

Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

Asset Name : BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT
Address : 1958 FULTON STREET BTWN: RALPH AVE. - HOWARD AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0024.000 / 1951 **Yr Built/Renovated** : 1912 / 2013
Area Sq Ft : 144,341 **Project Type** : HUMAN RESOURCES
Date of Survey : 18-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 1548 **Lot** : 19 **BIN** : 3042090

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$2,679,400	\$593,100
Interior Architecture	\$2,407,000	\$168,900
Electrical	\$649,600	\$1,023,800
Mechanical	\$210,800	\$2,047,900
Total	\$5,946,900	\$3,833,700
Priority A	\$2,679,400	\$593,100
Priority B	\$1,508,800	\$3,145,100
Priority C	\$1,758,800	\$95,600
Total	\$5,946,900	\$3,833,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$66,200	\$1,100	\$16,100	
Interior Architecture	\$106,900		\$19,200	\$3,900
Electrical	\$8,400	\$2,000	\$2,600	\$4,000
Mechanical	\$55,300	\$12,700	\$19,500	\$14,300
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$241,700	\$20,700	\$62,300	\$27,200
Priority A	\$66,200	\$1,100	\$16,100	
Priority B	\$157,800	\$19,600	\$27,000	\$23,300
Priority C	\$17,700		\$19,200	\$3,900
Total	\$241,700	\$20,700	\$62,300	\$27,200



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

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

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

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

Asset # : 1951

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	\$189,100	LIFE	**	5	\$79,800	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%			LIFE	**	5	\$183,800	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%	0-2	\$273,000	LIFE	**	5	\$81,700	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney, Air Intake</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Air Intake</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$15,300	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%			2037	**	5	\$25,500	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Low Wall On East Facade</i>								
Windows								
Aluminum	93%	4+	\$1,883,600	2049	**	5	\$19,700	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Aluminum	5%			2046	**	5	\$2,100	A
Metal Louvers	2%	4+	\$27,800	2039	**			A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Asset # : 1951

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	0-2	\$13,100	LIFE	**	5	\$5,700	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$17,700	LIFE	**	5	\$13,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Clay Tile Coping</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%			2037	**	5-10	\$5,700	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	5%			2052	**	10	\$8,600	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	60%			2024	\$298,300	10	\$41,400	A
Modified Bitumen	30%	0-2	\$149,100	2034	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between Cafeteria And Gym</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Junction Of High Wall Over Roof On First Floor Corridor To Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Junction Of First Floor Corridor And Gym</i>								
Skylight, Metal/Glass	5%	Now	\$92,600	2034	**			A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								

Interior

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

Asset # : 1951

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	1%			2023	\$9,200	3	\$2,300	C
Cast in Place Concrete	10%	Now	\$11,900	LIFE	**	5	\$34,200	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	15%	0-2	\$206,800	2033	**	5	\$11,700	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$11,700	C
Quarry Tile	9%			2037	**	5	\$21,100	C
Vinyl Tile	20%	Now	\$296,600	2034	**	3	\$11,700	C
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fourth Floor Corridor Near Room 408, Cafeteria</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Cafeteria, Fourth Floor Corridor Near Room 408</i>								
Vinyl Tile	40%			2029	**	3	\$23,500	C
Interior Walls								
Cast in Place Concrete	5%	2-4	\$93,900	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	Now	\$84,900	2027	**	5	\$14,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Gypsum Board	30%	2-4	\$157,900	LIFE	**	5	\$52,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	2-4	\$125,900	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	50%	0-2	\$792,700	LIFE	**	5	\$43,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

Asset # : 1951

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	\$20,800	2037	**	5	\$7,800	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%	2-4	\$60,000	LIFE	**	5	\$1,200	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5-10	\$53,800	B
Plaster	55%	Now	\$588,300	LIFE	**	5	\$53,800	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Ceiling Over Booth Near Auditorium</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Ceiling Over Booth Near Auditorium</i>								
Plaster	20%			LIFE	**	5-10	\$53,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	35%			2024	\$22,700	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch For Service " A "</i>								
Fused Disc Sw	35%			2024	\$22,700	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect For Service " B "</i>								
Fused Disc Sw	30%			2024	\$19,400	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$148,200	5	\$500	B
Raceway								
Conduit	95%			2024	\$99,100	1		B
Conduit	5%			2034	**	1		B
Panelboards								
Fused Disc Sw	10%			2023	\$16,800	5	\$300	B
Molded Case Bkrs	80%			2023	\$134,800	5	\$2,500	B
Molded Case Bkrs	10%			2032	**	5	\$300	B

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

Asset # : 1951

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	\$156,800	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2034	**	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$115,200	5	\$800	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,500	B
Lighting								
Interior Lighting								
Fluorescent	80%			2019	\$419,800	10	\$76,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2029	**	10	\$9,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2019	\$8,700	10	\$100	B
Incandescent	8%			2019	\$42,000	2	\$200	B
Egress Lighting								
Emergency, Battery	25%			2024	\$10,800	10	\$6,300	B
Emergency, Battery	25%			2019	\$10,800	10	\$6,300	B
Exit, Service	25%			2024	\$4,300	1		B
Exit, Service	25%			2019	\$4,300	1		B
Exterior Lighting								
HID	50%			2019	\$24,500	10	\$200	B
No Component	50%							D
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%	0-2	\$416,200	2034	**	1-3	\$19,900	B
<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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	**	5	\$32,400	B

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

Asset # : 1951

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment Under Construction	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Boiler Replacement</i>								
<hr/>								
Distribution Steam Piping/Pump	100%	Now	\$60,900	2024	\$609,300	4	\$5,200	B
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Areas</i>								
<hr/>								
Terminal Devices								
Air Handler	10%			2019	\$63,900	1	\$6,500	B
Convactor/Radiator	80%			2022	\$660,300	1	\$27,100	B
Fan Coil Unit/Heat	10%			2019	\$177,500	1	\$3,400	B
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2032	* *	1		B
<hr/>								
Conversion Equipment Int Pkg Unit - Cooling	5%			2018	\$76,300	2	\$300	B
<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>								
Window/Wall Unit	75%			2019	\$182,800	1		B
No Component	20%							D
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$92,300	B
<hr/>								
Exhaust Fans Interior	100%	Now	\$73,600	2034	* *	2	\$2,600	B
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2024	\$354,100	1		B
<hr/>								
Water Heater Under Construction	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Replacement In Progress</i>								
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
<hr/>								
Sump Pump(s) Submersible	100%			2015	\$6,200	4	\$2,000	B

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

Asset # : 1951

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : L-5</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2034	**	1-5	\$52,800	B
Sprinkler								
No Component	98%							D
Generic	2%			2024	\$27,700	1-2	\$600	B
Fire Pump								
Generic	100%			2027	**	1	\$19,600	B
Chemical System								
Generic	100%			2019	\$24,300	1-3	\$45,000	B

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Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$252,400	
Interior Architecture	\$427,900	\$216,200
Electrical		\$168,300
Mechanical		\$326,100
Total	\$680,300	\$710,600
Priority A	\$252,400	
Priority B	\$39,900	\$494,400
Priority C	\$388,000	\$216,200
Total	\$680,300	\$710,600

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$74,000	\$22,100		
Interior Architecture	\$124,500			\$4,900
Electrical	\$28,800	\$800	\$1,000	\$1,400
Mechanical	\$15,900	\$3,900	\$4,900	\$2,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$247,100	\$30,800	\$9,800	\$13,000
Priority A	\$74,000	\$22,100		
Priority B	\$87,200	\$8,700	\$9,800	\$8,100
Priority C	\$86,000			\$4,900
Total	\$247,100	\$30,800	\$9,800	\$13,000



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BROWNSVILLE MULTI SERVICE CTR.
Asset # : 1953

Architecture	Current Repair			Future Replacement		Maintenance			Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	0-2	\$14,300	LIFE	**	5	\$11,200	A	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Concrete Masonry Unit	70%	2-4	\$108,000	LIFE	**	5	\$19,500	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Masonry: Limestone	5%	2-4	\$27,900	LIFE	**	5	\$1,700	A	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Window Wall	20%	2-4	\$97,800	2034	**	5	\$16,800	A	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Windows									
Aluminum	100%	2-4	\$46,600	2032	**	5	\$4,900	A	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Parapets									
Cast Stone/Terra Cotta	5%	2-4	\$10,000	LIFE	**	5	\$2,200	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Concrete Masonry Unit	20%	2-4	\$3,400	LIFE	**	5	\$1,300	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Metal Rail	75%	2-4	\$18,300	2029	**	5	\$30,200	A	
<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	**	5	\$44,200	A	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout 2010</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
BROWNSVILLE MULTI SERVICE CTR.
Asset # : 1953

