

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT
Address : 1958 FULTON STREET BTWN: RALPH AVE. - HOWARD AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0024.000 / 1951 **Yr Built/Renovated** : 1912 / 2013
Area Sq Ft : 144,341 **Project Type** : HUMAN RESOURCES
Date of Survey : 15-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1548 **Lot** : 19 **BIN** : 3042090

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,464,900	\$68,400
Interior Architecture	\$1,301,100	\$155,400
Electrical	\$1,037,900	\$944,100
Mechanical	\$2,417,300	\$2,399,500
Site Pavements	\$97,900	
Total	\$8,319,000	\$3,567,400
Importance Code A	\$4,377,800	\$96,900
Importance Code B	\$3,941,200	\$3,470,500
Total	\$8,319,000	\$3,567,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,600			
Interior Architecture	\$98,600			\$17,300
Electrical	\$4,700	\$3,500	\$37,600	\$3,600
Mechanical	\$34,300	\$25,200	\$116,100	\$25,300
Site Enclosure	\$9,800			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$180,900	\$34,600	\$159,600	\$52,100
Importance Code A	\$31,100	\$14,300	\$14,500	\$14,300
Importance Code B	\$132,100	\$20,300	\$145,100	\$37,800
Importance Code C	\$17,700			
Total	\$180,900	\$34,600	\$159,600	\$52,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset # : 1951

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$15,600		
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>									
<i>Location : Throughout, Herkimer Street</i>									
Masonry: Brick	45%			LIFE	**	5	\$17,900		
Masonry: Brick	40%	0-2	\$50,100	LIFE	**	5	\$15,900		
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Fulton Street Façade</i>									
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Fulton Street Facade, South Facade Adjacent Playground</i>									
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>									
<i>Location : Chimney</i>									
<i>Repairs in Progress, Extent : Light, Area Affected : 5%</i>									
<i>Location : 4th Floor Over Roof C</i>									
<i>Spalling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Masonry: Granite	5%			LIFE	**	5	\$1,500		
Stucco Cement	5%			2041	**	5	\$5,000		
Windows									
Aluminum	93%	4+	\$1,638,400	2053	**	5	\$18,800		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Aluminum	5%			2050	**	5	\$2,000		
Metal Louvers	2%	4+	\$25,100	2043	**				
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Parapets									
Cast Stone/Terra Cotta	10%	2-4	\$505,000	LIFE	**	5	\$29,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Masonry: Brick	90%	2-4	\$41,300	LIFE	**	5	\$34,300		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : At Clay Tile Coping</i>									

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cement-Fiber Panel	10%	0-2	\$79,100	2043	* *	5	\$3,500	
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Roof D</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 90%</i>							
	<i>Location : Roof D</i>							
Modified Bitumen	60%	Now	\$863,200	2038	* *			1
	<i>Alligatoring, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
	<i>Blisters, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between Cafeteria And Gymnasium</i>							
	<i>Drains Clogged, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Roof C</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>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Roofs A, B, E</i>							
	<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Roof B And E</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Roof A And E</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Over Junction Of First Floor Corridor And Gymnasium, Roofs A, B, E</i>							
Modified Bitumen	20%	0-2	\$287,700	2038	* *			
	<i>Alligatoring, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Roof F And G</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof F And G</i>							
Play Surface	5%			2028	\$68,400	10	\$5,100	
Skylight, Metal/Glass	5%			2038	* *	10	\$17,000	

Interior

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	1%	0-2	\$600	2030	\$28,800	3	\$3,200	
			<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : 5th Floor</i>					
Cast in Place Concrete	10%	Now	\$11,700	LIFE	**	5	\$47,300	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Basement, Incomplete Con-Ed Piping Work</i>					
Ceramic Tile	12%	0-2	\$209,700	2037	**	5	\$13,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Marble Panels	4%	4+	\$13,100	LIFE	**	5	\$6,500	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Fulton Lobby</i>					
Quarry Tile	5%			2041	**	5	\$16,200	
Terrazzo	1%			LIFE	**	5	\$1,700	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : PS28 Lobby</i>					
Vinyl Tile	20%	Now	\$383,300	2038	**	3	\$16,200	
			<i>Uneven Substrate, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Fourth Floor Corridor Near Room 408, 5th Floor Corridor</i>					
Vinyl Tile	40%			2033	**	3	\$43,200	
Wood	7%			2056	**	5	\$28,400	

