

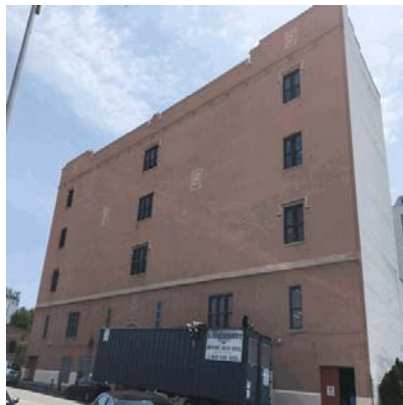
Print Date : 22-Sep-2017

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
Program / Asset # : HRA0024.000 / 1951 **Yr Built/Renovated** : 1912 / 2013
Area Sq Ft : 144,341 **Project Type** : HUMAN RESOURCES
Date of Survey : 15-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1548 **Lot** : 19 **BIN** : 3042090

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
Importance Code B	\$108,600	\$20,400	\$72,500	\$25,900
Importance Code C	\$27,300			
Total	\$196,700	\$34,400	\$101,400	\$38,500



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

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

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

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

Asset # : 1951

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$203,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout, Herkimer Street</i>								
Masonry: Brick	45%			LIFE	**	5	\$234,000	
Masonry: Brick	40%	0-2	\$313,200	LIFE	**	5	\$104,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Fulton Street Façade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Fulton Street Facade, South Facade Adjacent Playground</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : 4th Floor Over Roof C</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$19,500	
Stucco Cement	5%			2041	**	5	\$32,500	
Windows								
Aluminum	93%	4+	\$2,067,700	2053	**	5	\$24,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Aluminum	5%			2050	**	5	\$2,700	
Metal Louvers	2%	4+	\$31,600	2043	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	2-4	\$196,600	LIFE	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	2-4	\$16,100	LIFE	**	5	\$14,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : At Clay Tile Coping</i>								

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cement-Fiber Panel	10%	0-2	\$53,900	2043	**	5	\$2,500	
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Roof D								
Worn/Eroded, Extent : Moderate, Area Affected : 90%								
Location : Roof D								
Modified Bitumen	60%	Now	\$252,500	2038	**			1
Alligatoring, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Blisters, Extent : Severe, Area Affected : 20%								
Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between Cafeteria And Gymnasium								
Drains Clogged, Extent : Severe, Area Affected : 2%								
Location : Roof C								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : At Junction Of High Wall Over Roof On First Floor Corridor To Cafeteria								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Roofs A, B, E								
Recent Repair Evident, Extent : Light, Area Affected : 15%								
Location : Roof B And E								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Roof A And E								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Over Junction Of First Floor Corridor And Gymnasium, Roofs A, B, E								
Modified Bitumen	20%	0-2	\$84,200	2038	**			
Alligatoring, Extent : Moderate, Area Affected : 50%								
Location : Roof F And G								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Roof F And G								
Play Surface	5%			2028	\$46,600	10	\$3,600	
Skylight, Metal/Glass	5%			2038	**	10	\$12,100	

Interior

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Asset # : 1951

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	1%	0-2	\$500	2030	**	3	\$2,900	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 5th Floor</i>								
Cast in Place Concrete	10%	Now	\$9,900	LIFE	**	5	\$41,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement, Incomplete Con-Ed Piping Work</i>								
Ceramic Tile	12%	0-2	\$177,600	2037	**	5	\$11,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	4%	4+	\$11,100	LIFE	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Fulton Lobby</i>								
Quarry Tile	5%			2041	**	5	\$14,300	
Terrazzo	1%			LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : PS28 Lobby</i>								
Vinyl Tile	20%	Now	\$324,600	2038	**	3	\$14,300	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fourth Floor Corridor Near Room 408, 5th Floor Corridor</i>								
Vinyl Tile	40%			2033	**	3	\$28,700	
Wood	7%			2056	**	5	\$25,100	

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	2-4	\$111,800	LIFE	* *			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	10%	Now	\$97,500	2031	* *	5	\$17,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Stairs</i>							
Fiberglass Panel	2%			LIFE	* *	10	\$1,800	
	<i>Recent Construction, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Home Base, Corrugated Plastic</i>							
Gypsum Board	28%	2-4	\$41,000	LIFE	* *	5	\$59,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	2%			LIFE	* *	10	\$2,100	
Marble Panels	3%	2-4	\$84,500	LIFE	* *			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Plaster	38%	0-2	\$323,200	LIFE	* *	5	\$40,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout, Below Cafeteria, Auditorium Stage Left</i>							
	<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Below Cafeteria, Auditorium Stage Left</i>							
Plaster	12%			LIFE	* *	5-10	\$36,100	
Ceilings								
AcousTileSusp.Lay-In	20%	2-4	\$123,500	2048	* *	5	\$19,100	
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout, 4th Floor, Cafeteria</i>							
AcousTileSusp.Lay-In	5%			2041	* *	5	\$9,600	
Exposed Concrete	10%	2-4	\$122,800	LIFE	* *	5	\$3,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	15%	Now	\$14,500	LIFE	* *	5	\$35,800	
	<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Room 500 Closet</i>							
Plaster	47%	Now	\$353,200	LIFE	* *	5	\$56,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout 5th Floor (Rooms 500, 503, Stair 5a), Throughout 2nd Floor (Rooms 200, 202, 203), Auditorium At Old Skylights, Ceiling Over Booth Near Auditorium</i>							
	<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout 5th Floor (Rooms 500, 503, Stair 5a), Throughout 2nd Floor (Rooms 200, 202, 203), Auditorium At Old Skylights, Ceiling Over Booth Near Auditorium</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Auditorium Stage Right</i>							
	<i>Explanation : Steel Support For Light Severly Corroded</i>							
Plaster	3%			LIFE	* *	5-10	\$9,900	

Site Enclosure

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Asset # : 1951

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain link	95%			2048		**		
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 35%</i>							
	<i>Location : Playground Fence</i>							
Iron Picket	5%			2063		**		
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Herkimer Street</i>							
Retaining Walls								
Cast in Place Concrete	95%	Now	\$3,800	2063		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Herkimer St And Howard Avenue</i>							
Masonry: Brick	5%	Now	\$5,600	2038		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Herkimer Street</i>							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%	Now	\$46,900	2033		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Fulton Street</i>							
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Fulton Street</i>							
	<i>Tripping Hazard, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Fulton Street</i>							
Cast in Place Concrete	50%	Now	\$46,900	2033		**		
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Near Corner Of Howard Avenue</i>							
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Near Corner Of Howard Avenue</i>							
Parking/Driveway								
Cast in Place Concrete	100%			2041		**		
Activity Yard								
Asphalt	100%			2031		**		
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Playground</i>							