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%	2-4	\$23,500	2026	**	3	\$6,000	C
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	10%	0-2	\$12,100	LIFE	**	5	\$8,800	C
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	3%	2-4	\$5,300	2033	**	5	\$600	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Terrazzo	20%	0-2	\$119,200	LIFE	**	5	\$6,300	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	57%	2-4	\$64,900	2019	\$216,200	3	\$8,600	C
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Ceramic Tile	15%	0-2	\$32,600	2027	**	5	\$5,600	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	20%	2-4	\$55,800	LIFE	**	5	\$5,900	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Glass: Single Pane	5%	Now	\$9,000	LIFE	**	5	\$2,800	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	55%	2-4	\$148,100	LIFE	**	5	\$24,400	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%	2-4	\$3,500	LIFE	**			C
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	40%	2-4	\$24,600	2029	**	5	\$10,000	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	5%	Now	\$15,300	2044	**	5	\$1,300	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
AcousTileSusp.Lay-In	10%	4+	\$8,000	2029	**	5	\$2,000	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor</i>								
Exposed Concrete	30%	0-2	\$23,000	LIFE	**	5	\$1,900	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	0-2	\$7,600	LIFE	**	5	\$7,500	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,000	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard				2024	\$14,800	5	\$800	B
Molded Case Bkrs	100%							
Raceway								
Conduit	100%			2024	\$2,600	1		B
Panelboards								
Fused Disc Sw	5%			2023	\$600	5		B
Molded Case Bkrs	95%			2023	\$10,700	5	\$800	B
Wiring								
Thermoplastic	100%			2024	\$4,000	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$7,500	5	\$200	B
Ground								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	96%			2019	\$61,800	10	\$23,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2019	\$200	10		B
Incandescent	2%			2019	\$1,300	2		B
Egress Lighting								
Emergency, Battery	50%			2019	\$5,500	10	\$3,200	B
Exit, Service	50%			2019	\$2,200	1		B
Exterior Lighting								
HID	100%			2019	\$1,200	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$31,100	1	\$3,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And Hallways</i>								
<i>Explanation : Intrusion Alarm & 4 - CCTV</i>								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2024	\$106,500	1-3	\$5,800	B
<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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2022	\$68,200	1	\$13,300	B
<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	\$2,000	B
Terminal Devices								
Convactor/Radiator	100%			2022	\$211,100	1	\$8,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$46,800	1		B
	<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%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,600	B
Exhaust Fans								
Interior	95%	Now	\$3,600	2019	\$17,900	2	\$600	B
	<i>Not in Service, Extent : Severe, Area Affected : 95%</i>							
	<i>Location : Basement</i>							
Roof	5%	Now	\$200	2024	\$1,200	2		B
	<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		B
Water Heater								
Gas Fired	100%			2022	\$7,100	2	\$400	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2019	\$10,300	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
	<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	\$13,500	B

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Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,076,000	\$116,800
Interior Architecture	\$603,000	\$111,200
Electrical		\$84,900
Mechanical	\$81,100	\$64,000
Total	\$1,760,200	\$376,900
Priority A	\$1,076,000	\$116,800
Priority B	\$126,000	\$148,900
Priority C	\$558,200	\$111,200
Total	\$1,760,200	\$376,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$54,900		\$4,500	
Interior Architecture	\$78,900			\$13,300
Electrical	\$36,300	\$1,000	\$1,000	\$1,300
Mechanical	\$5,300	\$6,700	\$5,900	\$7,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$179,400	\$11,700	\$15,300	\$25,500
Priority A	\$54,900		\$4,500	
Priority B	\$65,600	\$11,700	\$10,800	\$12,200
Priority C	\$58,900			\$13,300
Total	\$179,400	\$11,700	\$15,300	\$25,500



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$22,100	LIFE	**	5	\$16,400	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%			LIFE	**	5	\$72,000	A
Masonry: Brick	20%	Now	\$43,800	LIFE	**	5	\$13,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Bulkheads</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads</i>								
Masonry: Granite	10%	Now	\$175,700	LIFE	**	5	\$4,900	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steps At East Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steps At East Entrance</i>								
Masonry: Limestone	10%	Now	\$181,600	LIFE	**	5	\$4,900	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Balusters Over North And South Entrances</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	5%			2027	**	10	\$4,500	A
Wood	95%	Now	\$422,700	2049	**	5	\$67,800	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$99,500	LIFE	**	5	\$7,500	A
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Stair Bulkhead</i>								
Metal Rail	10%	2-4	\$1,800	2029	**	5	\$5,900	A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Cast in Place Concrete	10%	Now	\$31,100	LIFE	**			A
<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	\$116,700	2034	**			A
<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	\$6,500	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2010</i>								
Interior								
Floors								
Carpet	5%	0-2	\$3,400	2023	\$17,200	3	\$4,400	C
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$8,900	LIFE	**	5	\$6,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	15%	Now	\$58,100	2033	**	5	\$4,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	25%	Now	\$174,700	LIFE	**	5	\$11,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridor</i>								
Vinyl Tile	20%			2019	\$111,200	3	\$5,900	C
Vinyl Tile	30%	2-4	\$166,800	2034	**	3	\$6,600	C
<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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$13,600	C
Ceramic Tile	15%			2033	**	5	\$16,300	C
Gypsum Board	15%			LIFE	**	5-10	\$27,700	C
Masonry: Brick	5%			LIFE	**	10	\$1,600	C
Plaster	40%	Now	\$158,500	LIFE	**	5	\$13,000	C
<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	**	5-10	\$18,500	C
Ceilings								
AcousTileSusp.Lay-In	10%			2029	**	5	\$5,900	B
Plaster	20%	Now	\$20,000	LIFE	**	5	\$7,300	B
<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	**	5-10	\$70,600	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,000	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$14,800	5	\$1,200	B
Raceway								
Conduit	95%			2024	\$2,500	1		B
Conduit	5%			2034	**	1		B
Panelboards								
Fused Disc Sw	5%			2023	\$600	5	\$100	B
Molded Case Bkrs	85%			2023	\$9,500	5	\$1,000	B
Molded Case Bkrs	10%			2032	**	5	\$100	B
Wiring								
Braided Cloth	30%	2-4	\$1,200	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Thermoplastic	60%			2024	\$2,400	1		B
Thermoplastic	10%			2034	**	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2022	\$11,200	5	\$300	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Corroded</i>						
Lighting								
Interior Lighting								
Fluorescent	90%			2019	\$84,900	10	\$32,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	10%			2019	\$9,400	2	\$100	B
Egress Lighting								
Emergency, Battery	40%			2029	**	10	\$3,800	B
Emergency, Battery	10%			2019	\$1,600	10	\$900	B
Exit, Service	10%			2019	\$600	1		B
Exit, Service	40%			2029	**	1		B
Exterior Lighting								
HID	80%			2019	\$1,400	10	\$100	B
HID	20%			2029	**	10		B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2034	**	1-3	\$8,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Devices, Control Panel, Strobe Lights, Bell, Pull Box, Annunciator</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		B
Conversion Equipment								
Steam Boiler	100%	Now	\$81,100	2029	**	1	\$35,000	B
		<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : 3 Units, Boiler Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 10 Multiple Units, Converted Steam System</i>						
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$1,900	B

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Convector/Radiator	100%			2029	* *	1	\$12,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Window/Wall Unit	70%			2019	\$64,000	1		B
No Component	30%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$2,700	2034	* *	1		B
		<i>Corroded, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Connecting Pipe At Water Main, Basement</i>						
Water Heater								
Gas Fired	100%			2022	\$10,300	2	\$600	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2019	\$10,300	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2034	* *	1-5	\$19,800	B

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

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

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

Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$691,100	\$231,000
Interior Architecture	\$741,000	\$94,200
Electrical		\$227,700
Mechanical	\$472,200	\$604,700
Total	\$1,904,200	\$1,157,700
Priority A	\$691,100	\$231,000
Priority B	\$546,600	\$886,800
Priority C	\$666,500	\$39,800
Total	\$1,904,200	\$1,157,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$20,200			
Interior Architecture	\$83,600			\$11,300
Electrical	\$3,600	\$2,200	\$2,800	\$3,000
Mechanical	\$84,700	\$13,000	\$17,800	\$14,300
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$197,100	\$20,100	\$25,500	\$33,400
Priority A	\$20,200			
Priority B	\$113,300	\$20,100	\$25,500	\$22,200
Priority C	\$63,600			\$11,300
Total	\$197,100	\$20,100	\$25,500	\$33,400



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
EAST HARLEM MULTI SERVICE CENTER
Asset # : 1553