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	2-4	\$3,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	Now	\$2,600	2031	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Fiberglass Panel	2%			LIFE	**			
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Home Base, Corrugated Plastic</i>								
Gypsum Board	28%	2-4	\$1,100	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	2%			LIFE	**			
Marble Panels	3%	2-4	\$2,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	38%	0-2	\$8,700	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Below Cafeteria, Auditorium Stage Left</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Below Cafeteria, Auditorium Stage Left</i>								
Plaster	12%			LIFE	**	5	\$300	
Ceilings								
AcousTileSusp.Lay-In	20%	2-4	\$145,900	2048	**	5	\$21,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, 4th Floor, Cafeteria</i>								
AcousTileSusp.Lay-In	5%			2041	**	5	\$10,800	
Exposed Concrete	10%	2-4	\$145,100	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	Now	\$17,100	LIFE	**	5	\$40,500	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room 500 Closet</i>								
Plaster	47%	Now	\$417,200	LIFE	**	5	\$63,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout 5th Floor (Rooms : 500, 503, Stair 5a), Throughout 2nd Floor (Rooms 200, 202, 203), Auditorium At Old Skylights, Ceiling Over Booth Near Auditorium</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout 5th Floor (Rooms 500, 503, Stair 5a), Throughout 2nd Floor (Rooms 200, 202, 203), Auditorium At Old Skylights, Ceiling Over Booth Near Auditorium</i>								
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Auditorium Stage Right</i>								
<i>Explanation : Steel Support For Light Severly Corroded</i>								
Plaster	3%			LIFE	**	5	\$4,100	
Site Enclosure								

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	95%			2048		**		
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 35%</i>							
	<i>Location : Playground Fence</i>							
Iron Picket	5%			2063		**		
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Herkimer Street</i>							
Retaining Walls								
Cast in Place Concrete	95%	Now	\$3,900	2063		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Herkimer St And Howard Avenue</i>							
Masonry: Brick	5%	Now	\$5,900	2038		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Herkimer Street</i>							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%	Now	\$48,900	2033		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Fulton Street</i>							
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Fulton Street</i>							
	<i>Tripping Hazard, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Fulton Street</i>							
Cast in Place Concrete	50%	Now	\$48,900	2033		**		
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Near Corner Of Howard Avenue</i>							
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Near Corner Of Howard Avenue</i>							
Parking/Driveway								
Cast in Place Concrete	100%			2041		**		
Activity Yard								
Asphalt	100%			2031		**		
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Playground</i>							

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

Under 600 Volts

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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	27%	2-4	\$3,500	2058	**	5	\$100
<i>Suspect Water Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch For Service A</i>								
	Fused Disc Sw	35%			2028	\$15,300	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch For Service B</i>								
	Fused Disc Sw	30%			2028	\$13,100	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch For Emergency</i>								
	Fused Disc Sw	8%			2048	**	5	\$100
Switchgear / Switchboard								
	Fused Disc Sw	33%			2028	\$75,700	5	\$200
	Fused Disc Sw	67%			2054	**	5	\$400
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
	Conduit	95%			2028	\$245,100	1	
	Conduit	5%			2038	**	1	
Panelboards								
	Fused Disc Sw	10%			2027	\$23,400	5	\$300
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5th Floor Machinery Room</i>								
	Fused Disc Sw	10%			2044	**	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Feeder B Panelboard Missing Cover</i>								
	Molded Case Bkrs	50%			2027	\$116,900	5	\$1,900
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st And 2nd Floors</i>								
<i>Explanation : Two Panelboards Missing Interior Covers</i>								
	Molded Case Bkrs	30%			2036	**	5	\$1,100
Wiring								
	Braided Cloth	90%	2-4	\$325,900	2053	**	1	
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	10%			2038	**	1	
Motor Controllers								
	Locally Mounted	100%			2026	\$129,400	5	\$1,000

Ground

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Lighting								
Interior Lighting								
Fluorescent	70%			2028	\$232,500	10	\$92,800	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fluorescent	10%			2033	**	10	\$13,300	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices</i>					
Incandescent	10%			2023	\$167,300	2	\$300	
			<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lobby, Auditorium And Cafeteria</i>					
LED	10%			2033	**			
			<i>Recent Installation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Interior Gymnasium, 4th Floor Corridor</i>					
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Interior Gymnasium 1st Floor</i>					
			<i>Explanation : Excessive Light Levels</i>					
Egress Lighting								
Emergency, Battery	40%			2033	**	10	\$13,900	
Emergency, Battery	10%			2023	\$20,300	10	\$3,500	
Exit, Service	40%			2033	**	1		
Exit, Service	10%			2023	\$4,100	1		
Exterior Lighting								
HID	10%			2023	\$56,800	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	0-2	\$467,500	2038	**	1-3	\$24,300	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Multi Service Center</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Obsolete Equipment</i>					