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

Under 600 Volts

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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	27%	2-4	\$3,400	2058	**	5	\$100	
<i>Suspect Water Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch For Service A</i>								
Fused Disc Sw	35%			2028	\$14,700	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch For Service B</i>								
Fused Disc Sw	30%			2028	\$12,600	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch For Emergency</i>								
Fused Disc Sw	8%			2048	**	5	\$100	
Switchgear / Switchboard								
Fused Disc Sw	33%			2028	\$72,500	5	\$200	
Fused Disc Sw	67%			2054	**	5	\$400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	95%			2028	\$234,700	1		
Conduit	5%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$22,400	5	\$300	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5th Floor Machinery Room</i>								
Fused Disc Sw	10%			2044	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Feeder b Panelboard Missing Cover</i>								
Molded Case Bkrs	50%			2027	\$111,900	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st And 2nd Floors</i>								
<i>Explanation : Two (2) Panelboards Missing Interior Covers</i>								
Molded Case Bkrs	30%			2036	**	5	\$1,100	
Wiring								
Braided Cloth	90%	2-4	\$312,100	2053	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2038	**	1		
Motor Controlllers								
Locally Mounted	100%			2026	\$123,900	5	\$1,000	
Ground								

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,200	
Lighting								
Interior Lighting								
Fluorescent	70%			2028	\$196,900	10	\$82,000	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fluorescent	10%			2033	**	10	\$11,700	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices</i>					
Incandescent	10%			2023	\$141,700	2	\$300	
			<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lobby, Auditorium And Cafeteria</i>					
LED	10%			2033	**			
			<i>Recent Installation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Interior Gymnasium, 4th Floor Corridor</i>					
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Interior Gymnasium 1st Floor</i>					
			<i>Explanation : Excessive Light Levels</i>					
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%							
Generic, Analog	30%	0-2	\$447,700	2038	**	1-3	\$24,300	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Multi Service Center</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Obsolete Equipment</i>					

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

Heating

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2048	**	5	\$39,600	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Oil Fuel Tanks. 7500 Gallons Each. Only One Of The Two Oil Fuel Tanks Is Used.</i>								
<hr/>								
Conversion Equipment								
Steam Boiler	100%	Now	\$775,600	2048	**	1	\$113,900	1
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Boilers Not Working, Decommissioned About 10 Years Ago. A Temporary Boiler Provides Steam To The Building.</i>								
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Distribution								
Steam Piping/Pump	100%	Now	\$52,800	2028	\$528,200			
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Defective Steam Condensate Return Pump.</i>								
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Terminal Devices								
Air Handler	10%			2023	\$168,000	1	\$7,900	
Convactor/Radiator	80%			2026	\$710,400	1	\$33,000	
Fan Coil Unit/Heat	8%			2023	\$143,100	1	\$3,300	
Unit Heater - Steam	2%			2028	\$8,500	4	\$400	
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Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
<hr/>								
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2022	\$223,300	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lower Level</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lower Level</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Split Unit	10%			2036	**			
Window/Wall Unit	85%			2023	\$211,600	1		
<hr/>								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$20,800	
Ductwork/Diffusers	5%			LIFE	**	2	\$10,400	
No Component	85%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$112,800	
<i>Needs Cleaning, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout The Building</i>								

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

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

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

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

Asset # : 1951

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	95%	4+	\$75,100	2038	**	2	\$3,000	
	<i>Abandoned in Place, Extent : Moderate, Area Affected : 95%</i>							
	<i>Location : 5th Floor Elevator Machine Room, Basement</i>							
	<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>							
	<i>Location : 5th Floor Elevator Machine Room, Basement</i>							
	<i>Explanation : Exhaust Fan Not Used For Decades. Abandoned As Per Our Escort.</i>							
Roof	5%			2033	**	2	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Roof A</i>							
	<i>Explanation : Exhaust Fans On The Roof Are For Kitchen Only</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$17,800	2028	\$890,400	1		
	<i>Leak Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 4th Floor Womens Bathroom</i>							
	<i>Not Insulated, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 4th Floor Womens Bathroom</i>							
Water Heater								
Electric	2%			2021	\$2,100	4		
	<i>Abandoned in Place, Extent : Light, Area Affected : 2%</i>							
	<i>Location : 5th Floor Girls Bathroom, Room 554 Next To Boys Bathroom.</i>							
Gas Fired	98%	Now	\$71,400	2028	\$71,400	2	\$1,500	
	<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Water Heater And Hot Water Storage Tank Disconnected. Not Working Since Boilers Were Decommissioned.</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : L-5</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$64,400	

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

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

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

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

Asset # : 1951

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

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

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

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

CAPITAL	FY 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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$15,400	LIFE	**	5	\$13,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	70%	2-4	\$157,100	LIFE	**	5	\$23,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	2-4	\$29,800	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	20%	2-4	\$104,900	2034	**	5	\$20,500	2
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	2-4	\$49,800	2032	**	5	\$5,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%	2-4	\$8,800	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	20%	2-4	\$3,600	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	75%	2-4	\$27,700	2029	**	5	\$36,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	100%			2026	\$133,500	5	\$54,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2010</i>								

Interior

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%	2-4	\$62,300	2026	\$62,300	3	\$7,300	
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	10%	0-2	\$10,200	LIFE	**	5	\$10,700	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	3%	2-4	\$5,700	2033	**	5	\$700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Terrazzo	20%	0-2	\$227,000	LIFE	**	5	\$7,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	57%	2-4	\$71,000	2019	\$236,600	3	\$10,500	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Ceramic Tile	15%	0-2	\$37,400	2027	\$374,200	5	\$6,800	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	20%	2-4	\$40,200	LIFE	**	5	\$7,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Glass: Single Pane	5%	Now	\$13,600	LIFE	**	5	\$3,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	55%	2-4	\$41,200	LIFE	**	5	\$29,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%	2-4	\$3,100	LIFE	**			
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	40%	2-4	\$31,600	2029	**	5	\$12,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	5%	Now	\$19,700	2044	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
AcousTileSusp.Lay-In	10%	4+	\$11,800	2029	**	5	\$2,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor</i>								
Exposed Concrete	30%	0-2	\$23,600	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	0-2	\$7,400	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$8,300	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes Main Disconnect Switch</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								

Lighting

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2019	\$69,100	10	\$28,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And Hallways</i>								
<i>Explanation : Intrusion Alarm And 4 - CCTV</i>								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$114,500	1-3	\$6,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations And Main Control Panel</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2022	\$235,500	1	\$16,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 12 Multiple Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$2,400	
Terminal Devices								
Convactor/Radiator	100%			2022	\$227,100	1	\$10,600	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	75%			2019	\$47,700	1		
			<i>Other Observation, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Inoperable Centrifugal Unit Remaining In Basement</i>					
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,200	
Exhaust Fans								
Interior	95%	Now	\$3,800	2019	\$19,200	2	\$800	
			<i>Not in Service, Extent : Severe, Area Affected : 95%</i>					
			<i>Location : Basement</i>					
Roof	5%	Now	\$500	2024	\$2,500	2		
			<i>Not in Service, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Motors Are Burnt Out, Roof</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			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%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B, G, 2, 3</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2034	**	1-5	\$17,100	

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

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

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

Print Date : 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
Program / Asset # : HRA0025.000 / 1952 **Yr Built/Renovated** : 1920 / 2010
Area Sq Ft : 54,112 **Project Type** : HUMAN RESOURCES
Date of Survey : 18-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3444 **Lot** : 22 **BIN** : 3080067