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$424,700	LIFE	**	5	\$127,100	A
	<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	\$83,500	LIFE	**	5	\$5,000	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	100%	Now	\$132,600	2040	**	5	\$13,800	A
	<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$8,600	LIFE	**	5	\$3,800	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	78%	Now	\$50,200	LIFE	**	5	\$7,600	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	2%	Now	\$2,300	LIFE	**	5	\$200	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Stucco Cement	15%	Now	\$9,300	2037	**	5	\$1,900	A
	<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	\$15,800	A
Single Ply Membrane	65%			2024		10	\$29,400	A
Interior								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	2%	0-2	\$2,400	2020	\$12,000	3	\$3,100	C
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	0-2	\$7,800	LIFE	**	5	\$11,200	C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%	0-2	\$3,400	2033	**	5	\$1,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$8,000	C
Vinyl Tile	80%	Now	\$466,200	2029	**	3	\$30,700	C
<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	\$10,800	2039	**	5	\$4,800	C
<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	**	10	\$23,700	C
Concrete Masonry Unit	10%	2-4	\$35,700	LIFE	**	5	\$7,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	Now	\$11,500	LIFE	**	5	\$7,100	C
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Plaster	70%	0-2	\$121,100	LIFE	**	5	\$39,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	2-4	\$43,500	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 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.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
Exposed Concrete	5%	Now	\$9,800	LIFE	**	5	\$800	B
<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	**	10	\$10,200	B
Fiber Board	5%			2029	**			B
Plaster	85%	0-2	\$74,400	LIFE	**	5	\$54,400	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2024	\$800	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2024	\$800	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$29,600	5	\$300	B
Raceway								
Conduit	80%			2024	\$5,200	1		B
Conduit	20%			2034	**	1		B
Panelboards								
Fused Disc Sw	10%			2023	\$2,200	5	\$200	B
Molded Case Bkrs	70%			2023	\$15,700	5	\$1,400	B
Molded Case Bkrs	20%			2032	**	5	\$400	B
Wiring								
Thermoplastic	20%			2034	**	1		B
Thermoplastic	75%			2024	\$7,500	1		B
Thermoplastic	5%			2044	**	1		B
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	B
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting Fluorescent	100%			2024	\$164,900	10	\$62,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
<hr/>								
Egress Lighting Emergency, Battery	50%			2024	\$14,100	10	\$8,300	B
Exit, Service	50%			2024	\$5,600	1		B
<hr/>								
Exterior Lighting HID	100%			2019	\$3,100	10	\$200	B
<hr/>								
Alarm								
Security System								
No Component	70%							D
Generic	30%			2029	**	1	\$8,700	B
<hr/>								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2029	**	1-3	\$14,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Devices Control Panel, Strobe Lights, Bell, Smoke Detector, Pull Box</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Fuel Oil No 2	100%			2034	**	5	\$21,200	B
<hr/>								
Conversion Equipment Steam Boiler	100%	0-2	\$472,200	2044	**	1	\$61,100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units / 2 Sections Are Leaking In One Of The Boilers</i>								
<hr/>								
Distribution								
Steam Piping/Pump	100%	Now	\$20,000	2034	**	4	\$3,400	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Condensate Pumps Need To Be Replaced</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Terminal Devices								
Air Handler	20%	Now	\$4,200	2024	\$83,700	1	\$7,600	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Control</i>								
Convactor/Radiator	70%			2029	**	1	\$15,500	B
Fan Coil Unit/Heat	10%			2024	\$116,200	1	\$2,200	B

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Window/Wall Unit	80%			2019	\$127,700	1		B
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,400	B
Exhaust Fans								
Interior	70%			2024	\$33,700	2	\$1,500	B
Roof	10%	0-2	\$6,200	2034	**	2	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof / Fans Serve Toilets</i>								
No Component	20%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		B
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Existing In Basement</i>								
Water Heater								
Gas Fired	100%			2022	\$18,100	2	\$1,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Three 75 Gal Units</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$16,900	LIFE	**	1		B
<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	\$5,400	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement - After Heavy Rain</i>								
Sump Pump(s)								
Rigid Piping	50%			2019	\$5,100	4	\$1,000	B
Submersible	50%			2015	\$3,100	4	\$1,000	B
Backflow Preventer								
Generic	100%			2029	**	1	\$4,200	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Bathrooms</i>								

Vertical Transport

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<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	\$277,100	1-5	\$35,900	B
Sprinkler								
No Component	97%							D
Generic	3%			2024	\$27,200	1-2	\$600	B
Fire Pump								
Generic	100%			2027	* *	1	\$12,800	B

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

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

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

Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

Asset Name : HART FAMILY RESIDENCE
Address : 217 HART STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0067.000 / 4137 **Yr Built/Renovated** : 1920 / 1994
Area Sq Ft : 31,000 **Project Type** : HUMAN RESOURCES
Date of Survey : 25-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 1769 **Lot** : 72 **BIN** : 3049230

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$114,400	\$128,900
Interior Architecture	\$93,200	\$44,300
Total	\$207,600	\$173,200
Priority A	\$114,400	\$128,900
Priority B	\$44,600	\$44,300
Priority C	\$48,600	
Total	\$207,600	\$173,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$58,100			
Interior Architecture	\$66,300	\$3,700		\$700
Electrical	\$300	\$100	\$23,100	\$500
Mechanical	\$2,100	\$9,200	\$15,600	\$3,000
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$131,600	\$18,100	\$43,700	\$9,100
Priority A	\$58,100			
Priority B	\$7,300	\$14,300	\$43,700	\$8,400
Priority C	\$66,300	\$3,700		\$700
Total	\$131,600	\$18,100	\$43,700	\$9,100



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	48%	0-2	\$114,400	LIFE	**	5	\$17,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	50%			LIFE	**	5	\$17,800	A
Masonry: Limestone	2%	Now	\$8,900	LIFE	**	5	\$500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$5,400	2038	**	5	\$1,100	A
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%			2030	**	5	\$700	A
Parapets								
Cast Stone/Terra Cotta	5%	0-2	\$2,000	LIFE	**	5	\$900	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%			LIFE	**	5	\$900	A
Masonry: Brick	50%	Now	\$14,900	LIFE	**	5	\$1,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%	Now	\$700	LIFE	**	5	\$100	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	98%	0-2	\$25,800	2022	\$128,900			A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%			2032	**	10	\$1,200	A
Interior								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$8,200	C
Ceramic Tile	20%			2031	**	5	\$7,500	C
Quarry Tile	20%			2035	**	5	\$11,200	C
Vinyl Tile	15%			2027	**	3	\$2,800	C
Wood	35%			2050	**	5	\$24,500	C
Interior Walls								
Ceramic Tile	25%	Now	\$32,700	2025	**	5	\$5,600	C
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Stairs And First Floor</i>								
Glass: Single Pane	5%			LIFE	**	5	\$1,700	C
Gypsum Board	60%	Now	\$48,600	LIFE	**	5	\$16,100	C
<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: Brick	10%	0-2	\$15,100	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	95%	0-2	\$44,600	LIFE	**	5	\$44,300	B
<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>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 600 Amps Service</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	5	\$100	B
Raceway								
Conduit	95%			2042	**	1		B
Conduit	5%			2048	**	1		B
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$700	B
Wiring								
Thermoplastic	95%			2042	**	1		B
Thermoplastic	5%			2048	**	1		B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B
		<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%			2027	**	10	\$22,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Egress Lighting								
Emergency, Service	30%			2027	**	1		B
Emergency, Service	10%			2030	**	1		B
Exit, Service	60%			2027	**	1		B
Exterior Lighting								
HID	100%			2022	\$1,000	10	\$100	B
Alarm								
Fire/Smoke Detection								
No Component	90%							D
Generic	10%			2030	**	1-3	\$1,600	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2032	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	1	\$12,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 5 Multiple Boilers Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$1,200	B
Terminal Devices								
Convactor/Radiator	100%			2027	**	1	\$8,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	1		B

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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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning Conversion Equipment Window/Wall Unit	20%			2017	\$11,600	1		B
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : Office Space Only</i>						
No Component	80%							D
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,900	B
Exhaust Fans Roof	100%			2022	\$22,500	2	\$800	B
Plumbing H/C Water Piping Brass/Copper	100%			2042	* *	1		B
Water Heater Gas Fired	100%			2020	\$6,600	2	\$400	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Plastic/PVC	100%			2035	* *	1		B
Sump Pump(s) Submersible	100%			2016	\$6,200	4	\$2,000	B
Fixtures Generic	100%							B
Vertical Transport Elevators Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-5</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression Sprinkler No Component	90%							D
Generic	10%			2032	* *	1-2	\$700	B

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Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

Asset Name : HUNTS POINT MULTI SERVICE CENTER
Address : 630 JACKSON AVENUE @ E. 166 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0047.000 / 1945 **Yr Built/Renovated** : 1971 / 2012
Area Sq Ft : 36,716 **Project Type** : HUMAN RESOURCES
Date of Survey : 13-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2643 **Lot** : 1 **BIN** : 2004558

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$234,100	\$35,500
Interior Architecture	\$38,100	\$207,500
Electrical	\$53,200	
Mechanical	\$65,000	\$171,700
Total	\$390,400	\$414,700
Priority A	\$234,100	\$35,500
Priority B	\$156,300	\$171,700
Priority C		\$207,500
Total	\$390,400	\$414,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$1,900	\$2,400		\$29,900
Interior Architecture	\$14,500		\$3,700	\$6,200
Electrical	\$2,600	\$2,400	\$2,100	\$35,800
Mechanical	\$9,700	\$7,000	\$15,800	\$11,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$32,600	\$15,700	\$25,600	\$86,800
Priority A	\$1,900	\$2,400		\$29,900
Priority B	\$29,400	\$13,300	\$21,900	\$55,700
Priority C	\$1,200		\$3,700	\$1,200
Total	\$32,600	\$15,700	\$25,600	\$86,800



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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 Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$22,200	A
Masonry: Brick	80%			LIFE	**	5	\$35,500	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Window Wall	10%	Now	\$48,600	2033	**	5	\$8,300	A
<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	100%	Now	\$185,500	2039	**	5	\$4,800	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	15%			LIFE	**	5	\$8,700	A
Masonry: Brick	70%			LIFE	**	5	\$4,000	A
Metal Rail	10%			2028	**	5-10	\$10,200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$1,800	A
Roof								
Metal Panel	5%			2036	**	10	\$2,400	A
Modified Bitumen	90%			2028	**	10	\$23,700	A
Modified Bitumen	5%	Now	\$1,900	2028	**			A
<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								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,400	C
Ceramic Tile	5%			2032	**	5	\$2,000	C
Panel/Paver: Cer/Brk	10%			2039	**	5	\$9,000	C
Vinyl Tile	55%			2023		3	\$8,200	C
Vinyl Tile	25%			2033	**	3	\$5,000	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd And 3rd Floor Offices, 2012</i>								