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

Heating

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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%			2048	**	5	\$44,800	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Oil Fuel Tanks. 7500 Gallons Each. Only One Of The Two Oil Fuel Tanks Is Used.</i>								
<hr/>								
Conversion Equipment								
Steam Boiler	100%	Now	\$912,900	2048	**	1	\$128,800	1
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Boilers Not Working, Decommissioned About 10 Years Ago. A Temporary Boiler Provides Steam To The Building.</i>								
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Distribution								
Steam Piping/Pump	100%	Now	\$62,400	2028	\$623,700			
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Defective Steam Condensate Return Pump.</i>								
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Terminal Devices								
Air Handler	10%			2023	\$198,400	1	\$8,900	
Convactor/Radiator	80%			2026	\$604,100	1	\$37,300	
Fan Coil Unit/Heat	8%			2023	\$169,000	1	\$3,700	
Unit Heater - Steam	2%			2028	\$10,100	4	\$300	
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Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
<hr/>								
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2022	\$263,700	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lower Level</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lower Level</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Split Unit	10%			2036	**			
Window/Wall Unit	85%			2023	\$249,900	1		
<hr/>								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$18,800	
Ductwork/Diffusers	5%			LIFE	**	2	\$9,400	
No Component	85%							
<hr/>								
Ventilation								

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

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

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

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

Asset # : 1951

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$80,600	
<i>Needs Cleaning, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout The Building</i>								
Exhaust Fans								
Interior	95%	4+	\$476,800	2038	**	2	\$3,400	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : 5th Floor Elevator Machine Room, Basement</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : 5th Floor Elevator Machine Room, Basement</i>								
<i>Explanation : Exhaust Fan Not Used For Decades. Abandoned As Per Our Escort.</i>								
Roof	5%			2033	**	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof A</i>								
<i>Explanation : Exhaust Fans On The Roof Are For Kitchen Only</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$21,000	2028	\$1,051,500	1		
<i>Leak Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Womens Bathroom</i>								
<i>Not Insulated, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Womens Bathroom</i>								
Water Heater								
Electric	2%			2021	\$2,500	4		
<i>Abandoned in Place, Extent : Light, Area Affected : 2%</i>								
<i>Location : 5th Floor Girls Bathroom, Room 554 Next To Boys Bathroom.</i>								
Gas Fired	98%	Now	\$84,300	2028	\$84,300	2	\$1,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Water Heater And Hot Water Storage Tank Disconnected. Not Working Since Boilers Were Decommissioned.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby To 5th Floor</i>								
<i>Explanation : One Unit</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1951

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2038	**	1-5	\$72,800
	Sprinkler							
	No Component	98%						
	Generic	2%			2028	\$27,600	1-2	\$800
	Fire Pump							
	Generic	100%			2031	**	1	\$27,000
	Chemical System							
	Generic	100%			2023	\$27,200	1-3	\$3,700

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Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

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 : 22-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3496 **Lot** : 4 **BIN** : 3080726

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$515,900	\$65,700
Interior Architecture	\$780,500	\$51,200
Electrical	\$332,800	\$347,300
Mechanical	\$304,300	\$760,700
Site Pavements	\$292,300	
Total	\$2,225,700	\$1,224,900
Importance Code A	\$515,900	\$343,600
Importance Code B	\$1,526,500	\$830,100
Importance Code C	\$183,300	\$51,200
Total	\$2,225,700	\$1,224,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,900			
Interior Architecture	\$126,600	\$12,500		\$6,500
Electrical	\$95,700	\$1,200	\$1,500	\$2,200
Mechanical	\$33,100	\$4,600	\$15,200	\$10,100
Site Enclosure	\$9,900			
Site Pavements	\$17,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$343,100	\$22,100	\$20,700	\$22,700
Importance Code A	\$58,700	\$1,800	\$1,800	\$2,300
Importance Code B	\$234,300	\$8,600	\$18,800	\$20,400
Importance Code C	\$50,100	\$11,600		
Total	\$343,100	\$22,100	\$20,700	\$22,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	17%	Now	\$77,300	LIFE	**	5	\$65,700	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout, Lintels</i>								
Concrete Masonry Unit	58%	0-2	\$192,500	LIFE	**	5	\$28,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Façade</i>								
Masonry: Limestone	5%	0-2	\$44,000	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	20%	0-2	\$155,100	2039	**	5	\$29,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$46,900	2037	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$7,800	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	20%	0-2	\$3,200	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	75%	0-2	\$24,700	2034	**	5	\$31,500	
<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%			2031	**	5	\$42,400	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$14,900	

