected : 10%	3	\$3,500	
			: Severe, Area Affe In Residences	ected : 20	0%			
Wood	55%	4+	\$84,900	2041	* *	5	\$48,300	
			Extent : Moderate,	Area Afj	fected : 40%			
		_	out Residences					
		-	ent : Light, Area Afj out Residences	fected : 1	15%			
Interior Walls	Locuitor	i. Imougn	oui Residences					
Ceramic Tile	15%	0-2	\$23,200	2029	* *	5	\$8,400	
	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affecto	ed : 10%			
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,200	
Gypsum Board	_		\$25,500 Extent : Light, Are out	LIFE ea Affecte	* * ed : 20%	5	\$37,000	
	Water Pen	etration, E	xtent : Moderate, A loor Residences - 6			6		
Plaster	_		\$67,300 Extent : Moderate	LIFE e, Area A	* * ffected : 10%	5	\$8,400	
	Paint Pee		: Moderate, Area	Affected	: 15%			
Ceilings	100/			2021	* *	_	¢0.400	
AcousTileSusp.Lay-In		d/Bulging,	Extent : Moderate, 126, First Floor	2031 Area Aff		5	\$9,400	
Exposed Struc: Steel	8%			LIFE	* *			
	Location	servation, E 1 : Through tion : Meta		Affected	: 100%			
Gypsum Board	82% Horizonta	Now	\$77,600 Extent : Light, Area	LIFE Affected	* *	5	\$96,100	
	Water Pen	etration, E	xtent : Light, Area . loor Residences - 6					

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

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

Electrical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment				_		
Fused Disc Sw	100%	2052	* *	5	\$300	
	Recent Installation, Extent: Light, Area	ı Affected : 10	00%			
	Location: Electrical Room	A A CC .	1 1000/			
	Other Observation, Extent: Moderate,	Area Affectea	d: 100%			
	Location: Electrical Room	100 4	Main Diagram	C	_1.	
Switchgear / Switchboard	Explanation: One 200 Amperes, Two	100 Amperes	s Main Disconn	ect Switc	<u>en                                     </u>	
Molded Case Bkrs	100%	2046	* *	5	\$1,700	
Raceway	10070	2040			φ1,700	
Conduit	100%	2046	* *	1		
Panelboards	10070	2010				
Fused Disc Sw	10%	2042	* *	5	\$100	
Molded Case Bkrs	90% 4+ \$3,000	2042	* *	5	\$800	
	Other Observation, Extent: Moderate,	Area Affectea	d: 100%		4000	
	Location: Electrical Room	55				
	Explanation : All Main Circuit Breake Load - Need To Be Upgraded	er Protectors	In Each Unit In	nadequat	te To Hold The	
Wiring						
Thermoplastic	100%	2046	* *	1		
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$400	
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	
ghting						
Interior Lighting	2.50/	2021	ماد ماد	1.0	<b>#14.400</b>	
Fluorescent	25%	2031	**	10	\$14,400	
	Other Observation, Extent: Moderate,					
	Location: Basement, Offices And 2nd	i Inrougn /in	i rioors naiiwa	ıy		
TI.	Explanation: T-12 Lamps	2021	* *	1.0	Ф2 000	
Fluorescent	5%	2031		10	\$2,900	
	Other Observation, Extent: Moderate,		a: 100%			
	Location: Lobby And First Floor Hal	uway				
	Explanation: T-5 Lamps	2024	ماد ماد	1.0	<b>**</b> • • • • • • • • • • • • • • • • • •	
Fluorescent	5%	2034	**	10	\$2,900	
	T-8 Lamps And Fixtures, Extent: Mode	rate, Area Af	jected : 100%			
	Location: Recreation Room					
Fluorescent	20%	2031	* *	10	\$11,500	
	Compact Fluorescent Light, Extent : Mo	oderate, Area	a Affected : 100	%		
	Location : Various Locations					
Incandescent	45%	2031	* *	2	\$600	_

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

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

Asset #: 4352

Electrical	Current Rep	oair Fut	Future Replacement		Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY		Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Egress Lighting								
Emergency, Service	20%	203	1 **	1				
Emergency, Battery	30%	203	1 **	10	\$4,500			
Exit, Service	50%	203	1 **	1				
	Recent Installation, Exte	ent : Light, Area Affect	ed : 50%					
	Location: Various Loc	cations Throughout						
Exterior Lighting								
HID	100%	203	1 **	10	\$200			
	Malfunctioning, Extent.	: Moderate, Area Affec	ted : 50%					
	Location: Rear Yard							
Alarm								
Security System								
No Component	70%							
Generic	30%	203	1 **	1	\$7,100			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Stairs, Base	ement, 1st Floor						
	Explanation: High De	efinition Cameras With	Night Vision					
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2020	\$197,700	1-3	\$11,800			

echanical	Curre	nt Repair	Futur	e Replacement	M	aintenance				
rstem Component Type	% of Fail Da Total (Years	te Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
ating										
Energy Source										
Electricity	3%		2036	* *	1					
	Other Observation	, Extent : Light, Area	Affected	: 100%						
	Location: Throu	ghout Basement								
	Explanation: 10	Electric Heaters - Ce	iling Mo	unted						
Natural Gas	97%		2046	* *	1					
Conversion Equipment										
Hot Water Boiler	95%		2046	* *	1	\$29,400				
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: Basement Of 126									
	Explanation: 1	Boiler Serves All Four	Building	gs						
Hot Water Boiler	2% 0-2	\$9,000	2046	* *	1	\$600				
	Corroded, Extent:	Severe, Area Affected	l : 2%							
	Location: Court	Yard, Deteriorated B	oiler Sta	ck						
Radiant Heater	3%		2026	\$31,100	2	\$900				
Distribution										
Hot Wtr Piping/Pump	100%		2034	* *	4	\$3,100				
Terminal Devices										
Convector/Radiator	100%		2031	* *	1	\$20,200				

Air Conditioning

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

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

Asset #: 4352

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System	% of Fail Date	e Estimated Cost	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component Type	Total (Years)		FY		(Yrs)		ľ
Air Conditioning Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment	10070		2012				
Window/Wall Unit	80%		2024	\$97,600	1		
No Component	20%			Ψ> 1,000	-		
Terminal Devices	<u> </u>						
Air Handler/Dir Expansion	5%		2026	\$26,200	1		
Lapansion	Other Observation, Location : Offices	Extent: Light, Area	Affected	: 100%			
For Coll 2 Direc	Explanation : Ceit	ang mounteu	2026	\$44.600	1	¢1 000	
Fan Coil - 2 Pipe		Extent : Light, Area		\$44,600	1	\$1,000	
		ter And Communica					
	Explanation: Ove		non Roo	ni.			
No Component	90%	теш тоинец					
Heat Rejection	9070						
Air Cooled Condenser Unit	10%		2031	* *	2	\$4,400	
Omt	Other Observation	Extent : Light, Area	Affected	. 100%			
	Location : Rear Yo		11,500000	. 100/0			
		nits - About 1.5 Ton	Each				
No Component	90%						
Ventilation Ventilation	7070						
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$7,000	
No Component	80%						
Exhaust Fans							
Roof	2% Now	\$1,900	2036	* *	2		
	-	tent : Moderate, Are		ed: 2%			
	Location : Roof 1	Of 10 Defective Uni	ts				
Roof	18%		2026	\$17,500	2	\$300	
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	5% 0-2	\$21,800	2056	* *	1		
		Moderate, Area Affe Defective Roof Tank V					
		Dejective Roof Tank					
Brass/Copper	95%		2046	* *	1		
HW Heat Exchanger	1000/		20.46	مات مات	4	<b>#</b> < <b>2</b> 00	
Steam Fired	100%		2046	* *	4	\$6,200	
Sanitary Piping	1000/		LIEE	* *	1		
Cast Iron	100%	ant Extent . Light A	LIFE		1		
	Location : Baseme	ent, Extent : Light, A	леи Ајјес	nea : 570			
	Location : Daseme	eni					