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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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	C
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Gypsum Board	35%			LIFE	**	5	\$15,500	C
Gypsum Board	25%			LIFE	**	5	\$11,000	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd And 3rd Floor Offices, 2012</i>								
Metal Panel	20%			LIFE	**			C
Plaster	10%			LIFE	**	5	\$2,200	C
Ceilings								
AcousTileSusp.Lay-In	50%	4+	\$13,200	2028	**	5	\$9,900	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%			2043	**	5	\$9,900	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd And 3rd Floor Offices, 2012</i>								
Exposed Concrete	25%	0-2	\$38,100	LIFE	**	5	\$1,600	B
<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 Code
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%			2023	\$1,000	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$14,800	5	\$800	B
Raceway								
Conduit	95%			2023	\$2,500	1		B
Conduit	5%			2049	**	1		B
Panelboards								
Fused Disc Sw	10%			2022	\$1,100	5	\$100	B
Molded Case Bkrs	90%			2022	\$10,100	5	\$700	B
Wiring								
Thermoplastic	95%			2023	\$3,800	1		B
Thermoplastic	5%			2049	**	1		B

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2021	\$7,500	5	\$200	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
Fluorescent	10%			2031	**	10	\$2,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st & 3rd Floor</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	83%			2018	\$53,200	10	\$20,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
HID	2%			2018	\$200	10		B
Incandescent	5%			2018	\$3,200	2		B
Egress Lighting								
Emergency, Battery	40%			2018	\$4,400	10	\$2,600	B
Emergency, Battery	10%			2031	**	10	\$600	B
Exit, LED	20%			2058	**	1		B
Exit, Service	30%			2018	\$1,300	1		B
Exterior Lighting								
HID	100%			2018	\$1,200	10	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$18,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Using #2 Oil</i>							
Conversion Equipment								
Hot Water Boiler	100%			2028	**	1	\$13,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : One Boiler</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2031	**	4	\$2,000	B
Terminal Devices								
Air Handler	40%			2028	**	1	\$6,600	B
Convactor/Radiator	60%			2036	**	1	\$5,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	80%	Now	\$65,000	2038	**	1	\$20,700	B
			<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 3rd Floor Mechanical Room</i>					
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$2,400	2033	**	4	\$1,300	B
			<i>Broken, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Circulation Pump</i>					
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$102,500	1	\$16,500	B
Heat Rejection								
Water Cool Tower	100%	Now	\$1,400	2021	\$69,200	2	\$21,400	B
			<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	\$14,800	B
Exhaust Fans								
Interior	20%			2023	\$3,700	2	\$200	B
Roof	80%			2023	\$19,200	2	\$700	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2036	**	1		B
Water Heater								
Gas Fired	100%			2022	\$7,000	2	\$400	B
HW Heat Exchanger								
Low Temp	100%			2033	**	4	\$2,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
Vertical Transport								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport Elevators Hydraulic	100%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Floors 1-3</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression Standpipe Generic	100%			2033	* *	1-5	\$13,900	B

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

Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

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

CAPITAL		FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$44,300	
Interior Architecture		\$44,000	
Total		\$88,300	
Priority A		\$44,300	
Priority C		\$44,000	
Total		\$88,300	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$86,300			
Interior Architecture	\$26,400			\$600
Electrical	\$1,200	\$500	\$600	\$500
Mechanical	\$800	\$600	\$600	\$700
Total	\$114,700	\$1,200	\$1,300	\$1,800
Priority A	\$86,300			
Priority B	\$9,200	\$1,200	\$1,300	\$1,200
Priority C	\$19,200			\$600
Total	\$114,700	\$1,200	\$1,300	\$1,800



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
JOSE GONZALEZ HOUSE
Asset # : 13580

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$44,300	LIFE	**	5	\$4,400	A
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade & Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$30,700	LIFE	**	5	\$800	A
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	25%	Now	\$28,900	2037	**	5	\$2,300	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$4,800	2040	**	5	\$500	A
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$1,700	2049	**	5	\$300	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,800	LIFE	**	5	\$300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	45%	Now	\$9,300	LIFE	**	5	\$400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$4,200	LIFE	**	5	\$100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	35%	2-4	\$4,000	2044	**	5	\$900	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</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
JOSE GONZALEZ HOUSE
Asset # : 13580

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	2-4	\$800	LIFE	**	5	\$1,200	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$300	2033	**	5	\$100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	85%	Now	\$44,000	2034	**	3	\$1,700	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%	0-2	\$2,100	2027	**	5	\$400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	25%			LIFE	**	5-10	\$3,100	C
Wood	65%	4+	\$14,000	LIFE	**	5	\$18,800	C
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	\$7,200	2029	**	5	\$2,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	* *	1	\$1,100	B
Generators								
Natural Gas	100%			2027	* *	1	\$1,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 5 Kva</i>								
Batteries								
Lead/Acid	100%	Now	\$600	2019	\$600	5	\$100	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Battery Is Missing</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2024	\$8,500	10	\$3,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	3%			2024	\$300	2		B
Egress Lighting								
Emergency, Service	40%			2024	\$200	1		B
Emergency, Battery	10%			2024	\$200	10	\$100	B
Exit, Service	50%			2024	\$300	1		B
Exterior Lighting								
HID	100%			2034	* *	10		B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2029	* *	1	\$700	B
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$2,300	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$3,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$200	B

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
JOSE GONZALEZ HOUSE
Asset # : 13580

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convector/Radiator	100%			2029	* *	1	\$1,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Window/Wall Unit	60%			2019	\$5,100	1		B
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$600	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2019	\$700	2		B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$1,000	2	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2034	* *	1-2	\$1,000	B

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

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

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

Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

Asset Name : OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)
 Address : 125 WEST 127TH STREET
 Borough : MANHATTAN Agency's Number : N/A
 Program / Asset # : HRA0038.010 / 1950 Yr Built/Renovated : 1907 / 2005
 Area Sq Ft : 13,241 Project Type : HUMAN RESOURCES
 Date of Survey : 11-Jul-2012 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4
 Block : 1912 Lot : 12 BIN : 1057904

CAPITAL

Total
 Priority
 Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture		\$400		\$8,600
Interior Architecture	\$57,200	\$700	\$400	\$13,000
Electrical	\$200	\$400	\$200	\$700
Mechanical	\$10,100	\$400	\$500	\$21,300
Total	\$67,500	\$1,900	\$1,100	\$43,600
Priority A		\$400		\$8,600
Priority B	\$10,300	\$800	\$700	\$30,200
Priority C	\$57,200	\$700	\$400	\$4,900
Total	\$67,500	\$1,900	\$1,100	\$43,600



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.

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

Asset # : 1950

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$14,700	A
Masonry: Brick	90%			LIFE	**	5	\$33,900	A
Masonry: Limestone	5%			LIFE	**	5	\$1,400	A
Windows								
Aluminum	100%			2039	**	5	\$5,100	A
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$4,300	A
Masonry: Brick	50%			LIFE	**	5	\$1,400	A
Metal: Cage/Fence	15%			2028	**	5-10	\$3,200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$900	A
Stucco Cement	10%			2036	**	5	\$700	A
Roof								
Modified Bitumen	100%			2028	**	10	\$6,700	A
Interior								
Floors								
Carpet	60%	2-4	\$57,200	2025	**	3	\$14,600	C
								<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>
								<i>Location : Throughout</i>
								<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>
								<i>Location : Throughout</i>
Ceramic Tile	5%			2032	**	5	\$800	C
Vinyl Tile	35%			2028	**	3	\$2,100	C
								<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>
								<i>Location : Throughout</i>
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$17,400	C
Ceilings								
AcousTileSusp.Lay-In	100%			2028	**	5	\$16,300	B
								<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>
								<i>Location : Throughout</i>

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

*** 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	95%			2023	\$24,800	10	\$9,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Lamp T-12</i>							
Fluorescent	5%			2028	**	10	\$500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Staircase</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
Egress Lighting								
Emergency, Service	50%			2028	**	1		B
Exit, Service	50%			2028	**	1		B
Exterior Lighting								
HID	100%			2028	**	10		B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2028	**	1-3	\$2,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Strobe Lights And Manual Pull Station, Horns</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$4,300	2033	**	4	\$500	B
	<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Terminal Devices								
Convactor/Radiator	100%	Now	\$5,800	2028	**	1	\$3,200	B
	<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	75%			2018	\$18,900	1		B
No Component	25%							D
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$900	B
No Component	85%							D
Exhaust Fans								
Roof	100%			2028	**	2	\$300	B
Plumbing								

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

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

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

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

Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

Asset Name : OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)
Address : 127 WEST 127TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0038.000 / 1962 **Yr Built/Renovated** : 1937 / 2009
Area Sq Ft : 132,183 **Project Type** : HUMAN RESOURCES
Date of Survey : 11-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1912 **Lot** : 12 **BIN** : 1057904

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$151,000
Interior Architecture	\$273,400	\$1,143,300
Electrical		\$431,000
Mechanical	\$453,700	\$280,700
Total	\$727,100	\$2,006,100
Priority A		\$151,000
Priority B	\$615,000	\$772,400
Priority C	\$112,100	\$1,082,600
Total	\$727,100	\$2,006,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture		\$11,300		\$10,300
Interior Architecture		\$4,000	\$17,200	\$21,200
Electrical	\$3,800	\$5,900	\$4,100	\$12,500
Mechanical	\$40,800	\$25,600	\$35,300	\$30,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$48,600	\$50,800	\$60,600	\$78,900
Priority A		\$11,300		\$10,300
Priority B	\$48,600	\$35,500	\$43,400	\$47,400
Priority C		\$4,000	\$17,200	\$21,200
Total	\$48,600	\$50,800	\$60,600	\$78,900