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	Now	\$71,400	2031	**	3	\$8,100	
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Cast in Place Concrete	10%	Now	\$11,600	LIFE	**	5	\$11,700	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
Ceramic Tile	3%			2032	**	5	\$1,600	
Terrazzo	20%	0-2	\$260,200	LIFE	**	5	\$8,400	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	57%	Now	\$81,400	2024	\$271,200	3	\$11,500	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
Interior Walls								
Ceramic Tile	15%			2032	**	5	\$23,300	
Concrete Masonry Unit	20%	Now	\$71,900	LIFE	**	5	\$12,400	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Glass: Single Pane	5%	Now	\$24,300	LIFE	**	5	\$5,800	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Gypsum Board	55%	0-2	\$36,900	LIFE	**	5	\$51,200	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Metal Panel	5%	0-2	\$5,600	LIFE	**			
			<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Ceilings								
AcousTileConcealSpLn	40%	Now	\$36,200	2034	**	5	\$13,400	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
AcousTileConcealSpLn	5%	Now	\$22,600	2049	**	5	\$1,700	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
AcousTileSusp.Lay-In	10%	Now	\$13,600	2034	**	5	\$2,700	
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Third Floor</i>					
Exposed Concrete	30%			LIFE	**	5	\$2,500	
Gypsum Board	15%			LIFE	**	5	\$10,100	
Site Enclosure								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	30%	0-2	\$9,900	2059		**		
<i>Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Iron Picket	70%			2064		**		
Free Standing Walls								
Cast in Place Concrete	100%			2049		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$6,700	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	50%	Now	\$36,300	2034		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	50%	Now	\$38,200	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	Now	\$10,300	2032		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Pavers/Stone	93%	Now	\$217,800	2044		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear Of Building</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rear Of Building</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Of Building</i>								
Pavers/Stone	7%			2044		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	\$8,700	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$101,900	5	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2029	\$54,800	1		
Panelboards								
Fused Disc Sw	5%			2028	\$3,900	5		
Molded Case Bkrs	95%			2028	\$74,000	5	\$900	
Wiring								
Thermoplastic	100%			2029	\$69,400	1		
Motor Controllers								
Locally Mounted	100%			2027	\$47,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	80%	Now	\$67,900	2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	18%	Now	\$11,100	2039	**			
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd Floor</i>								
Incandescent	2%	Now	\$8,600	2039	**	2		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Egress Lighting								
Emergency, Battery	50%	Now	\$26,000	2039	**			
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Exit, Service	50%	Now	\$5,200	2039	**	1		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Exterior Lighting								
HID	100%	Now	\$145,400	2039	**			
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building Exterior</i>								
Alarm								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System								
No Component	70%							
Generic	30%	Now	\$34,900	2039	**	1	\$3,700	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside And Hallways</i>								
<i>Explanation : Intrusion Alarm And 4 - CCTV</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	Now	\$119,600	2039	**	1-3	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations And Main Control Panel</i>								
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
<hr/>								
Conversion Equipment								
Hot Water Boiler	100%			2027	\$277,900	1	\$18,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 12 Multiple Units</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,700	
<hr/>								
Terminal Devices								
Convactor/Radiator	100%			2027	\$193,000	1	\$11,900	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
<hr/>								
Conversion Equipment								
Reciprocating Compr/Chiller	50%	Now	\$76,500	2029	\$153,000	1	\$7,700	
<i>Abandoned in Place, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<hr/>								
Window/Wall Unit								
	50%			2024	\$37,600	1		
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Inoperable Centrifugal Unit Remaining In Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Water Cooling Tower	100%	Now	\$68,400	2027	\$136,800	2	\$29,700	
<i>Abandoned in Place, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,600	
Exhaust Fans								
Interior	95%	Now	\$24,400	2024	\$121,800	2	\$900	
<i>Not in Service, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Basement</i>								
Roof	5%	Now	\$600	2029	\$3,000	2		
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Motors Are Burnt Out, Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$22,000	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 75 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$2,700	2029	\$5,500	4	\$800	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 of 2 Units Is Not Working</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2039	**	1-5	\$19,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

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 : 29-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3444 **Lot** : 22 **BIN** : 3080067