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

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

Mechanical	Current Repair	Future	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Plumbing										
Storm Drain Piping										
Cast Iron	95%	LIFE	* *	1						
	Other Observation, Extent:	Light, Area Affected : 1	100%							
	Location: Side Of The Building									
	Explanation : Roof Scuppe Building	rs To Galvanized Steel	Leader To Cast	Iron Pipi	ing Intothe					
Cast Iron	5% 0-2	\$6,100 LIFE	* *	1						
	Leak Evident, Extent : Mode		%							
	Location : North West Cor. Building			om Lead	er Into The					
Backflow Preventer										
Generic	100%	2026	\$14,900	1	\$3,800					
	Other Observation, Extent : Moderate, Area Affected : 5%									
	Location: Basement, Back	: Flow Prevention Devi	ice							
	Explanation: Drain Is Not	Sufficient To Handle T	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	\$32,800					
Sprinkler					· · · · · · · · · · · · · · · · · · ·					
No Component	95%									
Generic	5%	2036	* *	1-2	\$900					

Page: 66

#### Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

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

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 17,600 Project Type : HUMAN RESOURCES

Date of Survey : 15-Jul-2014 Landmark Status : NONE

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

Block : 1602 Lot : 13 BIN : 3043244

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$125,900	\$84,100
Electrical		\$350,200
Mechanical		\$124,600
Total	\$125,900	\$558,900
Importance Code A	\$125,900	\$208,700
Importance Code B		\$350,200
Total	\$125,900	\$558,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$83,800			
Interior Architecture	\$1,900	\$17,000		\$300
Electrical	\$500	\$800	\$600	\$500
Mechanical	\$4,400	\$30,900	\$2,200	\$1,400
Total	\$90,600	\$48,800	\$2,800	\$2,300
Importance Code A	\$84,700	\$900	\$900	\$900
Importance Code B	\$4,400	\$47,900	\$1,900	\$1,400
Importance Code C	\$1,500			
Total	\$90,600	\$48,800	\$2,800	\$2,300



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

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

rchitecture	Current Repair	Future Replacement	Replacement Maintenance							
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority					
terior										
Exterior Walls			_							
Masonry: Brick	88% Now \$125,900 Corrosion/Rusting, Extent: Moderate, A	LIFE ** Area Affected : 10%	5	\$20,900						
	Location : Perimeter Fire Escapes									
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%									
	Location: North Street Facade									
	Sidewalk Shed in Use, Extent : Moderat Location : North Street Facade	e, Area Affected : 25%								
		ACC . 1 250/								
	Water Penetration, Extent : Severe, Area Location : North Street Facade - At 31									
	Worn/Eroded, Extent : Severe, Area Affe	ected : 25%								
	Location : North Street Facade									
Masonry: Limestone	5% Now \$12,900	LIFE **	5	\$900	1					
	Loose Units, Extent : Severe, Area Affect	rted : 20%								
	Location: North Facade - Window Sil	lls And Decoration								
Stucco Cement	7% Now \$14,400	2030 **	5	\$2,100						
	Cracking/Crumbling, Extent: Moderate	e, Area Affected : 20%								
	Location: Rear And Side Facades									
	Horizontal Cracks, Extent : Moderate, A	Area Affected : 25%								
	Location: Rear And Side Facades									
	Spalling, Extent : Moderate, Area Affect	ted : 25%								
	Location : Rear And Side Facades									
	Staining/Discoloring, Extent: Moderate	e, Area Affected : 10%								
	Location: Rear And Side Facades									
Windows										
Aluminum	90% 2-4 \$3,000	2041 **	5	\$700						
	Ctrwt/Balnc Not Funct, Extent: Modera	ate, Area Affected : 15%								
	Location : Throughout									
Metal Clad	10% Now \$8,300	2050 **	5	\$500						
	Thermally Inefficient, Extent : Moderate Location : Stairs	e, Area Affected : 100%								
		Affacted . 1000/								
	Unit Inoperable, Extent : Severe, Area A Location : Stairs	yjecied : 100%								
	Locution . States									

Asset #: 4346

Architecture	Current F	Repair	Futur	e Replacement	М	Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Parapets	<b>5</b> 0/ 3.7	44.400			_	<b>*</b>		
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling, Location: Through Vertical Cracks, External Location: Through	out Perimeter Cope nt : Moderate, Arec out Perimeter Cope	ing Caps a Affected	d : 10%	5	\$700		
Masonry: Brick	75% Now Horizontal Cracks, E Location: North St. Jnt Mortar Miss/Eroc Location: North Fo Loose Units, Extent: Location: North Fo Sidewalk Shed Below Location: North St. Water Penetration, E. Location: At North	reet Facade l, Extent : Severe, A cade Severe, Area Affec acade , Extent : Light, Ar reet Facade xtent : Moderate, A	Area Affeo ted : 25% ea Affecto	cted : 25% 6 ed : 25%	5	\$1,400	1	
Pre-Cast Concrete	2%		LIFE	* *	5	\$200		
Stucco Cement	18% Now Cracking/Crumbling, Location: Interior I Horizontal Cracks, E Location: North Fo Misaligned/Bulging, Location: North Fo	And Exterior Faces xtent : Severe, Ared ucade, Bulkheads, I Extent : Severe, An	s At Rear a Affected Exterior I	And Sides 1 : 35% Faces	5	\$400		
Roof								
Modified Bitumen	95% Now Alligatoring, Extent: Location: At Seams Blisters, Extent: Mod Location: Through Patching Evident, Ex Location: Through Ridging, Extent: Mod Location: Through	s derate, Area Affecto out tent : Moderate, Ai out derate, Area Affecto	ed : 25% rea Affect ed : 40%	eed : 25%				
Skylight, Metal/Glass	5%		2045	* *	10	\$2,500		
nterior							_	
Floors Cast in Place Concrete	10%		LIFE	* *	5	\$5,700		
Ceramic Tile	5%		2028	\$25,000	5	\$1,300		
Column Inc								
	25%		2030	* *	``	XU /DD		
Quarry Tile Vinyl Tile	25% 10%		2030 2025	* * \$22,000	5 3	\$9,700 \$1,300		