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

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

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

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

Asset # : 1962

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$92,400	A
Masonry: Granite	5%			LIFE	**	5	\$4,300	A
Masonry: Limestone	10%			LIFE	**	5	\$8,700	A
Stucco Cement	5%			2028	**	5	\$14,400	A
Windows								
Aluminum	100%			2039	**	5	\$43,000	A
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$21,200	A
Masonry: Limestone	5%			LIFE	**	5	\$1,600	A
Metal: Cage/Fence	10%			2036	**	5-10	\$19,300	A
Roof								
Built-Up (BUR)	5%			2028	**	10	\$3,100	A
Modified Bitumen	95%			2031	**	10	\$58,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	5%			2022	\$47,600	3	\$12,100	C
Cast in Place Concrete	10%			LIFE	**	5	\$35,400	C
Ceramic Tile	5%			2032	**	5	\$8,100	C
Quarry Tile	5%			2028	**	5	\$12,100	C
Vinyl Tile	65%			2023	\$997,500	3	\$39,500	C
Wood	10%			2038	**	5	\$30,300	C
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$12,400	C
Gypsum Board	10%			LIFE	**	5	\$19,900	C
Masonry: Brick	10%	Now	\$112,100	LIFE	**			C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Tank Bulkhead</i>								
Plaster	50%			LIFE	**	5	\$49,800	C
SGFT/Glazed Masonry	25%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	15%	2-4	\$161,300	2043	**	5	\$12,100	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout, Kitchen</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%			LIFE	**	5	\$6,300	B
Plaster	60%			LIFE	**	5	\$60,700	B
Electrical								
System Component Type		Current Repair		Future Replacement		Maintenance		Priority Code
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1962

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$3,000	5	\$500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 2500 Amperes</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	**	5	\$200	B
Fused Disc Sw	50%			2023	\$22,200	5	\$200	B
<hr/>								
Raceway								
Conduit	90%			2033	**	1		B
Conduit	10%			2043	**	1		B
<hr/>								
Panelboards								
Fused Disc Sw	10%			2031	**	5	\$300	B
Molded Case Bkrs	60%			2031	**	5	\$1,700	B
Molded Case Bkrs	10%			2039	**	5	\$300	B
Molded Case Bkrs	20%			2022	\$6,700	5	\$600	B
<hr/>								
Wiring								
Thermoplastic	80%			2033	**	1		B
Thermoplastic	20%			2043	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	80%			2028	**	5	\$600	B
Locally Mounted	20%			2036	**	5	\$100	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	B
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	93%			2023	\$242,300	10	\$92,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Lamp T-12</i>							
<hr/>								
Fluorescent	5%			2028	**	10	\$5,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Staircases</i>							
	<i>Explanation : T-8 Lamps</i>							
<hr/>								
HID	1%			2023	\$400	10		B
Incandescent	1%			2018	\$2,600	2		B
<hr/>								
Egress Lighting								
Emergency, Service	50%			2028	**	1		B
Exit, Service	50%			2028	**	1		B
<hr/>								
Exterior Lighting								
HID	100%			2028	**	10	\$300	B
<hr/>								
Alarm								

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

Alarm

Security System

No Component

80%

Generic

20%

2023

\$74,200

1

\$8,100

D

B

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

Location : Front And Back Entrances Only

Explanation : C C T V Cameras

Fire/Smoke Detection

No Component

50%

Generic

50%

2028

* *

1-3

\$33,400

D

B

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

Location : Hallways

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

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2033

* *

1

B

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

Location : Basement

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

Conversion Equipment

Steam Boiler

100%

2028

* *

1

\$107,200

B

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

Location : Boiler Room

Explanation : 4 Units

Distribution

Steam Piping/Pump

100%

Now

\$171,300

2033

* *

4

\$5,300

B

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

Location : Throughout

Terminal Devices

Air Handler

20%

Now

\$2,600

2023

\$132,300

1

\$12,100

B

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

Location : Penthouse

Convactor/Radiator

80%

Now

\$18,500

2028

* *

1

\$25,200

B

Corroded, Extent : Moderate, Area Affected : 5%

Location : Throughout

Air Conditioning

Energy Source

Electricity

100%

2031

* *

1

B

Conversion Equipment

Window/Wall Unit

70%

2018

\$176,500

1

B

No Component

30%

D

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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Direct Expansion	15%			2023	\$40,000	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : R-22</i>								
<i>Explanation : 4 Units, Refrigerant R-22</i>								
No Component	85%							D
Heat Rejection								
Air Condenser Unit	15%			2023	\$25,700	2	\$11,300	B
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$105,900	LIFE	**	2-5	\$60,300	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Exhaust Fans								
Interior	80%			2023	\$108,500	2	\$2,700	B
Roof	20%			2028	**	2	\$700	B
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2033	**	1		B
Galv Iron/Steel	80%			2028	**	1		B
HW Heat Exchanger								
Low Temp	100%			2033	**	4	\$10,700	B
<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		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2016	\$6,200	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2023	\$10,300	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-4</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
No Component	25%							D
Generic	75%			2033	**	1-5	\$42,500	B

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

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

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

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

Asset # : 1962

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
No Component	90%							D
Generic	10%			2033	* *	1-2	\$3,000	B
Fire Pump								
Generic	100%			2032	* *	1	\$20,200	B

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

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

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

Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

Asset Name : SOUTH JAMAICA MULTI SERVICE CTR
Address : 114-02 G.R. BREWER BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HRA0043.000 / 1942 **Yr Built/Renovated** : 1987 / 2000
Area Sq Ft : 28,784 **Project Type** : HUMAN RESOURCES
Date of Survey : 12-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 12200 **Lot** : 52 **BIN** : 4264631

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$198,300
Interior Architecture		\$236,600
Electrical		\$49,700
Mechanical		\$155,900
Total		\$640,500
Priority A		\$198,300
Priority B		\$205,600
Priority C		\$236,600
Total		\$640,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$9,800			\$600
Interior Architecture	\$1,000	\$2,300	\$9,700	\$10,900
Electrical	\$900	\$1,500	\$900	\$2,800
Mechanical	\$41,000	\$2,100	\$3,800	\$24,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$56,600	\$10,000	\$18,400	\$43,000
Priority A	\$9,800			\$600
Priority B	\$46,800	\$7,600	\$8,700	\$42,400
Priority C		\$2,300	\$9,700	
Total	\$56,600	\$10,000	\$18,400	\$43,000



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
SOUTH JAMAICA MULTI SERVICE CTR
Asset # : 1942

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$900	A
Masonry: Brick	95%			LIFE	**	5	\$27,500	A
Windows								
Aluminum	100%			2039	**	5	\$6,700	A
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$3,000	A
		<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Interior Face</i>						
Masonry: Brick	50%	Now	\$9,800	LIFE	**	5	\$3,000	A
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : West Facade</i>						
		<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : West Facade</i>						
Metal Panel	5%			2043	**	5	\$1,100	A
Roof								
Modified Bitumen	100%			2023		10	\$27,600	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	C
Ceramic Tile	5%			2032	**	5	\$1,600	C
Quarry Tile	10%			2036	**	5	\$4,700	C
Vinyl Tile	80%			2023		3	\$9,400	C
Interior Walls								
Ceramic Tile	20%			2032	**	5	\$11,600	C
Concrete Masonry Unit	10%			LIFE	**	5	\$2,300	C
Gypsum Board	70%			LIFE	**	5	\$24,300	C
Ceilings								
AcousTileSusp.Lay-In	70%			2028	**	5	\$21,800	B
Gypsum Board	20%			LIFE	**	5	\$7,800	B
Gypsum Board	5%	Now	\$1,000	LIFE	**	5	\$2,000	B
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>						
		<i>Location : Near Door B-1</i>						
		<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Near Door B-1</i>						
Metal Panel	5%			LIFE	**	5	\$2,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2033	**	5	\$100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Power Breakers Rated @ 1600 Amperes</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
SOUTH JAMAICA MULTI SERVICE CTR
Asset # : 1942

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	* *	5	\$600	B
Raceway								
Conduit	100%			2033	* *	1		B
Panelboards								
Fused Disc Sw	2%			2022	\$200	5		B
Molded Case Bkrs	98%			2031	* *	5	\$600	B
Wiring								
Thermoplastic	100%			2033	* *	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$5,600	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	99%			2023	\$49,700	10	\$18,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Incandescent	1%			2018	\$500	2		B
Egress Lighting								
Emergency, Battery	50%			2023	\$4,300	10	\$2,500	B
Exit, Service	50%			2023	\$1,700	1		B
Exterior Lighting								
HID	100%			2018	\$1,000	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2028	* *	1	\$2,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2028	* *	1-3	\$7,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Station</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2033	* *	1		B

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	70%	Now	\$2,000	2018	\$20,200	1	\$6,500	B
<i>Not Energy Efficient, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Units</i>								
Hot Water Boiler	30%			2028	**	1	\$3,100	B
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	30%			2031	**	4	\$500	B
No Component	70%							D
Terminal Devices								
Convactor/Radiator	30%			2028	**	1	\$2,000	B
No Component	70%							D
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	Now	\$15,600	2023	\$155,900	2	\$1,000	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Units - Not Energy Efficient</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$16,600	LIFE	**	2-5	\$11,600	B
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rms 213, 217, B1, Stairwell Condensate Water & Air Leaks</i>								
Exhaust Fans								
Roof	100%	Now	\$1,900	2023	\$18,800	2	\$500	B
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
Water Heater								
Gas Fired	100%			2021	\$5,500	2	\$300	B