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$933,900	\$53,300
Interior Architecture	\$429,100	\$45,300
Electrical	\$277,800	\$496,900
Mechanical	\$145,500	
Total	\$1,786,300	\$595,500
Importance Code A	\$1,002,300	\$53,300
Importance Code B	\$687,000	\$542,200
Importance Code C	\$97,000	
Total	\$1,786,300	\$595,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,600	\$3,000		\$100
Interior Architecture	\$19,400	\$15,100		\$9,100
Electrical	\$18,400	\$1,300	\$1,400	\$27,500
Mechanical	\$11,800	\$8,100	\$8,300	\$24,800
Site Enclosure	\$16,500			
Site Pavements	\$17,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$109,200	\$31,500	\$13,600	\$65,400
Importance Code A	\$21,600	\$8,400	\$5,400	\$5,600
Importance Code B	\$71,000	\$23,100	\$8,200	\$59,800
Importance Code C	\$16,500			
Total	\$109,200	\$31,500	\$13,600	\$65,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	4+	\$21,600	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	47%	Now	\$103,600	LIFE	**	5	\$33,000	
<i>Graffiti, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bulkhead Stair</i>								
<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>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads</i>								
Masonry: Brick	29%			LIFE	**	5	\$20,300	
Masonry: Granite	10%	2-4	\$43,200	LIFE	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Steps At East Entrance</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Steps At East Entrance</i>								
Masonry: Limestone	9%	2-4	\$79,800	LIFE	**	5	\$4,700	
<i>Broken/Missing Elements, Extent : Light, 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								
Aluminum	50%			2045	**	5	\$4,800	
Metal Louvers	5%			2032	**	10	\$3,000	
Wood	45%	Now	\$127,500	2054	**	5	\$21,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$600	
Metal Panel	10%			2049	**	5	\$300	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$222,600	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	55%	Now	\$357,100	2039	**			1
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2049	**	10	\$6,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2010</i>								
Interior								
Floors								
Carpet	5%	0-2	\$10,700	2028	\$53,600	3	\$6,000	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$8,700	LIFE	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	20%	Now	\$97,600	2038	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	20%	Now	\$78,000	LIFE	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridor</i>								
Vinyl Tile	30%	2-4	\$107,000	2039	**	3	\$9,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	20%			2057	**	5	\$30,200	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	15%	0-2	\$61,300	2038	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Gypsum Board	15%			LIFE	**	5	\$6,400	
Masonry: Brick	5%			LIFE	**			
Plaster	60%	Now	\$35,700	LIFE	**	5	\$12,800	
<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>								
Ceilings								
AcousTileSusp.Lay-In	10%			2034	**	5	\$8,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	90%	Now	\$49,600	LIFE	**	5	\$45,300	
<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>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$16,500	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$17,500	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wing</i>								
<i>Explanation : Utility Work, Currently Under Repair</i>								

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2042

* *

Parking/Driveway

Asphalt

100%

2032

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2029

\$21,700

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs

100%

2029

\$152,800

5

\$1,400

Raceway

Conduit

95%

2029

\$122,600

1

Conduit

5%

2039

* *

1

Panelboards

Fused Disc Sw

5%

2028

\$5,500

5

\$100

Fused Knife Sw

5%

4+

\$5,500

2054

* *

5

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Elevator Mechanical Room*

Molded Case Bkrs

60%

2028

\$65,400

5

\$900

Molded Case Bkrs

30%

2037

* *

5

\$400

Wiring

Braided Cloth

30%

2-4

\$54,400

2054

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 10%**Location : Basement*

Thermoplastic

60%

2029

\$108,800

1

Thermoplastic

10%

2039

* *

1

Motor Controllers

Locally Mounted

100%

2027

\$47,200

5

\$400

Ground

Grounding Devices

Generic

100%

2-4

\$9,900

LIFE

* *

5

\$800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	88%			2024	\$109,500	10	\$43,700	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	10%			2024	\$62,700	2	\$100	
LED	2%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Office</i>								
<i>Explanation : LED Lighting Fixtures</i>								
Egress Lighting								
Emergency, Battery	40%			2034	**	10	\$5,200	
Emergency, Battery	10%			2024	\$7,600	10	\$1,300	
Exit, Battery	50%			2034	**	10	\$1,800	
Exterior Lighting								
HID	8%			2024	\$17,000	10		
HID	1%			2029	\$2,100	10		
Incandescent	1%	Now	\$1,800	2039	**	2		
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Entrance Stairs</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance Steps</i>								
<i>Explanation : Two Ornametal Post Style Light Fixtures Are Missing Globes</i>								
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2039	**	1-3	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Devices, Control Panel, Strobe Lights, Bell, Pull Box, Annunciator</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2049	**	1		
Conversion Equipment Steam Boiler	100%	Now	\$68,400	2034	**	1	\$48,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 2 Units, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 10 Multiple Units, Converted Steam System</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Steam Piping/Pump	100%			2039	**		
Terminal Devices								
	Convactor/Radiator	100%			2034	**	1	\$17,500
Air Conditioning								
Energy Source								
	Electricity	100%			2037	**	1	
Conversion Equipment								
	Split Unit	2%			2034	**		
	Window/Wall Unit	70%			2024	\$77,100	1	
	No Component	28%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	2-4	\$7,900	2039	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Connecting Pipe At Water Main, Basement</i>								
Water Heater								
	Gas Fired	100%			2027	\$32,200	2	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 100 Gallon Tank</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2024	\$8,100	4	\$1,100
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2039	**	1-5	\$28,300

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Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

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 : 24-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 1808 **Lot** : 8 **BIN** : 1054888