CAPITAL	FY 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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$23,700	LIFE	**	5	\$20,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%			LIFE	**	5	\$44,000	
Masonry: Brick	20%	Now	\$48,200	LIFE	**	5	\$16,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Bulkheads</i>								
<i>Repainting Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads</i>								
Masonry: Granite	10%	Now	\$189,000	LIFE	**	5	\$6,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steps At East Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steps At East Entrance</i>								
Masonry: Limestone	10%	Now	\$193,800	LIFE	**	5	\$6,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Balusters Over North And South Entrances</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	5%			2027	\$25,900	10	\$5,400	
Wood	95%	Now	\$464,100	2049	**	5	\$82,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$105,500	LIFE	**	5	\$9,200	
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Stair Bulkhead</i>								
Metal Rail	10%	2-4	\$2,700	2029	**	5	\$7,200	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	10%	Now	\$32,600	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Terrace Over Basement</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Terrace Over Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Basement Corridor</i>								
Single Ply Membrane	85%	2-4	\$135,600	2034		**		2
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2044		**	10	\$7,900
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2010</i>								
Interior								
Floors								
Carpet	5%	0-2	\$9,100	2023	\$45,700		3	\$5,400
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$7,400	LIFE		**	5	\$7,800
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	15%	Now	\$62,400	2033		**	5	\$5,400
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	25%	Now	\$332,700	LIFE		**	5	\$14,000
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridor</i>								
Vinyl Tile	20%			2019	\$121,700		3	\$7,200
Vinyl Tile	30%	2-4	\$182,500	2034		**	3	\$8,100
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	15%			2033	**	5	\$19,900	
Gypsum Board	15%			LIFE	**	5	\$11,900	
Masonry: Brick	5%			LIFE	**			
Plaster	40%	Now	\$85,000	LIFE	**	5	\$15,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Bulkheads, Boiler Room, Basement Corridor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads</i>								
Plaster	20%			LIFE	**	5	\$8,000	
Ceilings								
AcousTileSusp.Lay-In	10%			2029	**	5	\$7,200	
Plaster	20%	Now	\$18,800	LIFE	**	5	\$9,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads, Basement Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads</i>								
Plaster	70%			LIFE	**	5	\$31,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$20,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Thermoplastic	60%			2024	\$104,100	1		
Thermoplastic	10%			2034	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2022	\$45,200	5	\$400	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,500	LIFE	**	5	\$800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Corroded</i>						
Lighting								
Interior Lighting								
Fluorescent	90%			2019	\$94,900	10	\$39,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	10%			2019	\$53,100	2	\$100	
Egress Lighting								
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								
HID	80%			2019	\$163,200	10	\$100	
HID	20%			2029	**	10		
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2034	**	1-3	\$10,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Devices, Control Panel, Strobe Lights, Bell, Pull Box, Annunciator</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$87,200	2029	**	1	\$42,700	
		<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : 3 Units, Boiler Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 10 Multiple Units, Converted Steam System</i>						

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Distribution							
Central Plant Steam Piping/Pmp	100%			2034	* *	4	\$2,400
Terminal Devices							
Convactor/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	100%	Now	\$6,700	2034	* *	1	
		<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
		<i>Location : Connecting Pipe At Water Main, Basement</i>					
Water Heater							
Gas Fired	100%			2022	\$27,300	2	\$700
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
Non-Submersible	100%			2019	\$7,700	4	\$1,700
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-3</i>					
		<i>Explanation : One Unit</i>					
Fire Suppression							
Standpipe							
Generic	100%			2034	* *	1-5	\$25,000

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

CAPITAL	FY 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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$467,800	LIFE	**	5	\$155,300	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	5%	Now	\$89,200	LIFE	**	5	\$6,100	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Windows								
Aluminum	100%	Now	\$141,600	2040	**	5	\$16,900	
			<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$7,500	LIFE	**	5	\$4,600	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	78%	Now	\$53,300	LIFE	**	5	\$9,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	2%	Now	\$2,500	LIFE	**	5	\$300	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Stucco Cement	15%	Now	\$9,200	2037	**	5	\$2,300	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>					
			<i>Location : South Facade, East Facade</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : South Facade, East Facade</i>					
Roof								
Modified Bitumen	35%			2029	**	10	\$19,400	
Single Ply Membrane	65%			2024		10	\$35,900	
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	2%	0-2	\$6,400	2020	\$31,900	3	\$3,800	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	0-2	\$6,500	LIFE	**	5	\$13,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%	0-2	\$3,600	2033	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile	80%	Now	\$510,200	2029	**	3	\$37,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Wood	5%	2-4	\$20,600	2039	**	5	\$5,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Gymnasium</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	10%	2-4	\$25,700	LIFE	**	5	\$9,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	Now	\$17,400	LIFE	**	5	\$8,700	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Plaster	70%	0-2	\$65,000	LIFE	**	5	\$48,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	2-4	\$44,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	5%	Now	\$10,100	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Ash Hoist</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Ash Hoist</i>								
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2029	**			
Plaster	85%	0-2	\$69,700	LIFE	**	5	\$66,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2024	\$18,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	50%			2024	\$18,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch For Emergency</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$170,800	5	\$400	
<hr/>								
Raceway								
Conduit	80%			2024	\$137,900	1		
Conduit	20%			2034	**	1		
<hr/>								
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	
<hr/>								
Wiring								
Thermoplastic	20%			2034	**	1		
Thermoplastic	75%			2024	\$191,300	1		
Thermoplastic	5%			2044	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$600	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	
<hr/>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	100%			2024	\$184,200	10	\$76,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting Emergency, Battery Exit, Service	50%			2024	\$56,300	10	\$10,100	
	50%			2024	\$11,300	1		
Exterior Lighting HID	100%			2019	\$356,400	10	\$300	
Alarm								
Security System No Component Generic	70%							
	30%			2029	**	1	\$10,600	
Fire/Smoke Detection No Component Generic	70%							
	30%			2029	**	1-3	\$17,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Devices Control Panel, Strobe Lights, Bell, Smoke Detector, Pull Box</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2034	**	5	\$25,900	
Conversion Equipment Steam Boiler	100%	0-2	\$508,000	2044	**	1	\$74,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units / 2 Sections Are Leaking In One Of The Boilers</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$21,500	2034	**	4	\$4,100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Condensate Pumps Need To Be Replaced</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%	Now	\$11,000	2024	\$220,000	1	\$9,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Control</i>								
Convactor/Radiator	70%			2029	**	1	\$18,900	
Fan Coil Unit/Heat	10%			2024	\$117,200	1	\$2,700	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2019	\$130,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,600	
Exhaust Fans								
Interior	70%			2024	\$36,300	2	\$1,800	
Roof	10%	0-2	\$13,000	2034	**	2	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof / Fans Serve Toilets</i>								
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Existing In Basement</i>								
Water Heater								
Gas Fired	100%			2022	\$47,700	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Three 75 Gallons Units</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$57,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Floor Drains Back Up With A Heavy Rain</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Plumbing Drainage System Needs To Be Addressed</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$8,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement - After Heavy Rain</i>								
Sump Pump(s)								
Non-Submersible	50%			2019	\$6,700	4	\$1,500	
Submersible	50%			2019	\$1,500	4	\$1,500	
Backflow Preventer								
Generic	100%			2029	**	1	\$5,100	

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing							
Fixtures							
Generic	100%						
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Throughout Bathrooms</i>					
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE		**	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-5</i>					
		<i>Explanation : One Unit</i>					
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