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

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

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

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

Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

Asset Name : TRANSITIONAL HOUSING / W.127 STREET
Address : 122-124-126-126A W. 127 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0073.030 / 4352 **Yr Built/Renovated** : 1910 / 1996
Area Sq Ft : 63,750 **Project Type** : HUMAN RESOURCES
Date of Survey : 28-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7
Block : 1911 **Lot** : 45 **BIN** : 1057874

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$96,100	\$69,300
Interior Architecture	\$390,000	\$124,600
Electrical		\$183,800
Mechanical		\$126,900
Total	\$486,100	\$504,600
Priority A	\$96,100	\$69,300
Priority B	\$82,000	\$392,200
Priority C	\$308,000	\$43,100
Total	\$486,100	\$504,600

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$119,300			
Interior Architecture	\$27,600			\$500
Electrical	\$2,800	\$1,800	\$20,400	\$1,500
Mechanical	\$21,400	\$5,700	\$14,000	\$7,900
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$178,100	\$14,400	\$41,300	\$16,900
Priority A	\$119,300			
Priority B	\$35,000	\$14,400	\$41,300	\$16,400
Priority C	\$23,800			\$500
Total	\$178,100	\$14,400	\$41,300	\$16,900



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	**	5	\$23,100	A
Masonry: Brick	60%	Now	\$30,900	LIFE	**	5	\$46,200	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Areaways</i>							
	<i>Explanation : Stucco On Brick</i>							
Masonry: Limestone	10%	0-2	\$96,100	LIFE	**	5	\$5,800	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	95%	Now	\$23,500	2038	**	5	\$2,500	A
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Clad	5%	Now	\$3,100	2030	**	5	\$800	A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$1,800	LIFE	**	5	\$800	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	25%	Now	\$5,800	LIFE	**	5	\$900	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	70%	Now	\$16,100	LIFE	**	5	\$2,400	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 0%</i>							
	<i>Location : Interior Face And Areaways</i>							
	<i>Explanation : Stucco On Brick</i>							
Pre-Cast Concrete	2%			LIFE	**	5	\$400	A
Roof								
Modified Bitumen	95%	Now	\$19,300	2027	**			A
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%	Now	\$18,900	2032	**			A
	<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.

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 Code
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	\$16,800	C
Ceramic Tile	25%	0-2	\$42,200	2031	**	5	\$9,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	0-2	\$3,600	2027	**	3	\$1,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	60%	4+	\$48,500	2050	**	5	\$43,100	C
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	15%	0-2	\$20,200	2031	**	5	\$6,900	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	C
Gypsum Board	55%	0-2	\$91,700	LIFE	**	5	\$30,300	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	25%	Now	\$125,500	LIFE	**	5	\$6,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Bulkhead</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Bulkhead</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2035	**	5	\$7,700	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	85%	0-2	\$82,000	LIFE	**	5	\$81,500	B
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$100	B
Molded Case Bkrs	90%	4+	\$1,000	2038	**	5	\$600	B
<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%			2042	**	1		B
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	B
Lighting								
Interior Lighting								
Fluorescent	25%			2027	**	10	\$11,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Offices And 2nd Thru 7th Flrs. Hallway</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2027	**	10	\$2,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And First Floor Hallway</i>								
<i>Explanation : T-5 Lamps</i>								
Incandescent	70%			2027	**	2	\$800	B
Egress Lighting								
Emergency, Service	20%			2027	**	1		B
Emergency, Battery	30%			2027	**	10	\$3,700	B
Exit, Service	50%			2027	**	1		B
Exterior Lighting								
HID	100%			2027	**	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2027	**	1	\$5,900	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2022	\$183,800	1-3	\$9,700	B

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

Heating

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Electricity	3%			2042	**	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%			2042	**	1	B
Conversion Equipment							
Hot Water Boiler	97%			2020	\$126,900	1	\$24,600 B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement Of 126</i>						
	<i>Explanation : 1 Boiler Serves All Four Buildings</i>						
Radiant Heater	3%			2022	\$7,700	2	\$700 B
Distribution							
Hot Wtr Piping/Pump	100%			2030	**	4	\$2,500 B
Terminal Devices							
Convactor/Radiator	100%			2027	**	1	\$16,600 B
Air Conditioning							
Energy Source							
Electricity	100%			2038	**	1	B
Conversion Equipment							
Window/Wall Unit	10%			2020	\$12,000	1	B
No Component	90%						D
Terminal Devices							
Direct Expansion	5%			2022	\$900	1	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Offices In First Floor</i>						
	<i>Explanation : Ceiling Mounted</i>						
Fan Coil - Cooling	5%			2022	\$2,200	1	\$800 B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Computer And Communication Room</i>						
	<i>Explanation : Overhead Mounted</i>						
No Component	90%						D
Heat Rejection							
Air Condenser Unit	10%			2027	**	2	\$3,600 B
	<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%						D
Ventilation							
Distribution							
Ductwork/Diffusers	20%			LIFE	**	2-5	\$5,700 B
No Component	80%						D

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Exhaust Fans								
Roof	20%	Now	\$500	2022	\$9,200	2	\$300	B
	<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2042	**	1		B
Galv Iron/Steel	80%			2027	**	1		B
Water Heater								
Gas Fired	100%	Now	\$13,500	2022	\$13,500	2	\$600	B
	<i>Cracked, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Burner & Tank</i>							
	<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Storage Capacity (250 Gals) Is Insufficient For Peak Demand Of Apartment Units</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
	<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Generic	100%	Now	\$600	2022	\$5,600	1	\$2,800	B
	<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%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-7</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$26,800	B
Sprinkler								
No Component	95%							D
Generic	5%			2032	**	1-2	\$700	B

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

Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

Asset Name : TRANSITIONAL HOUSING - HORIZONS
 Address : 970 DEKALB AVENUE BTWN: LEWIS AVE - STUYVESANT 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 : 19-Jul-2011 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,3,4
 Block : 1602 Lot : 13 BIN : 3043244

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$214,400	\$85,100
Total	\$214,400	\$85,100
Priority A	\$214,400	\$85,100
Total	\$214,400	\$85,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$35,200			
Interior Architecture	\$30,600	\$1,200		\$300
Electrical	\$600	\$300	\$600	\$400
Mechanical	\$7,400	\$1,200	\$30,700	\$1,500
Total	\$73,800	\$2,700	\$31,300	\$2,200
Priority A	\$35,200			
Priority B	\$12,000	\$1,500	\$31,300	\$1,900
Priority C	\$26,600	\$1,200		\$300
Total	\$73,800	\$2,700	\$31,300	\$2,200



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$97,400	LIFE	**	5	\$9,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Metal Panel Above North Facade Windows</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Stucco Cement	50%	Now	\$60,900	2027	**	5	\$12,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	4+	\$56,200	2047	**	5	\$600	A
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%	Now	\$7,700	2047	**	5	\$400	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$800	LIFE	**	5	\$400	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%	Now	\$2,500	LIFE	**	5	\$400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$7,100	LIFE	**	5	\$1,100	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face, Rear And Side Facades</i>								
<i>Explanation : Stucco Covering On Brick</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$200	A
Roof								
Modified Bitumen	95%	Now	\$17,000	2022	\$85,100			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Apartments 4b And 4c</i>								
<i>Water Penetration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Over Apartments 4b And 4c</i>								
Skylight, Metal/Glass	5%			2042	**	10	\$2,100	A

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$4,600	C
Ceramic Tile	5%			2031	**	5	\$1,100	C
Quarry Tile	25%			2035	**	5	\$7,900	C
Vinyl Tile	10%			2027	**	3	\$1,100	C
Wood	50%	Now	\$22,300	2050	**	5	\$9,900	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$1,300	C
Concrete Masonry Unit	5%			LIFE	**	5	\$500	C
Gypsum Board	65%			LIFE	**	5	\$9,900	C
Plaster	25%			LIFE	**	5	\$1,900	C
Ceilings								
Exposed Concrete	5%			LIFE	**	5	\$200	B
Gypsum Board	75%	2-4	\$4,000	LIFE	**	5	\$19,900	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rooms 4b and 4c</i>								
Plaster	20%			LIFE	**	5	\$2,600	B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	**	5	\$400	B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Fused Disc Sw	10%			2030	**	5		B
Molded Case Bkrs	90%			2030	**	5	\$300	B
Wiring								
Thermoplastic	100%			2032	**	1		B
Motor Controllers								
Locally Mounted	100%			2027	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Lighting								

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2022	\$10,200	10	\$3,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	70%			2022	\$23,900	2	\$200	B
Egress Lighting								
Emergency, Service	50%			2022	\$1,200	1		B
Exit, Service	50%			2022	\$1,200	1		B
Exterior Lighting								
HID	100%			2022	\$600	10		B
Alarm								
Security System								
No Component	90%							D
Generic	10%			2027	**	1	\$500	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2027	**	1-3	\$2,700	B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2032	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	1	\$7,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	4	\$700	B
Terminal Devices								
Convactor/Radiator	100%			2027	**	1	\$4,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	1		B
Conversion Equipment								
Window/Wall Unit	70%			2017	\$23,100	1		B
No Component	30%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,600	B
No Component	80%							D

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	20%			2022	\$2,600	2	\$100	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
Water Heater								
Gas Fired	100%			2021	\$3,700	2	\$200	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%	Now	\$6,200	2017	\$6,200	4	\$1,300	B
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fixtures								
Generic	100%							B

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

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

Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

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 : 18-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3755 **Lot** : 22 **BIN** : 3084088

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$188,600	
Electrical		\$47,000
Mechanical		\$45,000
Total	\$188,600	\$92,100
Priority A	\$188,600	
Priority B		\$92,100
Total	\$188,600	\$92,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$39,100			
Interior Architecture	\$49,200	\$800		\$800
Electrical	\$2,400	\$2,000	\$4,100	\$2,600
Mechanical	\$13,400	\$1,800	\$20,800	\$2,400
Total	\$104,100	\$4,500	\$24,800	\$5,800
Priority A	\$39,100			
Priority B	\$26,900	\$3,700	\$24,800	\$5,100
Priority C	\$38,200	\$800		\$800
Total	\$104,100	\$4,500	\$24,800	\$5,800



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.