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$530,100	\$884,100
Interior Architecture	\$619,000	\$69,900
Electrical	\$372,200	\$1,400,200
Mechanical	\$284,000	\$2,955,300
Total	\$1,805,200	\$5,309,500
Importance Code A	\$679,400	\$1,221,300
Importance Code B	\$1,088,500	\$4,088,200
Importance Code C	\$37,200	
Total	\$1,805,200	\$5,309,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$50,200			
Interior Architecture	\$70,300	\$8,700		\$14,500
Electrical	\$3,400	\$3,400	\$5,100	\$4,400
Mechanical	\$15,200	\$17,500	\$26,900	\$52,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$144,000	\$34,600	\$37,000	\$75,900
Importance Code A	\$54,900	\$9,400	\$9,400	\$9,600
Importance Code B	\$34,900	\$25,200	\$27,600	\$66,300
Importance Code C	\$54,200			
Total	\$144,000	\$34,600	\$37,000	\$75,900



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$346,500	LIFE	**	5	\$110,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lintels Above Auditorium Roof, North Side</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North And East Facade, Ground Level</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,300	
Windows								
Aluminum	100%	Now	\$111,900	2045	**	5	\$12,800	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$30,300	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	78%	Now	\$71,700	LIFE	**	5	\$11,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	7%	Now	\$11,700	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Auditorium</i>								
Stucco Cement	10%	Now	\$8,200	2042	**	5	\$2,000	
<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								
Single Ply Membrane	100%			2029	\$729,700	10	\$44,200	
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	0-2	\$7,600	LIFE	**	5	\$15,300	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Vault</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Basement Vault Below Parking Lot</i>								
<i>Explanation : Abandoned, Unsafe To Enter</i>								
Ceramic Tile	3%	Now	\$8,500	2038	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	5%			2037	**	5	\$10,500	
Terrazzo	4%			LIFE	**	5	\$4,400	
Vinyl Tile	83%	Now	\$411,400	2034	**	3	\$43,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Pump Room</i>								
Concrete Masonry Unit	10%	2-4	\$15,900	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Folding Partition	2%			2045	**	5	\$6,800	
Glass: Single Pane	5%	Now	\$10,700	LIFE	**	5	\$5,100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Marble Panels	3%			LIFE	**			
Plaster	65%	0-2	\$37,200	LIFE	**	5	\$26,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	2-4	\$27,600	LIFE	**			
<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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2042	**	5	\$7,000	
Exposed Concrete	5%	Now	\$93,800	LIFE	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Phone Room, Exposed Lintel</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pump Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pump Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Vault</i>								
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	5%			2034	**			
Plaster	80%	0-2	\$76,500	LIFE	**	5	\$69,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2039	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	95%			2034	**			
Masonry: Granite	5%			LIFE	**			
Parking/Driveway								
Asphalt	100%			2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North Parking Lot</i>								
<i>Explanation : No Parking Permitted Above Abandoned Basement Vault</i>								

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	50%			2029	\$19,300	5	\$200
			<i>Enclosure Corroded, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Basement - Service End Box</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>					
	Fused Disc Sw	50%			2029	\$19,300	5	\$200
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 800 Ampere Main Disconnect Switch Labelled Emergency</i>					
Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$178,300	5	\$400
Raceway								
	Conduit	80%			2029	\$143,900	1	
	Conduit	20%			2039	**	1	
Panelboards								
	Fused Disc Sw	10%			2028	\$18,700	5	\$200
	Molded Case Bkrs	90%			2028	\$168,300	5	\$2,200
Wiring								
	Thermoplastic	100%			2039	**	1	
Motor Controllers								
	Locally Mounted	100%			2034	**	5	\$600
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,400
Lighting								
Interior Lighting								
	Fluorescent	100%			2029	\$217,400	10	\$86,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-12 Lamps</i>					
Egress Lighting								
	Emergency, Battery	50%			2029	\$66,500	10	\$11,400
	Exit, Battery	50%			2029	\$45,300	10	\$3,200
Exterior Lighting								
	HID	100%			2024	\$372,200	10	\$300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof And Outside Perimeter</i>					
			<i>Explanation : Controlled Via Photocell</i>					
Alarm								
Security System								
	No Component	50%						
	Generic	50%			2029	\$149,100	1	\$17,700

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2029

\$306,200

1-3

\$17,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Devices Control Panel, Strobe Lights, Bell, Smoke Detector, Pull Box*

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

Heating

Energy Source

Fuel Oil No 2

100%

2039

* *

5

\$29,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks. 10000 Gallons Each.*

Conversion Equipment

Steam Boiler

50%

Now

\$149,300

2049

* *

1

\$42,100

*Leak Evident, Extent : Moderate, Area Affected : 50%**Location : Basement**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 50%**Location : Basement**Explanation : Boiler No.1 Has Several Sections Leaking.*