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

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

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

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

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Under Construction	100%							
Windows								
Aluminum	95%	Now	\$5,800	2041	**	5	\$1,400	
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : West Facade</i>					
Metal Clad	5%			2033	**	5	\$900	
Parapets								
Under Construction	100%							
Roof								
Skylight, Metal/Glass	2%	Now	\$3,300	2035	**			
			<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Bulkhead Rooftop</i>					
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Bulkhead Rooftop</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Bulkhead Rooftop</i>					
Under Construction	98%							
Interior								
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	
			<i>Loose/Delam Surface, Extent : Severe, Area Affected : 60%</i>					
			<i>Location : Throughout Stairs And Landings</i>					
Glass: Single Pane	5%			LIFE	**	5	\$2,000	
Gypsum Board	60%	Now	\$13,500	LIFE	**	5	\$19,600	
			<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout Interior Of Building</i>					
Masonry: Brick	10%	0-2	\$10,600	LIFE	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Basement</i>					
Ceilings								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	90%	Now	\$41,400	LIFE	**	5	\$51,300	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout Interior Of Building</i>					
			<i>Explanation : Repairs In Progress</i>					

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2035	**	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$22,000	2023	\$219,500	1	\$13,600	
<i>Not in Service, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Number 3, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Multiple Boiler Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$1,500	
Terminal Devices								
Convactor/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		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Office Space Only</i>								
No Component	80%							
Dehumidifier								
Generic	100%			2026				
<i>Other Observation, Extent : Light, Area Affected : 7%</i>								
<i>Location : Basement</i>								
<i>Explanation : 50% Of Basement Area Covered By Dehumidifier</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,000	
Exhaust Fans								
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								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2019	\$1,000	4	\$1,000	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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

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

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Estimates are rounded to the nearest hundred dollars.

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

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
Program / Asset # : HRA0047.000 / 1945 **Yr Built/Renovated** : 1971 / 2012
Area Sq Ft : 36,716 **Project Type** : HUMAN RESOURCES
Date of Survey : 08-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 2643 **Lot** : 1 **BIN** : 2004558

CAPITAL	FY 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	\$1,147,100	\$1,225,400

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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$20,700	
Masonry: Brick	70%			LIFE	**	5	\$28,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Window Wall	20%	Now	\$396,700	2057	**	5	\$15,500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	5%			2036	**	10	\$2,500	
No Component	95%							
Parapets								
Cast in Place Concrete	15%	Now	\$18,800	LIFE	**	5	\$10,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$106,400	LIFE	**	5	\$4,600	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2032	**	5-10	\$11,900	
Pre-Cast Concrete	5%	Now	\$1,200	LIFE	**	5	\$2,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	5%			2040	**	10	\$3,200	
Modified Bitumen	85%			2032	**	10	\$29,600	
Modified Bitumen	10%	Now	\$4,100	2032	**			
<i>Alligating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Main Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Main Lobby</i>								
Interior								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	2-4	\$2,900	LIFE	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$2,800	
Panel/Paver: Cer/Brk	10%			2043	**	5	\$12,500	
Vinyl Tile	55%	0-2	\$25,900	2027	\$259,000	3	\$11,400	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2035	**	3	\$5,200	
Interior Walls								
Concrete Masonry Unit	10%	2-4	\$10,100	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Gypsum Board	35%			LIFE	**	5	\$9,500	
Gypsum Board	25%			LIFE	**	5	\$6,800	
Metal Panel	20%			LIFE	**			
Plaster	10%			LIFE	**	5	\$1,400	
Ceilings								
AcousTileSusp.Lay-In	50%	0-2	\$89,600	2032	**	5	\$13,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%			2044	**	5	\$13,900	
Exposed Concrete	25%	Now	\$44,500	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$8,300	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1400 Amperes Main Disconnect Switch</i>								
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.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	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	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2032	**	10	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	75%			2022	\$60,600	10	\$25,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2022	\$20,400	2		
Egress Lighting								
Emergency, Battery	40%			2022	\$19,800	10	\$3,500	
Emergency, Battery	10%			2032	**	10	\$900	
Exit, LED	20%			2055	**	1		
Exit, Service	30%			2022	\$3,000	1		
Exterior Lighting								
HID	100%			2022	\$138,400	10	\$100	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$4,500	

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

Heating

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Using #2 Oil</i>						
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$18,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : One Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$2,700	
Terminal Devices								
Air Handler	40%			2027	\$193,100	1	\$9,100	
Convactor/Radiator	60%			2040	**	1	\$7,100	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%	Now	\$310,800	2042	**	1	\$28,600	
		<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 3rd Floor Mechanical Room</i>						
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$700	2037	**	4	\$1,800	
		<i>Broken, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Circulation Pump</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$308,000	1	\$22,700	
Heat Rejection								
Water Cooling Tower	100%	Now	\$2,100	2025	\$104,200	2	\$29,600	
		<i>Malfunctioning, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Automatic Make-up Water Valve Malfunctioning</i>						
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	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$20,900	2	\$500	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
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	* *			
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Floors 1-3</i>					
				<i>Explanation : One Unit</i>					
Fire Suppression									
	Standpipe								
	Generic	100%			2037	* *	1-5	\$19,200	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

CAPITAL	FY 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		\$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



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

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

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

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

Asset # : 1950

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$18,000	
Masonry: Brick	90%			LIFE	**	5	\$41,500	
Masonry: Limestone	5%			LIFE	**	5	\$1,700	
Windows								
Aluminum	100%	Now	\$26,100	2026	\$260,700	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Windows</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facade</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corridor Windows</i>								
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	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Custodial Closets And Corridors</i>								
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		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Molded Case Bkrs	100%			2035	**	5	\$300	

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

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

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

Asset # : 1950

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2037	**	1		
Lighting								
Interior Lighting								
Fluorescent	98%			2027	\$28,600	10	\$11,900	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2027	\$600	10	\$200	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Staircase</i>						
Egress Lighting								
Emergency, Battery	50%			2027	\$8,900	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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Strobel Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$10,500	2027	\$209,500	4	\$700	
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
Terminal Devices								
Convactor/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%							

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

Asset # : 1950

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

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

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

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

Print Date : 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
Program / Asset # : HRA0038.000 / 1962 **Yr Built/Renovated** : 1937 / 2009
Area Sq Ft : 132,183 **Project Type** : HUMAN RESOURCES
Date of Survey : 07-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1912 **Lot** : 12 **BIN** : 1057904

CAPITAL	FY 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

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



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

Asset # : 1962

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	\$68,000	LIFE	**	5	\$113,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard - North Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,300	
Masonry: Limestone	10%	4+	\$77,000	LIFE	**	5	\$10,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Decorative Banding</i>								
Stucco Cement	5%			2032	**	5	\$17,600	
Windows								
Aluminum	80%			2043	**	5	\$42,000	
Aluminum	15%			2043	**	5	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Facade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Wood	5%			2026	\$73,600	5	\$26,300	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mechanical Penthouse</i>								
Parapets								
Masonry: Brick	83%			LIFE	**	5	\$25,300	
Masonry: Limestone	10%	Now	\$31,800	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Interior Banding - North East Corner Parapet</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping Stones</i>								
Metal: Cage/Fence	5%			2040	**	5-10	\$11,800	
Stucco Cement	2%			2040	**	5	\$1,600	
Roof								
Asphalt Macadam	5%	Now	\$5,200	2032	**	5	\$1,300	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Tunnels Under Courtyard Playground Which House Main Electrical Feeds</i>								
Built-Up (BUR)	5%			2032	**	10	\$3,800	
Modified Bitumen	90%	Now	\$39,500	2032	**			
<i>Alligatoring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Roof Drains</i>								
<i>Ridging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Cant Strips</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Interior								