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$113,200	LIFE	**	5	\$16,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear And Side Facades</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	40%	Now	\$75,400	LIFE	**	5	\$11,300	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$27,200	2038	**	5	\$900	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Broken Screens</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,000	LIFE	**	5	\$900	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$3,700	LIFE	**	5	\$1,100	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face, Rear And Side Facades</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	40%			LIFE	**	5	\$900	A
Pre-Cast Concrete	5%			LIFE	**	5	\$700	A
Roof								
Modified Bitumen	95%	Now	\$6,200	2027	**			A
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2042	**	10	\$3,000	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	C
Ceramic Tile	5%			2031	**	5	\$1,500	C
Quarry Tile	25%			2035	**	5	\$11,500	C
Vinyl Tile	20%			2027	**	3	\$3,100	C
Wood	45%	4+	\$14,600	2050	**	5	\$13,000	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Apartments</i>								

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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 - NEW HOPE
Asset # : 4345

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	10%			2025	**	5	\$3,700	C
Concrete Masonry Unit	5%	2-4	\$3,500	LIFE	**	5	\$700	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	50%			LIFE	**	5	\$11,000	C
Plaster	35%	Now	\$11,700	LIFE	**	5	\$3,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2035	**	5	\$3,100	B
Exposed Concrete	5%	4+	\$2,900	LIFE	**	5	\$200	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	60%			LIFE	**	5	\$23,100	B
Plaster	25%	Now	\$6,600	LIFE	**	5	\$4,800	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	5	\$100	B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Fused Disc Sw	5%			2038	**	5		B
Molded Case Bkrs	95%			2038	**	5	\$500	B
Wiring								
Thermoplastic	100%			2042	**	1		B
Motor Controllers								
Locally Mounted	100%			2027	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B

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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 - NEW HOPE
Asset # : 4345

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2022	\$47,000	10	\$17,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	2%			2027	**	10	\$400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures (cfl)</i>							
Incandescent	3%			2017	\$1,500	2		B
Egress Lighting								
Emergency, Service	50%			2027	**	1		B
Exit, Service	50%			2027	**	1		B
Exterior Lighting								
HID	100%			2027	**	10	\$100	B
Alarm								
Security System								
Generic	100%			2027	**	1	\$7,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways And Outside</i>							
	<i>Explanation : Internet Protocol Digital Video Surveillance System</i>							
Fire/Smoke Detection								
Generic	100%			2027	**	1-3	\$13,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Smoke Detector, Manual Pull Station And Strobe Lights</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2032	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	1	\$10,200	B
	<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	\$2,300	2030	**	4	\$1,000	B
	<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : " A " Line Has No Hot Water Going Through</i>							
Terminal Devices								
Convactor/Radiator	100%			2027	**	1	\$6,700	B

Air Conditioning

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

Mechanical		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Air Conditioning									
Energy Source									
Electricity	100%			2030	**	1			B
Conversion Equipment									
Int Pkg Unit - Cooling	15%			2020	\$45,000	2	\$200		B
<i>Other Observation, Extent : Light, Area Affected : 15%</i>									
<i>Location : 1st Floor</i>									
<i>Explanation : 4 Units</i>									
Window/Wall Unit	25%			2017	\$12,000	1			B
No Component	60%								D
Ventilation									
Distribution									
Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,300		B
No Component	80%								D
Exhaust Fans									
Roof	20%	Now	\$200	2022	\$3,700	2	\$100		B
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Roof</i>									
No Component	80%								D
Plumbing									
H/C Water Piping									
Brass/Copper	100%	0-2	\$1,400	2032	**	1			B
<i>Corroded, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Water Main, Basement</i>									
Water Heater									
Gas Fired	100%			2017	\$5,400	2	\$300		B
Sanitary Piping									
Cast Iron	100%	Now	\$1,000	LIFE	**	1			B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Boiler Room In Basement</i>									
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1			B
Sump Pump(s)									
Submersible	80%			2015	\$5,000	4	\$1,600		B
Submersible	20%	Now	\$1,200	2017	\$1,200	4	\$300		B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
Sewage Ejector(s)									
Electric	100%			2022	\$10,300	4	\$1,300		B
Fixtures									
Generic	100%								B
Fire Suppression									
Sprinkler									
No Component	95%								D
Generic	5%			2042	**	1-2	\$300		B

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Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

Asset Name : TRANSITIONAL HOUSING-HELP HAVEN
Address : 11 & 13 WEST 137TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0072.000 / 4349 **Yr Built/Renovated** : 1920 / 1995
Area Sq Ft : 18,576 **Project Type** : HUMAN RESOURCES
Date of Survey : 21-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,6
Block : 1735 **Lot** : 28 **BIN** : 1053913

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$89,500	\$64,200
Mechanical		\$38,000
Total	\$89,500	\$102,200
Priority A	\$89,500	\$64,200
Priority B		\$38,000
Total	\$89,500	\$102,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$64,800		\$300	\$700
Interior Architecture	\$23,600	\$1,900	\$1,700	\$600
Electrical	\$1,500	\$500	\$7,100	\$800
Mechanical	\$3,000	\$1,400	\$5,000	\$1,400
Total	\$92,900	\$3,800	\$14,100	\$3,400
Priority A	\$64,800		\$300	\$700
Priority B	\$4,500	\$1,900	\$13,800	\$2,200
Priority C	\$23,600	\$1,900		\$600
Total	\$92,900	\$3,800	\$14,100	\$3,400



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

Architecture	Current Repair			Future Replacement		Maintenance			Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%	0-2	\$10,200	LIFE	**	5	\$8,600	A	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Masonry: Brick	30%	Now	\$22,000	LIFE	**	5	\$6,600	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Stucco Cement	65%	Now	\$89,500	2027	**	5	\$17,800	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Windows									
Aluminum	90%			2038	**	5	\$1,300	A	
Metal Clad	10%			2030	**	5	\$900	A	
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$400	A	
Masonry: Brick	55%	Now	\$4,200	LIFE	**	5	\$600	A	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Interior Face, Rear And Side Parapets</i>									
<i>Explanation : Stucco On Brick</i>									
Masonry: Brick	30%	Now	\$2,300	LIFE	**	5	\$300	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Metal: Cage/Fence	5%			2027	**	5-10	\$400	A	
No Component	5%							D	
Roof									
Modified Bitumen	95%	0-2	\$25,700	2022	\$64,200			A	
<i>Alligating, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</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>									
Skylight, Metal/Glass	5%			2032	**	10	\$1,600	A	

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$4,900	C	
Ceramic Tile	5%			2031	**	5	\$1,100	C	
Quarry Tile	25%			2035	**	5	\$8,400	C	
Vinyl Tile	20%			2027	**	3	\$2,200	C	
Wood	40%	Now	\$18,900	2050	**	5	\$8,400	C	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Ceramic Tile	10%			2031	**	5	\$2,700	C	
Concrete Masonry Unit	15%			LIFE	**	5	\$1,600	C	
Gypsum Board	50%			LIFE	**	5	\$8,000	C	
Plaster	25%			LIFE	**	5	\$2,000	C	
Ceilings									
AcousTileSusp.Lay-In	15%			2027	**	5	\$3,400	B	
Exposed Struc: Steel	5%			LIFE	**			B	
Gypsum Board	55%			LIFE	**	5	\$15,400	B	
Plaster	25%			LIFE	**	5	\$3,500	B	
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2042	**	5	\$100	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 600 Amps And One 200 Amps Main Disconnect Switch</i>									
Raceway									
Conduit	100%			2042	**	1		B	
Panelboards									
Fused Disc Sw	10%			2038	**	5		B	
Molded Case Bkrs	90%			2038	**	5	\$400	B	
Wiring									
Thermoplastic	100%			2042	**	1		B	
Motor Controllers									
Locally Mounted	100%			2035	**	5	\$100	B	
Ground									
Grounding Devices									
Generic	100%	0-2	\$900	LIFE	**	5	\$200	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Corroded</i>									
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	25%			2027	**	10	\$3,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Multipurposed Room, Comfort Room And Offices</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2027	**	10	\$1,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Halways - First Through Sixth Floors</i>								
<i>Explanation : T-5 Lamps</i>								
Incandescent	65%			2022	\$23,400	2	\$200	B
Egress Lighting								
Emergency, Battery	50%			2027	**	10	\$1,800	B
Exit, Service	50%			2027	**	1		B
Exterior Lighting								
HID	100%			2027	**	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	**	1	\$1,700	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2030	**	1-3	\$2,900	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$7,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,700	2038	**	4	\$700	B
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Connection At The Expansion Tank</i>								
Terminal Devices								
Convactor/Radiator	85%			2027	**	1	\$4,100	B
Fan Coil Unit/Heat	15%			2022	\$38,000	1	\$700	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2017	\$3,500	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$1,700	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2022	\$2,700	2	\$100	B
Wall Unit	10%			2022	\$2,600	2		B
No Component	70%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
Water Heater								
Gas Fired	100%			2020	\$3,900	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2022	\$1,600	1	\$900	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
No Component	95%							D
Generic	5%			2032	* *	1-2	\$200	B