Steam Boiler

50%

2027

\$298,700

1

\$46,800

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Distribution

Steam Piping/Pump

100%

2029

\$408,100

Terminal Devices

Air Handler

20%

2029

\$259,600

1

\$11,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Supply Fans With Coils In Ductwork.*

Convactor/Radiator

80%

2027

\$395,300

1

\$24,400

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	10%			2029	\$197,000		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Metropolitan Clinic</i>								
<i>Explanation : Outdoor Unit Located Outside The Building By The Parking. Indoor Units Inside The Clinic Are Not Accessible.</i>								
	Window/Wall Unit	70%			2024	\$134,600	1	
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,700
Exhaust Fans								
	Interior	40%			2029	\$131,300	2	\$1,200
	Roof	30%			2029	\$46,000	2	\$900
	No Component	30%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2029	\$688,000	1	
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Water Heater								
	Gas Fired	100%			2028	\$56,300	2	\$1,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : Three Units 75 Gallons Each.</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement Floor Drains Backup With A Heavy Rain.</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	50%			2024	\$7,000	4	\$1,000
	Submersible	50%			2021	\$1,600	4	\$1,500
Backflow Preventer								
	Generic	100%			2034	**	1	\$5,800
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Bathrooms</i>								
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : One Unit</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2029	\$384,700	1-5	\$47,700
	Sprinkler							
	No Component	90%						
	Generic	10%			2029	\$90,400	1-2	\$2,700
	Fire Pump							
	Generic	100%			2032	**	1	\$17,700

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Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : HART FAMILY RESIDENCE
Address : 217-227 HART STREET @ THROOP AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0067.000 / 4137 **Yr Built/Renovated** : 1920 / 2014
Area Sq Ft : 31,000 **Project Type** : HUMAN RESOURCES
Date of Survey : 10-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 1769 **Lot** : 72 **BIN** : 3049230

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$205,900	
Interior Architecture	\$120,200	\$140,600
Electrical		\$600,200
Mechanical		\$259,500
Total	\$326,000	\$1,000,200
Importance Code A	\$205,900	
Importance Code B	\$120,200	\$960,100
Importance Code C		\$40,200
Total	\$326,000	\$1,000,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$40,100		\$23,600
Interior Architecture	\$54,000	\$2,500	\$600	\$13,100
Electrical	\$900	\$1,400	\$900	\$3,900
Mechanical	\$29,100	\$4,000	\$5,200	\$34,500
Site Pavements	\$10,400			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$99,300	\$53,000	\$11,700	\$80,100
Importance Code A	\$1,500	\$41,600	\$1,500	\$25,200
Importance Code B	\$51,800	\$11,400	\$10,100	\$54,900
Importance Code C	\$45,900			
Total	\$99,300	\$53,000	\$11,700	\$80,100