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

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

Asset #: 4346

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
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 Rep	air Futu	Future Replacement		Maintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2035	* *	5	\$100		
	Other Observation, Exte		ected : 100%				
	Location : Electrical R						
	Explanation : One 600	Amperes Main Disconn	ect Switch				
Switchgear / Switchboard							
Molded Case Bkrs	100%	2035	* *	5	\$500		
Raceway							
Conduit	100%	2045	* *	1			
Panelboards							
Fused Disc Sw	10%	2033	* *	5			
Molded Case Bkrs	90%	2033	* *	5	\$400		
Wiring							
Thermoplastic	100%	2035	* *	1			
Motor Controllers							
Locally Mounted	100%	2030	* *	5	\$100		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$300		
	Other Observation, Exte	nt : Moderate, Area Affe	ected : 100%				
	Location: Basement						
	Explanation : Water M	ain					
Lighting							
Interior Lighting							
Fluorescent	30%	2025	\$85,100	10	\$4,800		
		Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Throughout						
	Explanation: T-12 Lan	nps					
Incandescent	70%	2025	\$198,700	2	\$300		
Egress Lighting							
Emergency, Service	50%	2025	\$4,200	1			
Exit, Service	50%	2025	\$2,900	1			

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

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

Asset #: 4346

Electrical	Current Repair	Future R	eplacement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Exterior Lighting							
HID	100%	2025	\$66,400	10	\$100		
Alarm							
Security System							
No Component	70%						
Generic	30%	2030	* *	1	\$2,000		
Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Outside And Hallways						
	Explanation: C C T V Surveillance System						
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%	2030	* *	1-3	\$3,300		

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type		Date Estimated Cost (ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2035	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2023	\$124,600	1	\$8,600	
	Other Observa	tion, Extent : Light, Area	Affected	: 100%			
	Location : Bo	asement					
	Explanation	: 3 Units					
Distribution							
Hot Wtr Piping/Pump	100%		2033	* *	4	\$900	
Terminal Devices							
Convector/Radiator	100%		2030	* *	1	\$5,600	
Air Conditioning							
Energy Source							
Electricity	100%		2033	* *	1		
Conversion Equipment							
Window/Wall Unit	70%		2020	\$23,600	1		
No Component	30%						
Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$1,900	
No Component	80%						
Exhaust Fans							
Roof	20%		2020	\$5,400	2	\$100	
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2035	* *	1		

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

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

echanical	Current Repair		Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ımbing							
Water Heater							
Gas Fired	100%		2023	\$9,900	2	\$300	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Basement						
	Explanation: 2 Units						
Sanitary Piping							
Cast Iron	100% Now	\$2,400	LIFE	* *	1		
	Blockage /Clogged, Extent:	Moderate, A	Area Affe	ected : 5%			
	Location: Backyard						
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100% Now	\$600	2020	\$600	4	\$400	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%						
	Location : Boiler Room						
Fixtures							
Generic	100%						

Page: 72

#### Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

Asset Name : TRANSITIONAL HOUSING - NEW HOPE

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

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 25,564 Project Type : HUMAN RESOURCES

Date of Survey : 14-Jul-2014 Landmark Status : NONE

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

Block : 3755 Lot : 22 BIN : 3084088

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$437,200	
Interior Architecture		\$224,000
Electrical		\$391,600
Mechanical		\$312,800
Total	\$437,200	\$928,400
Importance Code A	\$437,200	\$181,000
Importance Code B		\$623,500
Importance Code C		\$123,800
Total	\$437,200	\$928,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$36,100			_
Interior Architecture	\$52,400	\$9,900	\$10,000	\$900
Electrical	\$2,400	\$15,500	\$3,200	\$2,400
Mechanical	\$11,300	\$14,400	\$3,100	\$2,100
Total	\$102,100	\$39,700	\$16,200	\$5,500
Importance Code A	\$37,300	\$1,300	\$1,200	\$1,200
Importance Code B	\$46,500	\$38,400	\$15,000	\$4,200
Importance Code C	\$18,300			
Total	\$102,100	\$39,700	\$16,200	\$5,500



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

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

Asset #: 4345

chitecture	Current Re	epair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls							
Masonry: Brick	85% Now	\$176,600	LIFE	* *	5	\$29,300	
	Cracking/Crumbling, I	Extent : Moderate	, Area Aff	ected : 20%			
	Location : Street Fac						
	Diagonal Cracks, Exte	nt : Moderate, Ai	ea Affecte	ed : 20%			
	Location: North Ana	l East Facades					
	Jnt Mortar Miss/Erod,	Extent : Moderat	e, Area Aj	ffected : 25%			
	Location: Window L	intels And Throug	ghout Stre	et Facades			
	Staining/Discoloring, I						
	Location : Perimeter		, 55				
	Vegetation Growth, Ex						
	Location : Perimeter						
	Vertical Cracks, Extens		a Affected	. 20%			
	Location: North Ana			. 2070			
	Water Penetration, Ext			tod , 100/			
	Location : Baement 1		тей Ајјес	ea . 10%			
Masonry: Limestone	5% 0-2	\$18,800	LIFE	* *	5	\$1,300	
	Cracking/Crumbling, I		rea Affect	ed : 10%			
	Location : At Main E	ntrance					
	Jnt Mortar Miss/Erod,	Extent : Moderat	te, Area Aj	ffected : 15%			
	Location : At Windov	v Sills And Decor	ative Ban	ding			
	Vegetation Growth, Ex	tent : Moderate, A	Area Affec	ted : 15%			
	Location: Throughou	ıt					
Metal, Corrugated	2%		2045	* *	1		
Stucco Cement	8% Now	\$8,000	2030	* *	5	\$3,400	
				ected : 15%		, , , , ,	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Interior Courtyard, Rear Facade						
	Diagonal Cracks, Exte	-		od · 25%			
	Location : Interior C						
	Staining/Discoloring, I	-					
	Location : Interior C						
Windows	Locuiton : Interior C	ouriyaras rina Ke	ar r acaa				
Windows	000/ Now	¢07 100	2050	* *	5	\$1,000	
Aluminum	90% Now Broken/Missing Eleme	\$87,100	2050		3	\$1,000	
	_		егиге, Аге	a Affectea . 50%			
	Location: Throughout						
	Ctrwt/Balnc Not Funct, Extent: Moderate, Area Affected: 50%						
	Location: Throughout						
	Weather Strip Missing,		Area Affeo	cted : 100%			
	Location : Throughou	ıt					
Wood	10% Now	\$6,500	2050	* *	5	\$1,200	
	Ctrwt/Balnc Not Funct		ite, Area A	Affected : 100%			
	Location : Stairwell						

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

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

Asset #: 4345

Architecture	Current	Futur	e Replacement	M			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Parapets		* * * * *			_	*	
Cast Stone/Terra Cotta	8% Now	\$600	LIFE	**	5	\$1,700	
	Cracking/Crumbling Location: Through			fected : 10%			
Masonry: Brick	82% Now Cracking/Crumbling Location: Through		LIFE , Area A <u>f</u>	* * fected : 25%	5	\$2,200	1
	Diagonal Cracks, Ex	xtent : Moderate, Ar	ea Affect	red : 20%			
		Cast Exterior, Interio	-	_			
	Horizontal Cracks, I Location : Interior	Extent : Severe, Area ·/Exterior Faces Th					
	Misaligned/Bulging, Location : Stepped		Area Aff	ected : 15%			
Pre-Cast Concrete	3% Now	\$300	LIFE	* *	5	\$500	
	Horizontal Cracks, I	Extent : Moderate, A	rea Affe	cted : 20%			
	Location : Unders	ide Of Coping Throu	ighout				
	Jnt Mortar Miss/Ero		e, Area A	ffected : 10%			
	Location: Through						
	Vegetation Growth,		Area Affe	cted : 40%			
	Location: Through						
Stucco Cement	7% Now Cracking/Crumbling Location: Through		2030 , Area A <u>j</u>	* * fected : 20%	5	\$200	
	Diagonal Cracks, Ex Location: Through		ea Affect	red : 40%			
	Horizontal Cracks, I	Extent : Severe, Area	a Affected	d : 25%			
	Location: Through	hout					
Roof							
Modified Bitumen	95% Now Alligatoring, Extent Location: Through		2035 ffected : 2	* *			1
	Blisters, Extent : Sev Location : Through	vere, Area Affected :	40%				
	Seams Open/Split, E Location : Through	xtent : Severe, Area	Affected	: 20%			
	Water Penetration, I				ĭ		
Skylight, Metal/Glass	5%		2045	**	10	\$3,700	
nterior	J / U		2073		10	φ3,700	