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

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

Asset # : 1962

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
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	
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Shower Rooms 200e And 300e</i>								
Quarry Tile	5%			2032	**	5	\$14,800	
Vinyl Tile	65%			2027	\$1,091,600	3	\$48,200	
Wood	10%			2042	**	5	\$37,100	
Interior Walls								
Ceramic Tile	5%	Now	\$55,900	2030	**	5	\$10,100	
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Shower Rooms 200e And 300e</i>								
Glass: Single Pane	5%			LIFE	**	5	\$15,200	
Gypsum Board	10%			LIFE	**	5	\$24,300	
Masonry: Brick	8%	Now	\$63,100	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Tank Bulkhead</i>								
Metal: Cage/Fence	2%			LIFE	**			
Plaster	45%			LIFE	**	5	\$54,700	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%			2040	**	5	\$29,700	
Exposed Concrete	25%			LIFE	**	5	\$7,700	
Plaster	60%			LIFE	**	5	\$74,200	

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

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

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

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

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

Asset # : 1962

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%			2032	**	5	\$800	
Locally Mounted	10%			2025	\$11,500	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Lighting								
Interior Lighting								
Fluorescent	50%			2022	\$145,500	10	\$60,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2027	\$14,600	10	\$6,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
Fluorescent	43%			2027	\$125,200	10	\$52,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2022	\$2,100	10		
Incandescent	1%			2022	\$14,700	2		
Egress Lighting								
Emergency, Battery	50%			2027	\$89,000	10	\$16,000	
Exit, Service	50%			2027	\$17,800	1		
Exterior Lighting								
HID	20%			2027	\$99,700	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	95%							
Generic	5%			2027	\$20,000	1	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Courtyard, Back And Front</i>								
<i>Explanation : 4 CCTV Surveillance Cameras Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2027	\$410,000	1-3	\$24,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

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

Heating

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

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

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

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

Asset # : 1962

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Oil # 2, (2) Tanks Of 5,000 Gallons Each</i>							
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$130,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 4 Units</i>							
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$209,200	2037	**	4	\$6,500	
	<i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Terminal Devices								
Air Handler	20%			2027		1	\$16,400	
Convactor/Radiator	80%	Now	\$10,600	2025		1	\$30,700	
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2027		1	\$9,200	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>							
	<i>Location : 4 Units For Gymnasium And Auditorium. Roof</i>							
Window/Wall Unit	75%			2022		1		
No Component	10%							
Terminal Devices								
Air Handler/Dir Expansion	15%			2027		1	\$186,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Gymnasium And Auditorium</i>							
	<i>Explanation : 4 Units,</i>							
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2027		2	\$13,800	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$113,900	LIFE	**	2-5	\$73,700	
	<i>Corroded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Basement</i>							

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

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

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

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

Asset # : 1962

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	80%			2027	\$351,800	2	\$3,200	
Roof	20%			2027	\$41,000	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	* *	1		
Galvanized Steel	20%			2025	\$108,500	1		
HW Heat Exchanger								
Steam Fired	100%			2037	* *	4	\$13,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$18,800	4	\$4,200	
Sewage Ejector(s)								
Electric	100%			2027	\$35,600	4	\$7,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-4</i>								
<i>Explanation : 1 Unit</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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

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

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

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

CAPITAL	FY 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



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	99%	Now	\$96,500	LIFE	**	5	\$32,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Window Surrounds</i>								
<i>Efflorescence, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Grade - West Facade</i>								
Pre-Cast Concrete	1%			LIFE	**	5	\$1,100	
Windows								
Aluminum	88%			2035	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	10%			LIFE	**	5	\$100	
Metal Louvers	2%			2030	**	10	\$300	
Parapets								
Concrete Masonry Unit	45%	Now	\$11,900	LIFE	**	5	\$2,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face Of Parapet</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of Parapet</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Face Of Parapet</i>								
Masonry: Brick	50%	Now	\$14,700	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : South East Corner Of Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South East Corner Of Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%			2047	**	5	\$1,000	
Roof								
Modified Bitumen	100%	Now	\$24,100	2022	\$241,200			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Seams Open/Split, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multi Purpose Room</i>								
<i>Explanation : High Traffic Industrial Surface</i>								
Vinyl Tile	50%	Now	\$35,900	2027	\$179,600	3	\$7,900	
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors And Room Thresholds</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Wall In Corridors</i>								
Vinyl Tile	25%			2032	**	3	\$4,000	
Interior Walls								
Ceramic Tile	20%			2036	**	5	\$10,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$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	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2032	**	5	\$100	
Locally Mounted	50%			2025	\$22,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	1%			2027	\$600	10	\$300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
Fluorescent	99%			2027	\$61,600	10	\$25,700	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2027	\$19,000	10	\$3,400	
Exit, Service	50%			2027	\$3,800	1		
Exterior Lighting								
HID	20%			2027	\$21,700	10		
No Component	80%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2035	**	1	\$5,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Outside, Clinic Waiting Area And Some Offices</i>						
		<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$17,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Smoke Detectors, Alarm Bells, Horns, Manual Pull Stations And Strobe Lights</i>						

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	75%			2035	**	1	\$10,500	
	<i>Other Observation, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 7 Roof Top Package Units</i>							
Hot Water Boiler	25%			2032	**	1	\$3,500	
	<i>Other Observation, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Hot Wtr Piping/Pump	25%			2035	**	4	\$500	
No Component	75%							
Terminal Devices								
Convactor/Radiator	25%			2032	**	1	\$2,300	
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$1,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 7 Units. R-410a</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,800	
Exhaust Fans								
Roof	100%			2032	**	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2025	\$16,100	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$1,700	
Backflow Preventer								
Generic	100%			2027	\$6,700	1	\$1,700	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport Elevators Hydraulic	100%			LIFE		**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1-2</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression Standpipe Generic	100%			2037		**	1-5	\$14,800
Chemical System Generic	100%			2025	\$1,900		1-3	\$4,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : 1 Set</i>							

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

CAPITAL	FY 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



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$76,400	LIFE	**	5	\$73,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, Street Facades</i>								
Masonry: Brick	65%	Now	\$368,300	LIFE	**	5	\$61,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations In Areaways And Rear Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facades, Various Locations</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Building 122 At Anchors For Fire Escape</i>								
Masonry: Brick	5%			LIFE	**	5	\$4,700	
Masonry: Limestone	10%	0-2	\$113,900	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Buildings 124, 126 - Various Locations</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facades, Various Locations</i>								
Stucco Cement	10%	4+	\$13,600	2031	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, Areaways And Rear Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, Areaways And Rear Facade</i>								
Windows								
Aluminum	95%	Now	\$250,900	2051	**	5	\$3,000	
<i>Air Infiltration, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Residences</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	Now	\$3,300	2034	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwells</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$16,100	LIFE	**	5	\$3,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Building 124, Cornice Missing</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Parapets</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping - Throughout</i>								
Masonry: Brick	77%	Now	\$56,400	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Street Facades</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Building 122</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building 126 - Street Facade</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$800	
Stucco Cement	10%	Now	\$3,300	2031	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parapet Corners</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Roof								
Modified Bitumen	95%	Now	\$190,300	2036	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Seams</i>								
<i>Blisters, Extent : Severe, Area Affected : 40%</i>								
<i>Location : All Building Roofs</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Ponding, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Top Floor Residences - All Buildings. 4th Floor Apt, Building 122</i>								
Skylight, Metal/Glass	5%	Now	\$25,400	2036	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Bulkhead</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Bulkhead</i>								