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

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Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

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 : 20-Jul-2011 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
 Block : 2758 Lot : 36 BIN : 2006311

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$443,100	\$61,300
Interior Architecture		\$205,200
Electrical		\$753,500
Mechanical		\$41,800
Total	\$443,100	\$1,061,800
Priority A	\$443,100	\$61,300
Priority B		\$864,600
Priority C		\$135,900
Total	\$443,100	\$1,061,800

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$55,100			
Interior Architecture	\$16,300	\$6,800	\$29,300	
Electrical	\$3,800	\$4,100	\$3,800	\$3,200
Mechanical	\$6,800	\$6,400	\$20,500	\$7,600
Total	\$82,000	\$17,300	\$53,600	\$10,700
Priority A	\$55,100			
Priority B	\$16,500	\$10,500	\$24,300	\$10,700
Priority C	\$10,400	\$6,800	\$29,300	
Total	\$82,000	\$17,300	\$53,600	\$10,700



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$68,300	LIFE	**	5	\$20,400	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance, Bulkheads</i>								
Masonry: Brick	60%	Now	\$136,700	LIFE	**	5	\$40,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stcco Covering Over Brick</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$2,600	A
Pre-Cast Concrete	5%			LIFE	**	5	\$11,100	A
Windows								
Aluminum	95%	Now	\$20,800	2038	**	5	\$2,200	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	Now	\$13,500	2047	**	5	\$700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair(s)</i>								
<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>								
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$1,900	LIFE	**	5	\$800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	25%	Now	\$6,000	LIFE	**	5	\$900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Brick	50%	Now	\$11,900	LIFE	**	5	\$1,800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade, West Facade, North Facade - Interior Face</i>								
<i>Explanation : Stucco Covering Over Brick</i>								
Metal: Cage/Fence	20%	Now	\$1,100	2027	**	5	\$2,300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$500	A

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	95%	0-2	\$199,100	2032	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over G And H Apartments</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over G, Q And H Apartments</i>								
Skylight, Metal/Glass	5%	Now	\$39,000	2032	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Over Stair</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$15,200	C
Ceramic Tile	10%			2031	**	5	\$6,900	C
Quarry Tile	20%			2035	**	5	\$20,800	C
Vinyl Tile	15%			2022	\$98,600	3	\$3,900	C
Wood	45%			2037	**	5	\$58,500	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$4,100	C
Concrete Masonry Unit	10%			LIFE	**	5	\$3,300	C
Gypsum Board	75%			LIFE	**	5	\$37,300	C
Plaster	10%			LIFE	**	5	\$2,500	C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,100	B
Gypsum Board	80%			LIFE	**	5	\$69,300	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 6g And 6h Apartments</i>								
Plaster	10%	Now	\$5,900	LIFE	**	5	\$4,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2032	**	5	\$100	B
Molded Case Bkrs	50%			2032	**	5	\$600	B
Raceway								
Conduit	100%			2032	**	1		B
Panelboards								
Molded Case Bkrs	100%			2030	**	5	\$1,300	B
Wiring								
Thermoplastic	100%			2032	**	1		B
Motor Controllers								
Locally Mounted	100%			2027	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
Stand-by Power								
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	98%			2022	\$109,400	10	\$41,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lamp T-12</i>								
Incandescent	2%			2022	\$2,200	2		B
Egress Lighting								
Emergency, Battery	50%			2022	\$9,600	10	\$5,600	B
Exit, Service	50%			2022	\$3,800	1		B
Exterior Lighting								
HID	100%			2022	\$1,900	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2022	\$48,500	1	\$5,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And Hallways</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic	100%			2022	\$553,900	1-3	\$29,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detectors, Strobe Lights And Manual Pull Stations</i>								

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

Heating

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		B
Conversion Equipment								
Steam Boiler	100%			2027	**	1	\$45,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Natural Gas Burning Steam Boiler</i>								
Distribution								
Steam Piping/Pump	100%			2042	**	4	\$2,300	B
Terminal Devices								
Convactor/Radiator	100%			2027	**	1	\$15,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2017		1	\$10,800	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,800	B
Exhaust Fans								
Roof	100%			2022		2	\$1,400	B
<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%			2032	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$2,000	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
No Component	98%							D
Generic	2%			2042	**	1-2	\$300	B

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Print Date : 05-Sep-2013

HUMAN RESOURCES ADMINISTRATION - FY 2014

Asset Name : TRANSITIONAL HOUSING-NEW DAY TWO
Address : 1138 LONGFELLOW AVENUE BTWN: WESTCHESTER AV. - HOME ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0071.000 / 4348 **Yr Built/Renovated** : 1906 / 1992
Area Sq Ft : 27,720 **Project Type** : HUMAN RESOURCES
Date of Survey : 20-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2758 **Lot** : 6 **BIN** : 2006302

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$169,100	
Interior Architecture		\$67,100
Electrical		\$319,600
Mechanical		\$46,800
Total	\$169,100	\$433,400
Priority A	\$169,100	
Priority B		\$401,800
Priority C		\$31,600
Total	\$169,100	\$433,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$67,100			
Interior Architecture	\$24,400	\$3,100	\$14,100	\$200
Electrical	\$1,800	\$2,000	\$1,800	\$1,500
Mechanical	\$6,300	\$3,500	\$4,800	\$2,900
Total	\$99,700	\$8,500	\$20,700	\$4,700
Priority A	\$67,100			
Priority B	\$8,100	\$5,400	\$6,600	\$4,500
Priority C	\$24,400	\$3,100	\$14,100	\$200
Total	\$99,700	\$8,500	\$20,700	\$4,700



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$32,000	LIFE	**	5	\$19,100	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Window Sills</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Stucco Cement Covering Over Brick</i>							
Masonry: Brick	25%			LIFE	**	5	\$8,000	A
Masonry: Fieldstone	12%			LIFE	**	5	\$2,900	A
Slate Panels	3%	Now	\$57,300	LIFE	**	5	\$700	A
	<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>							
Windows								
Aluminum	95%	Now	\$9,700	2038	**	5	\$1,000	A
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Clad	5%	Now	\$6,300	2047	**	5	\$300	A
	<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	\$1,100	LIFE	**	5	\$500	A
	<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	\$5,300	LIFE	**	5	\$400	A
	<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: Brick	55%			LIFE	**	5	\$1,100	A
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Stucco Covering Over Brick</i>							
Masonry: Limestone	2%			LIFE	**	5	\$100	A
Metal: Cage/Fence	20%	Now	\$1,800	2027	**	5	\$1,300	A
	<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>							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	95%	0-2	\$111,700	2032	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 5b, 6a</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 5b, 6a</i>								
Skylight, Metal/Glass	5%	Now	\$11,000	2032	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,300	C
Ceramic Tile	10%			2031	**	5	\$3,300	C
Quarry Tile	20%			2035	**	5	\$10,000	C
Vinyl Tile	10%			2022	\$31,600	3	\$1,300	C
Vinyl Tile	5%	Now	\$15,800	2032	**	3	\$600	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	45%			2037	**	5	\$28,100	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$2,000	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,600	C
Gypsum Board	75%			LIFE	**	5	\$17,900	C
Plaster	10%	Now	\$3,600	LIFE	**	5	\$1,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
Gypsum Board	85%			LIFE	**	5	\$35,400	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5b, 6a</i>								
Plaster	15%			LIFE	**	5	\$3,100	B

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 200 Amperes Each</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2032	**	5		B
Molded Case Bkrs	80%			2032	**	5	\$500	B
<hr/>								
Raceway								
Conduit	100%			2032	**	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2030	**	5	\$600	B
<hr/>								
Wiring								
Thermoplastic	100%			2032	**	1		B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	99%			2022	\$53,100	10	\$20,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
<hr/>								
Incandescent	1%			2022	\$500	2		B
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2022	\$4,600	10	\$2,700	B
Exit, Service	50%			2022	\$1,800	1		B
<hr/>								
Exterior Lighting								
HID	100%			2022	\$900	10	\$100	B
<hr/>								
Alarm								
Security System								
No Component	70%							D
Generic	30%			2022	\$23,400	1	\$2,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And Hallways</i>								
<i>Explanation : CCTV Surveillance System</i>								
<hr/>								
Fire/Smoke Detection								
Generic	100%			2022	\$266,400	1-3	\$14,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detector, Strobe Lights, Manual Pull Station</i>								

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

Heating

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2032	**	1		B
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$22,100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Natural Gas Burning Steam Boiler</i>							
Distribution								
Steam Piping/Pump	100%			2032	**	4	\$1,700	B
Terminal Devices								
Convactor/Radiator	100%			2027	**	1	\$7,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Window/Wall Unit	90%	0-2	\$2,300	2020	\$46,800	1		B
	<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Various Mechanical Defects</i>							
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,400	B
Exhaust Fans								
Roof	100%	Now	\$1,000	2022	\$20,100	2	\$600	B
	<i>Malfunctioning, Extent : Light, Area Affected : 33%</i>							
	<i>Location : 1 Of 2 Defective Exhaust Fan Motor</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fire Suppression								
Sprinkler								
No Component	98%							D
Generic	2%			2042	**	1-2	\$100	B
	<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							

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