Interior

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

Asset #: 4345

rchitecture		Current l	Repair	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors								
Carpet	2%			2021	\$9,600	3	\$1,100	
Cast in Place Concrete	5%			LIFE	* *	5	\$4,100	
Ceramic Tile	5%			2028	\$36,400	5	\$1,900	
Quarry Tile	25%			2030	* *	5	\$14,100	
Vinyl Tile	20%			2025	\$63,800	3	\$3,800	
Wood	43%		\$26,600	2040	* *	5	\$15,200	
			Extent : Moderate,	Area Afj	fected : 30%			
	Location	n : Various .	Apartments					
Interior Walls								
Ceramic Tile	10%			2028	\$123,800	5	\$4,500	
Concrete Masonry Unit	5%		\$2,500	LIFE	* *	5	\$900	
	_	_	Extent : Light, Are	ea Affecto	ed : 10%			
		n : Through						
Gypsum Board		Now	\$1,700	LIFE	* *	5	\$12,100	
			xtent : Moderate, A					
	Location	n : Bathrooi	ms And Window So	ffits In A	partments			
Masonry: Brick		Now	\$8,700	LIFE	* *			
		Crumbling, n : Basemer	Extent : Moderate nt Walls	, Area A	ffected : 20%			
Plaster	30%	Now	\$5,400	LIFE	* *	5	\$4,000	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	fected : 5%			
	Location	n : Bulkhea	ds					
	Water Per	netration, E	xtent : Severe, Area	ı Affected	d : 5%			
	Location	n : Bulkhea	ds					
Ceilings								
AcousTileSusp.Lay-In	15%	)		2030	* *	5	\$5,600	
Exposed Concrete	5%			LIFE	* *	5	\$300	
Gypsum Board	60%	0-2	\$4,600	LIFE	* *	5	\$28,200	
71	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	n : Bathrooi	ms And Window So	ffits With	in Apartments			
Plaster	20%	Now	\$2,000	LIFE	* *	5	\$4,700	
			Extent : Moderate		ffected : 5%	-	<del>+ -,, - •</del>	
			ds At Stairs	J	-			
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 10%			
		n : Bulkhea		55				

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	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: Main Service Switch R	ated @ 600 Amperes			

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

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

Asset #: 4345

Electrical	Current Repair	Future Rep	lacement	M				
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%	2045	* *	5	\$100			
Raceway	1000/	20.45	יל ילי					
Conduit	100%	2045	* *	1				
Panelboards Fused Disc Sw	5%	2041	* *	5				
Molded Case Bkrs	95%	2041	* *	5 5	\$600			
Wiring	9376	2041			\$000			
Thermoplastic	100%	2045	* *	1				
Motor Controllers	10070	2013		1				
Locally Mounted	100%	2030	* *	5	\$200			
Ground					<del>+</del>			
Grounding Devices								
Generic	100%	LIFE	* *	5	\$400			
	Other Observation, Extent : M	oderate, Area Affected :	100%					
	Location: Basement							
	Explanation : Water Main							
Lighting								
Interior Lighting	0.50/	2025	Φ <b>2</b> 01 (00	1.0	<b>#21</b> 000			
Fluorescent	95%	2025	\$391,600	10	\$21,900			
	Other Observation, Extent : M Location : Throughout The B	•••	100%					
	Explanation: T-8 Lamps	uiiding						
Fluorescent	2%	2030	* *	10	\$500			
Fluorescent				10	\$300			
	Other Observation, Extent : Moderate, Area Affected : 100%  Location : Basement							
	Explanation : Compact Fluor	rescent Light Fixtures						
Incandescent	3%	2020	\$12,400	2				
Egress Lighting	<i>57</i> 0	2020	Ψ12, π00					
Emergency, Service	50%	2030	* *	1				
Exit, Service	50%	2030	* *	1				
Exterior Lighting	<del>*</del> * · ·			-				
HID	100%	2030	* *	10	\$100			
Alarm								
Security System								
Generic	100%	2030	* *	1	\$9,600			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Hallways And Outside							
71 (0 1 =	Explanation: Internet Protoc	ol Digital Video Surveil	lance Systen	ı				
Fire/Smoke Detection	1000/	2020	* *	1.0	ф1. <b>7</b> .000			
Generic, Analog	100%	2030		1-3	\$15,800			
	Other Observation, Extent : M Location : Throughout The B		100%					
			u d Ctuck o I i	- <b>l</b> -4-a				
-	Explanation : Smoke Detecto	r, manuai Puii Station A	na Strobe Li	gnts				

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

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

Asset #: 4345

Mechanical	Current Re	pair	Future Replacement		Maintenance			
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating								
Energy Source								
Natural Gas	100%		2035	* *	1			
Conversion Equipment	1000/		2022	#101 000		Ф1 <b>2</b> 400		
Hot Water Boiler	100%	tout Light Auga	2023	\$181,000	1	\$12,400		
	Other Observation, Ex- Location : Basement	_	Ајјестеа :	100%				
	Explanation: 3 Multi							
Distribution	Explanation . 5 Mutt	pie Oniis						
Hot Wtr Piping/Pump	100% Now	\$700	2033	* *	4	\$1,200		
1 8 1	Leak Evident, Extent:	·				, ,		
	Location : Next To Bo							
Terminal Devices								
Convector/Radiator	100%		2030	* *	1	\$8,100		
Air Conditioning								
Energy Source	1000/			di di				
Electricity	100%		2033	* *	1			
Conversion Equipment	150/		2022	¢121.700	2	¢200		
Interior Pkg Unit -	15%		2023	\$131,700	2	\$200		
Cooling	Other Observation, Ex	tent · Light Area	Affected ·	15%				
	Location : 1st Floor	em . Eigm, mea i	тусски.	1370				
	Explanation: 4 Units	7						
Window/Wall Unit	25%		2020	\$12,200	1			
No Component	60%			Ψ1 <b>=</b> , <b>=</b> 00	•			
/entilation								
Distribution								
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$2,800		
No Component	80%							
Exhaust Fans								
Roof	20% Now	\$400	2025	\$7,800	2	\$100		
	Not in Service, Extent : Location : Roof	Severe, Area Affe	cted: 10	%				
N. C.								
No Component	80%							
Plumbing H/C Water Piping								
Brass/Copper	100% 0-2	\$3,500	2035	* *	1			
Brass/Copper	Corroded, Extent: Sev				1			
	Location : Water Mai		. 1070					
Water Heater		, , , , , , , , , , , , , , , , ,						
Gas Fired	100%		2024	\$14,300	2	\$400		
	Recent Installation, Ex	tent : Light, Area				,		
	Location: Basement	_	=					
Sanitary Piping								
Cast Iron	100% Now	\$3,400	LIFE	* *	1			
	Blockage /Clogged, Ex		rea Affec	ted : 10%				
	Location : Boiler Roc	om In Basement						