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$20,500	
Ceramic Tile	25%	0-2	\$45,300	2029	**	5	\$11,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	0-2	\$15,900	2026	\$79,600	3	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchens In Residences</i>								
Wood	55%	4+	\$84,900	2041	**	5	\$48,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Residences</i>								
<i>Uneven Surface, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Residences</i>								
Interior Walls								
Ceramic Tile	15%	0-2	\$23,200	2029	**	5	\$8,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,200	
Gypsum Board	55%	Now	\$25,500	LIFE	**	5	\$37,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Floor Residences - 6c And 7f - Building 124, 126</i>								
Plaster	25%	Now	\$67,300	LIFE	**	5	\$8,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Bulkhead</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2031	**	5	\$9,400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building 126, First Floor</i>								
Exposed Struc: Steel	8%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Metal Decking</i>								
Gypsum Board	82%	Now	\$77,600	LIFE	**	5	\$96,100	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Upper Floor Residences - 6c And 7f Building 124, 126</i>								

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	20%			2031	**	1		
Emergency, Battery	30%			2031	**	10	\$4,500	
Exit, Service	50%			2031	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
Exterior Lighting								
HID	100%			2031	**	10	\$200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Yard</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs, Basement, 1st Floor</i>								
<i>Explanation : High Definition Cameras With Night Vision</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2026	\$197,700	1-3	\$11,800	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	3%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
<i>Explanation : 10 Electric Heaters - Ceiling Mounted</i>								
Natural Gas	97%			2046	**	1		
Conversion Equipment								
Hot Water Boiler	95%			2046	**	1	\$29,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of 126</i>								
<i>Explanation : 1 Boiler Serves All Four Buildings</i>								
Hot Water Boiler	2%	0-2	\$9,000	2046	**	1	\$600	
<i>Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Court Yard, Deteriorated Boiler Stack</i>								
Radiant Heater	3%			2026	\$31,100	2	\$900	
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$3,100	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$20,200	
Air Conditioning								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2024	\$97,600	1		
No Component	20%							
Terminal Devices								
Air Handler/Dir Expansion	5%			2026	\$26,200	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices In First Floor</i>						
		<i>Explanation : Ceiling Mounted</i>						
Fan Coil - 2 Pipe	5%			2026	\$44,600	1	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Computer And Communication Room</i>						
		<i>Explanation : Overhead Mounted</i>						
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2031	**	2	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Rear Yard</i>						
		<i>Explanation : 2 Units - About 1.5 Ton Each</i>						
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$7,000	
No Component	80%							
Exhaust Fans								
Roof	2%	Now	\$1,900	2036	**	2		
		<i>Unit Inoperable, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Roof 1 Of 10 Defective Units</i>						
Roof	18%			2026	\$17,500	2	\$300	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	5%	0-2	\$21,800	2056	**	1		
		<i>Damaged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Roof, Defective Roof Tank Water Level Controls</i>						
Brass/Copper	95%			2046	**	1		
HW Heat Exchanger								
Steam Fired	100%			2046	**	4	\$6,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
		<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Basement</i>						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	95%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of The Building</i>								
<i>Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Into the Building</i>								
Cast Iron	5%	0-2	\$6,100	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North West Corner Of Building 126, Probable Leak From Leader Into The Building</i>								
Backflow Preventer								
Generic	100%			2026	\$14,900	1	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement, Back Flow Prevention Device</i>								
<i>Explanation : Drain Is Not Sufficient To Handle The Back Flow</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-7</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2046	**	1-5	\$32,800	
Sprinkler								
No Component	95%							
Generic	5%			2036	**	1-2	\$900	

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

CAPITAL	FY 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



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	\$125,900	LIFE	**	5	\$20,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Perimeter Fire Escapes</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Street Facade</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Street Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Street Facade - At 3rd / 4th Floor Windows</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Street Facade</i>								
Masonry: Limestone	5%	Now	\$12,900	LIFE	**	5	\$900	1
<i>Loose Units, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade - Window Sills And Decoration</i>								
Stucco Cement	7%	Now	\$14,400	2030	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear And Side Facades</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear And Side Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear And Side Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear And Side Facades</i>								
Windows								
Aluminum	90%	2-4	\$3,000	2041	**	5	\$700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%	Now	\$8,300	2050	**	5	\$500	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairs</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$1,200	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Perimeter Coping Caps</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Perimeter Coping Caps</i>								
Masonry: Brick	75%	Now	\$16,200	LIFE	**	5	\$1,400	1
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Street Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Loose Units, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Sidewalk Shed Below, Extent : Light, Area Affected : 25%</i>								
<i>Location : North Street Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At North Facing Windows</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$200	
Stucco Cement	18%	Now	\$2,600	2030	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior And Exterior Faces At Rear And Sides</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 35%</i>								
<i>Location : North Facade, Bulkheads, Exterior Faces</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Roof								
Modified Bitumen	95%	Now	\$25,200	2025			\$84,100	
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Seams</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2045	**	10	\$2,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,700	
Ceramic Tile	5%			2028		5	\$1,300	
Quarry Tile	25%			2030	**	5	\$9,700	
Vinyl Tile	10%			2025		3	\$1,300	
Wood	50%			2040	**	5	\$24,300	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2025	\$85,100	10	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	70%			2025	\$198,700	2	\$300	
Egress Lighting								
Emergency, Service	50%			2025	\$4,200	1		
Exit, Service	50%			2025	\$2,900	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	100%			2025	\$66,400	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And Hallways</i>								
<i>Explanation : C C T V Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	**	1-3	\$3,300	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2035	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2023	\$124,600	1	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$900	
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$5,600	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2020	\$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		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2023	\$9,900	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Sanitary Piping Cast Iron	100%	Now	\$2,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Backyard</i>								
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s) Submersible	100%	Now	\$600	2020	\$600	4	\$400	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<hr/>								
Fixtures								
Generic	100%							
<hr/>								

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

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

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

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

CAPITAL	FY 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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$176,600	LIFE	**	5	\$29,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facades</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Lintels And Throughout Street Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Perimeter Facades</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Facades At Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Baement Foundation</i>								
Masonry: Limestone	5%	0-2	\$18,800	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Window Sills And Decorative Banding</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal, Corrugated	2%			2045	**	1		
Stucco Cement	8%	Now	\$8,000	2030	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Courtyard, Rear Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Courtyard And Rear Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Courtyards And Rear Facade</i>								
Windows								
Aluminum	90%	Now	\$87,100	2050	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$6,500	2050	**	5	\$1,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairwell Windows</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	8%	Now	\$600	LIFE	**	5	\$1,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	82%	Now	\$51,400	LIFE	**	5	\$2,200	1
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : North East Exterior; Interior Parapet Throughout</i>							
	<i>Horizontal Cracks, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Interior / Exterior Faces Throughout</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Stepped Up Parapets</i>							
Pre-Cast Concrete	3%	Now	\$300	LIFE	**	5	\$500	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Underside Of Coping Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Stucco Cement	7%	Now	\$2,000	2030	**	5	\$200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Roof								
Modified Bitumen	95%	Now	\$122,100	2035	**			1
	<i>Alligating, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Blisters, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout Roof Surface</i>							
	<i>Seams Open/Split, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Throughout. Water Leaking Into Top Floor Apartments</i>							
Skylight, Metal/Glass	5%			2045	**	10	\$3,700	

Interior

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

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

Interior

Floors

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%	4+	\$26,600	2040	**	5	\$15,200	

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

Location : Various Apartments

Interior Walls

Ceramic Tile	10%			2028	\$123,800	5	\$4,500	
Concrete Masonry Unit	5%	2-4	\$2,500	LIFE	**	5	\$900	

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

Location : Throughout

Gypsum Board	45%	Now	\$1,700	LIFE	**	5	\$12,100	
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Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Bathrooms And Window Soffits In Apartments

Masonry: Brick	10%	Now	\$8,700	LIFE	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Basement Walls

Plaster	30%	Now	\$5,400	LIFE	**	5	\$4,000	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Bulkheads

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

Location : Bulkheads

Ceilings

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

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

Location : Bathrooms And Window Soffits Within Apartments

Plaster	20%	Now	\$2,000	LIFE	**	5	\$4,700	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Bulkheads At Stairs

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

Location : Bulkheads At Stairs

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : Main Service Switch Rated @ 600 Amperes

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	**	5	\$100	
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Fused Disc Sw	5%			2041	**	5		
Molded Case Bkrs	95%			2041	**	5	\$600	
Wiring								
Thermoplastic	100%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Water Main</i>					
Lighting								
Interior Lighting								
Fluorescent	95%			2025	\$391,600	10	\$21,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	2%			2030	**	10	\$500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Compact Fluorescent Light Fixtures</i>					
Incandescent	3%			2020	\$12,400	2		
Egress Lighting								
Emergency, Service	50%			2030	**	1		
Exit, Service	50%			2030	**	1		
Exterior Lighting								
HID	100%			2030	**	10	\$100	
Alarm								
Security System								
Generic	100%			2030	**	1	\$9,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Outside</i>					
			<i>Explanation : Internet Protocol Digital Video Surveillance System</i>					
Fire/Smoke Detection								
Generic, Analog	100%			2030	**	1-3	\$15,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Smoke Detector, Manual Pull Station And Strobe Lights</i>					

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2035	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2023	\$181,000	1	\$12,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 3 Multiple Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$700	2033	**	4	\$1,200	
			<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Next To Boiler</i>					
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$8,100	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	15%			2023	\$131,700	2	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 15%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : 4 Units</i>					
Window/Wall Unit	25%			2020	\$12,200	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,800	
No Component	80%							
Exhaust Fans								
Roof	20%	Now	\$400	2025	\$7,800	2	\$100	
			<i>Not in Service, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$3,500	2035	**	1		
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Water Main, Basement</i>					
Water Heater								
Gas Fired	100%			2024	\$14,300	2	\$400	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Sanitary Piping								
Cast Iron	100%	Now	\$3,400	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room In Basement</i>					

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

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

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

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

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

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

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

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

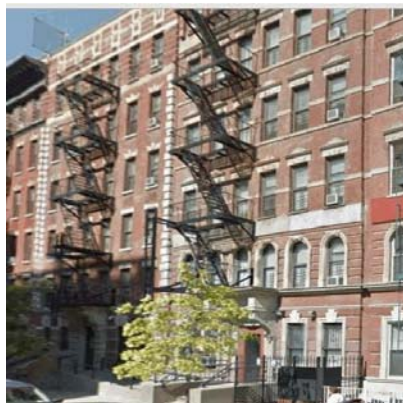
Print Date : 22-Sep-2017

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
Program / Asset # : HRA0072.000 / 4349 **Yr Built/Renovated** : 1920 / 1995
Area Sq Ft : 18,576 **Project Type** : HUMAN RESOURCES
Date of Survey : 17-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 1735 **Lot** : 28 **BIN** : 1053913

CAPITAL	FY 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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$21,800	LIFE	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$129,400	LIFE	**	5	\$21,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$15,500	2031	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills - Rear Facade And Areaways</i>								
Windows								
Aluminum	90%			2034	**	5	\$1,600	
Metal Clad	10%			2034	**	5	\$1,100	
Parapets								
Cast Stone/Terra Cotta	10%	0-2	\$1,800	LIFE	**	5	\$1,100	
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Flashing Under Coping Ineffective</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
Masonry: Brick	75%	Now	\$18,300	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corners Of Parapets</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall</i>								
Metal: Cage/Fence	5%			2031	**	5-10	\$500	
Stucco Cement	10%	Now	\$2,200	2039	**	5	\$200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Both Sides Of Parapet Wall</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Both Sides Of Parapet Wall</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	95%	Now	\$63,400	2036	**			1
<i>Alligating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Both Roofs</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Residences 5u, 6t</i>								
Skylight, Metal/Glass	5%			2036	**	10	\$1,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,000	
Ceramic Tile	5%			2035	**	5	\$1,400	
Quarry Tile	25%			2039	**	5	\$10,200	
Vinyl Tile	20%	0-2	\$18,600	2026	\$46,400	3	\$2,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Kitchens In Residences Throughout</i>								
Wood	40%	Now	\$36,000	2041	**	5	\$10,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Residences</i>								
Interior Walls								
Ceramic Tile	10%			2029	**	5	\$3,300	
Concrete Masonry Unit	15%			LIFE	**	5	\$2,000	
Gypsum Board	50%	Now	\$3,400	LIFE	**	5	\$9,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Residences 6t, 5u</i>								
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Residences 6t, 5u</i>								
Plaster	25%			LIFE	**	5	\$4,300	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes, One 200 Amperes And One 100 Amperes Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	10%			2042	**	5		
Molded Case Bkrs	90%			2042	**	5	\$400	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,500	LIFE	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	25%			2031	**	10	\$4,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Multipurposed Room, Comfort Room And Offices</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2031	**	10	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Halways - First Through Sixth Floors</i>								
<i>Explanation : T-5 Lamps</i>								
Incandescent	65%			2026		2	\$300	
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$2,200	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	50%			2026		10	\$35,000	
LED	50%			2034	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$2,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2034	**	1-3	\$3,500	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2046	**	1		
Conversion Equipment								
Hot Water Boiler	2%	0-2	\$2,600	2046	**	1	\$200	
<i>Damaged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof, Missing Boiler Stack Rain Cap, Moderate Corrosion On Boiler Stack</i>								
Hot Water Boiler	98%			2031	**	1	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Gas Fired Sectional Hot Water Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$900	
Terminal Devices								
Convactor/Radiator	90%			2031	**	1	\$5,300	
Fan Coil Unit/Heat	10%			2026		1	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2025		1	\$28,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,000	
No Component	80%							
Exhaust Fans								
Roof	20%			2026		2	\$100	
Wall Unit	10%			2026		2	\$100	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Water Heater								
Gas Fired	100%			2021		2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of Building</i>								
<i>Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Into The Building.</i>								
Backflow Preventer								
Generic	100%			2026		1	\$1,100	