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

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

Mechanical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of I Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2019	\$800	4	\$800	
Sewage Ejector(s)								
Electric	100%			2025	\$6,900	4	\$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	* *	1-2	\$300	

#### Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

Asset Name : TRANSITIONAL HOUSING-HELP HAVEN

Address : 11 AND 13 WEST 137TH STREET

Borough : MANHATTAN Agency's Number : N/A

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

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

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

Block : 1735 Lot : 28 BIN : 1053913

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$192,800			
Interior Architecture	\$36,000	\$46,400		
Electrical		\$229,700		
Total	\$228,700	\$276,100		
Importance Code A	\$192,800			
Importance Code B	\$36,000	\$276,100		
Total	\$228,700	\$276,100		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$61,000	_	\$300	
Interior Architecture	\$36,300	\$700	\$2,000	\$700
Electrical	\$10,200	\$600	\$8,600	\$900
Mechanical	\$4,300	\$1,700	\$12,400	\$2,100
Total	\$111,800	\$2,900	\$23,400	\$3,700
Importance Code A	\$64,500	\$900	\$1,300	\$900
Importance Code B	\$42,200	\$2,000	\$22,100	\$2,800
Importance Code C	\$5,000			
Total	\$111,800	\$2,900	\$23,400	\$3,700



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

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

Architecture	Current Repair Future		Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	100/ 0.2	¢21 000	LIEE	* *	-	\$21,000	
Cast Stone/Terra Cotta	10% 0-2 Cracking/Crumbling, Location: Through	_	LIFE ea Affecte		5	\$21,000	
Masonry: Brick	80% Now Cracking/Crumbling, Location: Through Jnt Mortar Miss/Eroa Location: Through	out l, Extent : Light, Ai			5	\$21,500	
Stucco Cement	10% Now Cracking/Crumbling, Location: Through Staining/Discoloring, Location: Window	out Extent : Moderate	e, Area Af	fected : 25%	5	\$3,400	
Windows							
Aluminum	90%		2034	* *	5	\$1,600	
Metal Clad	10%		2034	* *	5	\$1,100	
Parapets							
Cast Stone/Terra Cotta	10% 0-2 Miss/Damaged Copin Location: Flashing Open Joints, Extent: Location: Coping	Under Coping Ine	effective		5	\$1,100	
Masonry: Brick	75% Now Cracking/Crumbling, Location: Through		LIFE e, Area Af	* * fected : 20%	5	\$1,100	
	Diagonal Cracks, Ext Location : Corners	Of Parapets					
	Horizontal Cracks, E. Location: Through Jnt Mortar Miss/Eroa	out					
	Location: Through Spalling, Extent: Mod	out		getieu . 2070			
	Location : Interior I		20,0				
Metal: Cage/Fence	5%		2031	* *	5-10	\$500	
Stucco Cement	10% Now Diagonal Cracks, Ext Location: Both Side Horizontal Cracks, E. Location: Both Side	es Of Parapet Wall xtent : Moderate, A	2039 rea Affect ! Area Affec		5	\$200	
	Loose/Delam Surface Location : Various I		e, Area Ą	ffected : 25%			

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

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

Asset #: 4349

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Roof	050/ N	ec2 400	2026	* *			1	
Modified Bitumen	95% Now Alligatoring, Extent Location: Through Blisters, Extent: Mo Location: Both Ro	hout oderate, Area Affecte oofs	d : 25%				1	
	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 : Through		55					
	Water Penetration, I Location : Residen	Extent : Moderate, A	rea Affeci	red : 15%				
Skylight, Metal/Glass	5%		2036	* *	10	\$1,900		
nterior								
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 Worn/Eroded, Exten	\$18,600 t : Moderate, Area A s In Residences Thro		\$46,400 40%	3	\$2,000		
W7 1				* *		Ø10 <b>2</b> 00		
Wood	40% Now Broken/Missing Eler Location: Through Deteriorated Finish	hout		a Affected : 20%	5	\$10,200		
	Location : Residen		лгеи лује	cieu . <del>4</del> 0/0				
Interior Walls								
Ceramic Tile	10%		2029	* *	5	\$3,300		
Concrete Masonry Unit	15%		LIFE	* *	5	\$2,000		
Gypsum Board	50% Now	\$3,400	LIFE	* *	5	\$9,800		
	Water Penetration, I Location : Residen		rea Affeci	ted : 10%				
Plaster	25%		LIFE	* *	5	\$2,400		
Ceilings						·		
AcousTileSusp.Lay-In	15%		2031	* *	5	\$4,100		
Exposed Struc: Steel	5%		LIFE	* *				
Gypsum Board	55% Now	\$7,600	LIFE	**	5	\$18,800		
	Water Penetration, I Location : Residen		rea Affeci	ea : 10%				
Plaster	25%	ues 01, Ju	LIFE	* *	5	\$4,300		
1 145101	4370		LIFE		J	\$4,300		

Electrical	Current Repair			Futur	re Replacement	M		
System Component Type		il Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

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

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

Asset #: 4349

Electrical	Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment	1000/		2046	* *	-	<b>#100</b>	
Fused Disc Sw	100%		2046		5	\$100	
	Other Observation, Ex. Location : Electrical		Area Affe	ctea : 100%			
	Explanation : One 60		200 Amn	area And One 100 A	mn anag i	Main Disconnact	
	Switch	O Amperes, One 2	200 Ampe	eres Ana One 100 A	imperes i	Main Disconnect	
Raceway							
Conduit	100%		2046	* *	1		
Panelboards							
Fused Disc Sw	10%		2042	* *	5		
Molded Case Bkrs	90%		2042	* *	5	\$400	
Wiring	1000/		2046	* *			
Thermoplastic	100%		2046	* *	1		
Motor Controllers	100%		2039	* *	5	\$100	
Locally Mounted Ground	100%		2039		5	\$100	
Grounding Devices							
Generic Generic	100% 0-2	\$9,500	LIFE	* *	5	\$300	
Generic	Other Observation, Ex			cted : 100%	5	Ψ200	
	Location : Basement	,	33				
	Explanation : Corrod	'ed					
Lighting	•						
Interior Lighting							
Fluorescent	25%		2031	* *	10	\$4,200	
	Other Observation, Ex	tent : Moderate, A	Area Affe	cted : 100%			
	Location: Basement,	Multipurposed R	Room, Co.	mfort Room And C	Offices		
	Explanation: T-12 L	amps					
Fluorescent	10%		2031	* *	10	\$1,700	
	Other Observation, Ex						
	Location: Halways -	_	xth Floor	S			
	Explanation: T-5 Las	mps					
Incandescent	65%		2026	\$194,700	2	\$300	
Egress Lighting							
Emergency, Battery	50%		2031	* *	10	\$2,200	
Exit, Service	50%		2031	* *	1		
Exterior Lighting							
HID	50%		2026	\$35,000	10		
LED	50%		2034	* *			
Alarm							
Security System	700/						
No Component Generic	70%		2024	* *	1	\$2,100	
Fire/Smoke Detection	30%		2034		1	\$2,100	
No Component	70%						
Generic, Analog	30%		2034	* *	1-3	\$3,500	
Generic, Analog	3070		203 <del>4</del>		1-3	\$3,300	

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

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

Asset #: 4349

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ite Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source	1000/		2016				
Natural Gas	100%		2046	* *	1		
Conversion Equipment Hot Water Boiler	-	\$2,600 : Light, Area Affected Missing Boiler Stack		* * p. Moderate Corro	1 sion On l	\$200 Boiler Stack	
Hot Water Boiler	98% Other Observation Location: Boilet	a, Extent : Light, Area	2031 Affected	**	1	\$8,800	
Distribution							
Hot Wtr Piping/Pump	100%		2034	* *	4	\$900	
Terminal Devices						<u> </u>	
Convector/Radiator	90%		2031	* *	1	\$5,300	
Fan Coil Unit/Heat	10%		2026	\$25,600	1	\$600	
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment							
Window/Wall Unit	80% Recent Installation Location : Throu	n, Extent : Light, Area Ighout	2025 Affected	\$28,500 1:100%	1		
No Component	20%						
Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$2,000	
No Component	80%						
Exhaust Fans							
Roof	20%		2026	\$5,700	2	\$100	
Wall Unit	10%		2026	\$600	2	\$100	
No Component	70%						
Plumbing H/C Water Piping							
Brass/Copper	100%		2036	* *	1		
Water Heater Gas Fired	100%		2021	\$10,400	2	\$300	
Sanitary Piping  Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100% Other Observation Location : Side O	n, Extent : Light, Area Of Building	LIFE Affected	* * : 100%	1		
	Explanation: Ro Building.	oof Scuppers To Galva	nized Ste	eel Leader To Cast	Iron Pipi	ing Into The	
Backflow Preventer Generic	100%		2026	\$4,300	1	\$1,100	

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

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

# HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING-HELP HAVEN

Mechanical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2036	* *	1-2	\$300	

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

#### Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

Asset Name : TRANSITIONAL HOUSING-NEW DAY ONE

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

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 57,630 Project Type : HUMAN RESOURCES

Date of Survey : 16-Jul-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6

Block : 2758 Lot : 36 BIN : 2006311

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$513,200	\$68,300
Interior Architecture	\$35,800	\$437,300
Electrical	\$595,900	\$1,269,200
Mechanical	\$77,200	\$87,900
Total	\$1,222,100	\$1,862,700
Importance Code A	\$513,200	\$68,300
Importance Code B	\$708,900	\$1,749,500
Importance Code C		\$45,000
Total	\$1,222,100	\$1,862,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$127,300			
Interior Architecture	\$59,400	\$12,700		\$1,600
Electrical	\$3,900	\$5,700	\$3,900	\$3,900
Mechanical	\$9,200	\$7,500	\$12,800	\$7,500
Total	\$199,900	\$25,900	\$16,700	\$12,900
Importance Code A	\$132,900	\$5,700	\$5,600	\$5,600
Importance Code B	\$48,900	\$20,100	\$11,100	\$7,300
Importance Code C	\$18,100			
Total	\$199,900	\$25,900	\$16,700	\$12,900



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

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

Asset #: 4347

chitecture	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior					
Exterior Walls					
Masonry: Brick	82% Now \$205,700 Diagonal Cracks, Extent: Moderate, A Location: Main Entrance, Bulkhead. Jnt Mortar Miss/Erod, Extent: Modera Location: South Street Facade	s, South Facade ate, Area Affected : 10%	5	\$68,300	
	Caulking Deteriorated, Extent: Moder Location: Vertical Joints On Street F	==			
	Spalling, Extent: Severe, Area Affected Location: East And South Facades Vertical Cracks, Extent: Moderate, Ar Location: South Street Facade				
Masonry: Fieldstone	5% Now \$18,000 Diagonal Cracks, Extent : Moderate, A Location : At Rear Yard Window Ope		5	\$3,100	
Pre-Cast Concrete	5% Now \$27,500 Broken/Missing Elements, Extent: Sev Location: Decorative Banding At Sti Jnt Mortar Miss/Erod, Extent: Severe, Location: Window Sills - Street Face	reet Facade Area Affected : 20%	5	\$13,500	1
Stucco Cement	8% Now \$57,800 Cracking/Crumbling, Extent : Moderat Location : East, West, North Facades		5	\$8,300	
	Diagonal Cracks, Extent: Severe, Area Location: East, West, North Facades Horizontal Cracks, Extent: Moderate, Location: East, West, North Facades Loose/Delam Surface, Extent: Severe, Location: East Facade Staining/Discoloring, Extent: Modera Location: East, West, North Facades	s And Basement Window Sill. Area Affected : 25% S Area Affected : 15% te, Area Affected : 20%	s Rear Ya	rd	
Windows					
Aluminum	95% Now \$22,200 Air Infiltration, Extent: Moderate, Are Location: North And East Facade W Ctrwt/Balnc Not Funct, Extent: Model Location: North And East Facade W	indows rate, Area Affected : 50%	5	\$2,700	
Metal Clad	5% Now \$14,500 Corrosion/Rusting, Extent: Moderate, Location: East And West Stairwells Ctrwt/Balnc Not Funct, Extent: Severe Location: East And West Stairwells Deteriorated Finish, Extent: Moderate Location: East And West Stairwells	e, Area Affected : 100%	5	\$900	
	Thermally Inefficient, Extent : Modera Location : East And West Stairwells	te, Area Affected : 100%			

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

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

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Parapets					
Cast Stone/Terra Cotta	4% Now \$2,200  Horizontal Cracks, Extent: Moderate, A Location: Coping  Jnt Mortar Miss/Erod, Extent: Moderat Location: Coping  Vertical Cracks, Extent: Moderate, Area Location: Coping	Area Affected : 30% e, Area Affected : 25%	* 5	\$1,400	
Masonry: Brick	70% Now \$53,000  Diagonal Cracks, Extent: Moderate, Ar Location: Interior And Exterior Perm Horizontal Cracks, Extent: Moderate, Ar Location: Interior And Exterior Perm Jnt Mortar Miss/Erod, Extent: Severe, Ar Location: South Street Facade  Spalling, Extent: Severe, Area Affected: Location: Exterior Perimeter Facades  Water Penetration, Extent: Severe, Area Location: South Street Facade	eter Facades Area Affected : 25% eter Facades Area Affected : 25% : 35%	* 5	\$3,100	1
Metal: Cage/Fence	15% 0-2 \$13,000 Corrosion/Rusting, Extent : Severe, Area Location : Throughout Staining/Discoloring, Extent : Severe, A. Location : Throughout	a Affected : 60%	* 5	\$2,100	1
Pre-Cast Concrete	3% Now \$900  Horizontal Cracks, Extent: Severe, Area Location: South Coping  Jnt Mortar Miss/Erod, Extent: Moderat Location: South Coping  Vegetation Growth, Extent: Moderate, A Location: South Coping  Water Penetration, Extent: Severe, Area Location: South Coping	e, Area Affected : 25%  Area Affected : 50%	* 5	\$800	1
Stucco Cement	8% Now \$2,700 Diagonal Cracks, Extent: Severe, Area Location: Interior And Exterior Perm. Horizontal Cracks, Extent: Severe, Area Location: Interior And Exterior Perm. Loose/Delam Surface, Extent: Severe, A Location: Exterior East And North Fawater Penetration, Extent: Severe, Area Location: Interior South Facade	2036 Affected : 30% eter Facades a Affected : 50% eter Facades Area Affected : 30% acades	* 5	\$500	