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

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

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

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	\$205,700	LIFE	**	5	\$68,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i> <i>Location : Main Entrance, Bulkheads, South Facade</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> <i>Location : South Street Facade</i> <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i> <i>Location : Vertical Joints On Street Facade</i> <i>Spalling, Extent : Severe, Area Affected : 20%</i> <i>Location : East And South Facades</i> <i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i> <i>Location : South Street Facade</i>								
Masonry: Fieldstone	5%	Now	\$18,000	LIFE	**	5	\$3,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : At Rear Yard Window Openings</i>								
Pre-Cast Concrete	5%	Now	\$27,500	LIFE	**	5	\$13,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i> <i>Location : Decorative Banding At Street Facade</i> <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i> <i>Location : Window Sills - Street Facade</i>								
Stucco Cement	8%	Now	\$57,800	2030	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> <i>Location : East, West, North Facades</i> <i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i> <i>Location : East, West, North Facades And Basement Window Sills Rear Yard</i> <i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i> <i>Location : East, West, North Facades</i> <i>Loose/Delam Surface, Extent : Severe, Area Affected : 15%</i> <i>Location : East Facade</i> <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i> <i>Location : East, West, North Facades</i>								
Windows								
Aluminum	95%	Now	\$22,200	2041	**	5	\$2,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i> <i>Location : North And East Facade Windows</i> <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i> <i>Location : North And East Facade Windows</i>								
Metal Clad	5%	Now	\$14,500	2050	**	5	\$900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i> <i>Location : East And West Stairwells</i> <i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%</i> <i>Location : East And West Stairwells</i> <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> <i>Location : East And West Stairwells</i> <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> <i>Location : East And West Stairwells</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	4%	Now	\$2,200	LIFE	**	5	\$1,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Brick	70%	Now	\$53,000	LIFE	**	5	\$3,100	1
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior And Exterior Perimeter Facades</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior And Exterior Perimeter Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Street Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Exterior Perimeter Facades</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Street Facade</i>								
Metal: Cage/Fence	15%	0-2	\$13,000	2045	**	5	\$2,100	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%	Now	\$900	LIFE	**	5	\$800	1
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Coping</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Coping</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Coping</i>								
Stucco Cement	8%	Now	\$2,700	2038	**	5	\$500	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Interior And Exterior Perimeter Facades</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Interior And Exterior Perimeter Facades</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Exterior East And North Facades</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Interior South Facade</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%	Now	\$196,600	2035		**		1
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Over A, B, D, G And H Apartments</i>								
Skylight, Metal/Glass	5%	Now	\$26,300	2035		**		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over East And West Stair Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over East Stair Bukhead</i>								
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								
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
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At 6th Floor Windows On South And East Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE		**	5	\$3,000
Ceilings								
Exposed Concrete	10%			LIFE		**	5	\$1,300
Gypsum Board	80%	Now	\$34,200	LIFE		**	5	\$84,700
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor - A, B, D, G And H Apartments</i>								
Plaster	10%	Now	\$5,600	LIFE		**	5	\$5,300
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	50%			2035	**	5	\$100	
Molded Case Bkrs	50%			2035	**	5	\$800	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Molded Case Bkrs	100%			2033	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Water Main</i>							
Lighting								
Interior Lighting								
Fluorescent	98%			2025	\$910,700	10	\$50,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
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								
HID	100%			2025	\$217,300	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$52,200	1	\$6,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside And Hallways</i>							
	<i>Explanation : C C T V Surveillance System</i>							
Fire/Smoke Detection								
Generic, Analog	100%			2020	\$595,900	1-3	\$35,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Smoke Detectors, Strobe Lights And Manual Pull Stations</i>							

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2035	**	1	
Conversion Equipment							
Steam Boiler	100%			2030	**	1	\$56,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 1 Natural Gas Burning Steam Boiler</i>					
Distribution							
Central Plant Steam Piping/Pmp	100%			2035	**	4	\$4,200
Terminal Devices							
Convactor/Radiator	100%			2030	**	1	\$18,300
Air Conditioning							
Energy Source							
Electricity	100%			2033	**	1	
Conversion Equipment							
Window/Wall Unit	70%			2020		1	\$77,200
No Component	30%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,600
Exhaust Fans							
Roof	100%			2025		2	\$1,700
		<i>Malfunctioning, Extent : Light, Area Affected : 33%</i>					
		<i>Location : Roof, 1 Of 3 Defective Exhaust Fan Motor</i>					
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2035	**	1	
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Non-Submersible	100%			2025		4	\$1,200
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	98%						
Generic	2%			2035	**	1-2	\$300

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

CAPITAL	FY 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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$9,700	
Masonry: Fieldstone	12%			LIFE	**	5	\$3,500	
Slate Panels	3%	Now	\$61,000	LIFE	**	5	\$900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Window Sills</i>								
Stucco Cement	60%	Now	\$202,800	2031	**	5	\$29,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$20,800	2042	**	5	\$1,200	
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	Now	\$6,800	2051	**	5	\$400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stair(s)</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair(s)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$900	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	20%	Now	\$5,700	LIFE	**	5	\$500	
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	2%			LIFE	**	5	\$100	
Metal: Cage/Fence	20%	Now	\$2,900	2031	**	5	\$1,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	55%	Now	\$7,000	2031	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	95%	0-2	\$110,300	2036		**		
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 5b, 6a</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 5b, 6a</i>								
Skylight, Metal/Glass	5%	Now	\$29,500	2036		**		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE		**	5	\$8,900
Ceramic Tile	10%			2035		**	5	\$4,100
Quarry Tile	20%			2039		**	5	\$12,200
Vinyl Tile	10%			2026	\$34,600	**	3	\$1,500
Vinyl Tile	5%	Now	\$17,300	2036		**	3	\$800
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	45%	Now	\$30,200	2041		**	5	\$17,200
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$3,400	2035		**	5	\$1,200
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$10,800	LIFE		**	5	\$1,900
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	75%	Now	\$15,100	LIFE		**	5	\$21,900
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$2,000	LIFE		**	5	\$1,500
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								

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

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

Interior

Ceilings

Gypsum Board

85%

LIFE

* *

5

\$43,300

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

Plaster

15%

Now

\$8,000

LIFE

* *

5

\$3,800

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2036

* *

5

\$100

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

Switchgear / Switchboard

Fused Disc Sw

20%

2036

* *

5

Molded Case Bkrs

80%

2036

* *

5

\$600

Raceway

Conduit

100%

2036

* *

1

Panelboards

Molded Case Bkrs

100%

2034

* *

5

\$700

Wiring

Thermoplastic

100%

2036

* *

1

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$400

Lighting

Interior Lighting

Fluorescent

99%

2034

* *

10

\$24,700

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
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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HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING-NEW DAY TWO
Asset # : 4348

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

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

Heating

Energy Source								
Natural Gas	100%			2036	**	1		
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$27,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Natural Gas Burning Steam Boiler</i>					
Distribution								
Central Plant Steam Piping/Pmp	100%			2036	**	4	\$2,000	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$8,800	

Air Conditioning

Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	90%	0-2	\$2,400	2024	\$47,800	1		
			<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Various Mechanical Defects</i>					
No Component	10%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,200	
Exhaust Fans								
Roof	100%	Now	\$2,100	2026	\$42,300	2	\$700	
			<i>Malfunctioning, Extent : Light, Area Affected : 33%</i>					
			<i>Location : 1 Of 2 Defective Exhaust Fan Motors</i>					

Plumbing

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

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

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

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