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

Asset #: 4347

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Roof								
Modified Bitumen	95%	Now	\$196,600	2035	* *			1
	Blisters, E.	xtent : Seve	ere, Area Affected :	50%				
	Location	: Through	out					
	Patching I	Evident, Ex	tent : Moderate, Ai	ea Affec	ted : 25%			
	Location	: Through	out					
	_	-	tent : Moderate, A	rea Affec	ted : 50%			
		: Through						
			xtent : Severe, Area		d : 50%			
	Location	: Over A,	B, D, G And H Apa	rtments				
Skylight, Metal/Glass		Now	\$26,300	2035	* *			
		U	ings, Extent : Mod					
			st And West Stair B					
			xtent : Moderate, A	rea Affe	cted : 15%			
	Location	: Over Ea	st Stair Bukhead					
Interior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$18,500	
Ceramic Tile	10%			2028	\$164,000	5	\$8,500	
Quarry Tile	20%			2030	**	5	\$25,400	
Vinyl Tile	15%			2025	\$107,900	3	\$6,400	
Wood	45%			2040	**	5	\$71,500	
Interior Walls							<u> </u>	
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	\$15,500	LIFE	* *	5	\$45,000	
	Water Pen	etration, E.	xtent : Severe, Ared	ı Affected	d : 15%			
	Location	: At 6th Fi	loor Windows On S	outh And	l East Facades			
			: Moderate, Area A	Affected :	10%			
	Location	: Through	out					
Plaster	10%			LIFE	* *	5	\$3,000	
Ceilings								
Exposed Concrete	10%		44.400	LIFE	* *	5	\$1,300	
Gypsum Board		Now	\$34,200	LIFE	**	5	\$84,700	
			xtent : Moderate, A r - A, B, D, G And .					
Plaster	10%	Now	\$5,600	LIFE	* *	5	\$5,300	
			Extent : Light, Are		ed : 10%	•	4-9-34	
	Location	: Bulkhead	ds					
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Bulkhead	ds					

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

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

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

Asset #: 4347

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		•				•
Service Equipment	1000/	2025	ata ata	_	<b>#200</b>	
Fused Disc Sw	100%	2035	**	5	\$200	
	Other Observation, Extent : Moderate Location : Electrical Room	e, Area Ajjec	iea : 100%			
	Explanation : Main Service Switch	Rated @ 400	) Amperes			
Switchgear / Switchboard	•		1			
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	1000/		di di			
Thermoplastic	100%	2035	* *	1		
Motor Controllers	1000/	2020	* *	-	Ф400	
Locally Mounted	100%	2030	* *	5	\$400	
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$800	
Generic	Other Observation, Extent : Moderate			3	\$600	
	Location: Basement	e, 1110a 11 <u>1</u> 1100	. 100/0			
	Explanation : Water Main					
Lighting	1					
Interior Lighting						
Fluorescent	98%	2025	\$910,700	10	\$50,900	
	Other Observation, Extent: Moderate		ted : 100%			
	Location : Throughout The Building	?				
	Explanation: T-12 Lamps					
Incandescent	2%	2025	\$18,600	2		
Egress Lighting						
Emergency, Battery	50%	2025	\$38,100	10	\$6,800	
Exit, Service	50%	2025	\$9,400	1		
Exterior Lighting	1000/	2025	#21 <b>7</b> 200	1.0	Φ200	
HID	100%	2025	\$217,300	10	\$200	
Alarm						
Security System  No Component	70%					
Generic	30%	2025	\$52,200	1	\$6,500	
Generic	Other Observation, Extent : Moderate		•	1	\$0,500	
	Location: Outside And Hallways	e, 1110a 11 <u>1</u> 1100	. 100/0			
	Explanation : C C T V Surveillance	. System				
Fire/Smoke Detection	T					
Generic, Analog	100%	2020	\$595,900	1-3	\$35,500	
, 5	Other Observation, Extent : Moderate					
	Location: Hallways					
	Explanation: Smoke Detectors, Stre	obe Lights A	nd Manual Pull Si	tations		

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

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

Asset #: 4347

Mechanical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2035	* *	1		
Conversion Equipment	1000/	• • • •	ala ala		<b></b>	
Steam Boiler	100%	2030	* *	1	\$56,100	
	Other Observation, Extent: L	ight, Area Affected : 100	0%			
	Location: Basement	Dumina Staam Dailan				
Distribution	Explanation: 1 Natural Gas	Burning Steam Boiler				
Central Plant Steam	100%	2035	* *	4	\$4,200	
Piping/Pmp	10070	2033		7	\$4,200	
Terminal Devices						
Convector/Radiator	100%	2030	* *	1	\$18,300	
Air Conditioning	10070	2030			Ψ10,200	
Energy Source						
Electricity	100%	2033	* *	1		
Conversion Equipment						
Window/Wall Unit	70%	2020	\$77,200	1		
No Component	30%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$31,600	
Exhaust Fans						
Roof	100%	2025	\$87,900	2	\$1,700	
	Malfunctioning, Extent: Light					
n	Location: Roof, 1 Of 3 Defe	ctive Exhaust Fan Moto	or			
Plumbing						
H/C Water Piping	100%	2035	* *	1		
Brass/Copper	100%	2033		1		
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE	•	1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LILL		1		
Non-Submersible	100%	2025	\$8,200	4	\$1,200	
Fixtures	10070	2023	Ψ0,200	•	Ψ1,200	
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	98%					
Generic	2%	2035	* *	1-2	\$300	

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

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

#### Print Date: 22-Sep-2017 HUMAN RESOURCES ADMINISTRATION - FY 2018

Asset Name : TRANSITIONAL HOUSING-NEW DAY TWO

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

Borough : BRONX Agency's Number : N/A

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

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

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

Block : 2758 Lot : 6 BIN : 2006302

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$374,100	
Interior Architecture		\$77,900
Electrical		\$247,800
Mechanical		\$90,000
Total	\$374,100	\$415,800
Importance Code A	\$374,100	
Importance Code B		\$415,800
Total	\$374,100	\$415,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$73,500			
Interior Architecture	\$92,900	\$2,500		\$300
Electrical	\$1,500	\$1,300	\$1,500	\$1,100
Mechanical	\$8,100	\$4,300	\$5,900	\$3,600
Total	\$175,900	\$8,200	\$7,300	\$4,900
Importance Code A	\$76,200	\$2,700	\$2,800	\$2,700
Importance Code B	\$68,500	\$5,500	\$4,600	\$2,200
Importance Code C	\$31,200			
Total	\$175,900	\$8,200	\$7,300	\$4,900



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

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

Asset #: 4348

chitecture	Curre	nt Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls							
Masonry: Brick	25%		LIFE	* *	5	\$9,700	
Masonry: Fieldstone	12%	<b># 61 000</b>	LIFE	* *	5	\$3,500	
Slate Panels	3% Now		LIFE	**	5	\$900	
	Location: Windo	lements, Extent : Seve	re, Area A	Affected: 50%			
		ow Suis ng, Extent : Severe, A	rag Affaa	tod . 750/			
	Location: Winds	_	теи Ајјес	iea . 7570			
Stucco Cement	60% Now	\$202,800	2031	* *	5	\$29,200	
Stucco Cement		\$202,800 ng, Extent : Moderate		fected : 40%	3	\$29,200	
	Location : Throu	-	,, 11, 00, 11,	, , , , , , , , , , , , , , , , , , , ,			
Windows		<u> </u>					
Aluminum	95% Now	\$20,800	2042	* *	5	\$1,200	
	Ctrwt/Balnc Not F	unct, Extent : Moder	ate, Area	Affected : 20%			
	Location: Throu	ghout					
	Water Penetration	, Extent : Moderate, A	Area Affed	cted : 10%			
	Location: Throu	ghout					
Metal Clad	5% Now	\$6,800	2051	* *	5	\$400	
	Deteriorated Finis	sh, Extent : Moderate,	Area Aff	ected : 50%			
	Location : Stair(	s)					
	Thermally Ineffici	ent, Extent : Moderat	e, Area Aj	ffected : 100%			
	Location : Stair(	s)					
	Water Penetration	, Extent : Moderate, A	Area Affed	cted : 10%			
	Location : Stair(	s)					
Parapets	20/ 37				_	<b></b>	
Cast Stone/Terra Cotta	3% Now	\$900	LIFE	**	5	\$600	
		ng, Extent : Moderate	e, Area A <u>f</u>	fected: 10%			
	Location : Copin	-	4 - 4 4	\(C, 1     \)			
	Int Mortar Miss/E Location : Copin	rod, Extent : Modera	te, Area A	Affectea : 50%			
M D'1			LIEE	* *		Φ.5.0.0	
Masonry: Brick	20% Now		LIFE		5	\$500	
	Location: South	Moderate, Area Affec	iea : 15%	)			
		r acaae ent : Moderate, Area 1	Affootod.	100/			
	Location : South		Ајјестеа .	1070			
Magazza I izan		1 acunc	LIDD	* *		Ø100	
Masonry: Limestone	2%	¢2 000	LIFE	* *	5	\$100 \$1,600	
Metal: Cage/Fence	20% Now	\$2,900 , Extent : Moderate, A	2031		5	\$1,600	
	Location : Throw		теи тује	. 10/0			
	Locunon . Info	-		cc . 1 250/			
	Staining/Discolor	na Extent · Moderat	o Arna At	Hoctod · /5%			
		ng, Extent : Moderat ghout	e, Area A <u>j</u>	fected: 25%			
Stugge Coment	Location : Throu	ghout			- 5	¢1 700	
Stucco Cement	Location: Throw 55% Now		2031	* *	5	\$1,700	

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

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

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Roof								
Modified Bitumen	Location Water Pene	: Over 5b,	tent : Moderate, A					
Skylight, Metal/Glass	5% Miss/Dama Location	Now  ged Flashi : Stair(s)  stration, Ex	\$29,500 ings, Extent : Mode tent : Light, Area					
nterior								
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	\$34,600	3	\$1,500	
Vinyl Tile	Cracking/C Location Worn/Erod	: Basement	Severe, Area Affe			3	\$800	
Wood	Deteriorate	Now ed Finish, H : Througho	\$30,200 Extent : Moderate, ut	2041 Area Aff	* * fected : 20%	5	\$17,200	
Interior Walls								
Ceramic Tile	Cracking/C	Now Crumbling, : Througho	\$3,400 Extent : Moderate out	2035 , Area Aj	* * ffected : 10%	5	\$1,200	
Concrete Masonry Unit	Cracking/C	Now Trumbling, Througho	\$10,800 Extent : Moderate out	LIFE , Area Aj	* * ffected : 10%	5	\$1,900	
Gypsum Board	Cracking/C	Now Trumbling, Througho	\$15,100 Extent : Moderate ut	LIFE , Area Aj	* * ffected : 10%	5	\$21,900	
Plaster	Cracking/C Location Water Pene	: Bulkhead	tent : Moderate, A		-	5	\$1,500	

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

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

Asset #: 4348

Architecture	Current Rep	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
Gypsum Board	85%		LIFE	* *	5	\$43,300	
	Water Penetration, Extent : Moderate, Area Affected : 10%						
	Location: 5b, 6a						
Plaster	15% Now	\$8,000	LIFE	* *	5	\$3,800	
	Cracking/Crumbling, Ext	ent : Light, Are	a Affecte	ed : 10%			
	Location : Throughout	_					
	Water Penetration, Extent: Light, Area Affected: 10%						
	Location: Throughout	C					

Electrical	Current Repair F		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment	1000/	• • • •	di di	_	4100	
Fused Disc Sw	100%	2036	* *	5	\$100	
	Other Observation, Extent: Mod	derate, Area Affec	ted : 100%			
	Location: Electrical Room		G 1 1			
~	Explanation: Two 300 Ampere	es Main Disconne	ct Switch			
Switchgear / Switchboard	2007	2026	* *	_		
Fused Disc Sw	20%	2036	* *	5	<b>#</b>	
Molded Case Bkrs	80%	2036	* *	5	\$600	
Raceway	1000/	• • • •	di di			
Conduit	100%	2036	* *	1		
Panelboards	1000/	•••	di di	_	<b>4-00</b>	
Molded Case Bkrs	100%	2034	* *	5	\$700	
Wiring			di di			
Thermoplastic	100%	2036	* *	1		
Fround						
Grounding Devices	1000/		di di	_		
Generic	100%	LIFE	* *	5	\$400	
ighting						
Interior Lighting	000/	2024	* *	1.0	<b>#24.700</b>	
Fluorescent	99%	2034		10	\$24,700	
	Other Observation, Extent : Mod		ted: 100%			
	Location: Throughout The Bu	iiaing				
_	Explanation: T-8 Lamps		*			
Incandescent	1%	2026	\$4,500	2		
Egress Lighting			***			
Emergency, Battery	50%	2026	\$18,300	10	\$3,300	
Exit, Service	50%	2026	\$4,500	1		
Exterior Lighting			****			
HID	100%	2026	\$104,500	10	\$100	

Alarm

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

Asset #: 4348

Electrical	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2026	\$25,100	1	\$3,100	
Fire/Smoke Detection							
No Component	50%						
Generic, Digital	50%		2026	\$143,300	1-3	\$8,500	

Mechanical	Current Repair		Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2036	* *	1		
Conversion Equipment Steam Boiler	Location : Basemo				1	\$27,000	
D' t 'last'	Explanation : 1 N	atural Gas Burning	Steam Bo	iler			
Distribution Central Plant Steam Piping/Pmp	100%		2036	* *	4	\$2,000	
Terminal Devices Convector/Radiator	100%		2031	* *	1	\$8,800	
Air Conditioning Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment Window/Wall Unit	-	\$2,400 tent : Light, Area Aff s Mechanical Defect		\$47,800	1		
No Component	10%						
Ventilation Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$15,200	
Exhaust Fans Roof		\$2,100 tent : Light, Area Aff Defective Exhaust Fo			2	\$700	
Plumbing		J					
H/C Water Piping Brass/Copper	100%		2036	* *	1		
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		

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

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

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

Mechanical	Current Repair	Current Repair Future Replacer		aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estim FY	ated Cost   Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing					
Fixtures					
Generic	100%				
	Obsolete Fixtures, Extent : Severe, A	Area Affected : 100%	ó		
	Location: Throughout				
Fire Suppression					
Sprinkler					
No Component	98%				
Generic	2%	2046	* * 1-2	\$200	
	No Backflow Preventer, Extent: Lig	ht, Area Affected : 1	00%		
	Location: Basement				