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$33,400	
Masonry: Limestone	5%			LIFE	**	5	\$1,700	
Stucco Cement	20%			2042	**	5	\$22,200	
Windows								
Aluminum	82%	Now	\$205,900	2045	**	5	\$5,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Apartments</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Apartments</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Apartments</i>								
<i>Explanation : Fire Safety Gates Over Windows Not Functioning Properly</i>								
Aluminum	18%			2054	**	5	\$2,600	
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$2,400	
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Rail	50%			2042	**	5-10	\$47,700	
Roof								
Modified Bitumen	98%			2034	**	10	\$22,300	
<i>Ponding, Extent : Light, Area Affected : 2%</i>								
<i>Location : Adjacent To Bulkhead Door</i>								
Skylight, Metal/Glass	2%			2049	**	10	\$1,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$10,900	
Ceramic Tile	10%			2032	**	5	\$5,000	
Quarry Tile	20%			2034	**	5	\$15,000	
Sheet Vinyl/Rubber	15%			2034	**	5	\$11,200	
Vinyl Tile	10%			2029	\$44,300	3	\$1,900	
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Office And Meeting Room</i>								
Wood	35%	Now	\$120,200	2044	**	5	\$16,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Apartments</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Below Windows In Apartments</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Apartments</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	25%	Now	\$16,100	2032	**	5	\$14,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors At Corners</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors At Corners</i>								
<i>Explanation : Impact Damage</i>								
Glass: Single Pane	5%			LIFE	**	5	\$4,200	
Gypsum Board	60%	Now	\$5,800	LIFE	**	5	\$40,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms Along Southwest Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms Along Southwest Wing</i>								
Masonry: Brick	10%	0-2	\$22,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceilings								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	90%	Now	\$9,500	LIFE	**	5	\$56,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms Along Southwest Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms Along Southwest Wing</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2049	**			
Iron Picket	10%			2064	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			2049	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$1,400	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Side Steps To Yard</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Activity Yard								
Cast in Place Concrete	15%	Now	\$1,600	2042		**		
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Yard</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Yard</i>								
Pavers/Stone	30%			2038		**		
Rubber Matting	55%	Now	\$7,400	2034		**		
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Yard</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Side Yard</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Side Yard</i>								
<i>Explanation : Sinking/heaving</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039		**	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039		**	\$100	
Raceway								
Conduit	95%			2039		**		1
Conduit	5%			2049		**		1
Panelboards								
Fused Disc Sw	5%			2037		**		5
Molded Case Bkrs	95%			2037		**	\$800	5
Wiring								
Thermoplastic	95%			2039		**		1
Thermoplastic	5%			2049		**		1
Motor Controllers								
Locally Mounted	100%			2034		**	\$200	5
Ground								
Grounding Devices								
Generic	100%			LIFE		**	\$500	5
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2029	\$159,400	10	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Unit Bathrooms And Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	60%			2029	\$318,800	10	\$17,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Units From 2nd To 5th Floor</i>								
Fluorescent	10%			2034	* *	10	\$2,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Egress Lighting								
Emergency, Battery	40%			2029	\$17,400	10	\$3,000	
Emergency, Battery	10%			2037	* *	10	\$700	
Exit, Service	45%			2029	\$4,800	1		
Exit, Service	5%			2037	* *	1		
Exterior Lighting								
HID	100%			2029	\$122,000	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$29,300	1	\$3,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	* *	1-3	\$5,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2039	* *	1		
Conversion Equipment Hot Water Boiler	100%			2046	* *	1	\$15,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Multiple Boiler Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2028	\$47,200	4	\$1,500	
Terminal Devices Convactor/Radiator	100%	0-2	\$16,200	2027	\$162,000	1	\$9,000	
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout The Building.</i>								
<i>Explanation : Either Damaged Or Missing</i>								
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2024	\$12,600	1		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Office Space Only</i>								
No Component	80%							
Dehumidifier								
Generic								
	100%			2027				
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit. 50 Percent Of Basement Area Covered By Dehumidifier</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,300	
Exhaust Fans								
Roof	100%			2029	\$50,300	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired								
	100%			2024	\$18,500	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Sets</i>								
Sanitary Piping								
Cast Iron								
	100%	0-2	\$11,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Backyard</i>								
Storm Drain Piping								
Cast Iron								
	100%			LIFE	**	1		
Sump Pump(s)								
Submersible								
	100%			2022	\$1,000	4	\$1,000	
Fixtures								
Generic								
	100%							
Vertical Transport								
Elevators								
Geared Traction								
	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
No Component								
	90%							
Generic								
	10%			2039	**	1-2	\$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.

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$397,700	
Interior Architecture	\$134,000	\$258,700
Electrical	\$207,900	\$329,400
Mechanical	\$324,600	\$679,700
Total	\$1,064,100	\$1,267,900
Importance Code A	\$397,700	
Importance Code B	\$666,400	\$1,267,900
Total	\$1,064,100	\$1,267,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,500	\$26,200		
Interior Architecture	\$43,300		\$7,600	\$10,300
Electrical	\$10,800	\$82,900	\$600	\$400
Mechanical	\$11,400	\$15,100	\$21,000	\$9,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$90,900	\$128,100	\$33,200	\$24,200
Importance Code A	\$23,300	\$28,500	\$1,800	\$1,800
Importance Code B	\$54,400	\$99,600	\$31,400	\$22,400
Importance Code C	\$13,300			
Total	\$90,900	\$128,100	\$33,200	\$24,200



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
HUNTS POINT MULTI SERVICE CENTER
Asset # : 1945

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
Masonry: Brick	70%			LIFE	**	5	\$22,400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Window Wall	20%	Now	\$321,100	2057	**	5	\$12,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	5%			2036	**	10	\$4,900	
No Component	95%							
Parapets								
Cast in Place Concrete	15%	Now	\$13,600	LIFE	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$76,600	LIFE	**	5	\$3,200	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2032	**	5-10	\$8,200	
Pre-Cast Concrete	5%	Now	\$800	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	5%			2040	**	10	\$2,300	
Modified Bitumen	85%			2032	**	10	\$21,200	
Modified Bitumen	10%	Now	\$7,100	2032	**			
<i>Alligating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Main Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Main Lobby</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	2-4	\$2,900	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$2,700	
Panel/Paver: Cer/Brk	10%			2043	**	5	\$11,900	
Vinyl Tile	55%	0-2	\$25,900	2027	\$258,700	3	\$10,900	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2035	**	3	\$5,000	
Interior Walls								
Concrete Masonry Unit	10%	2-4	\$13,300	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Gypsum Board	35%			LIFE	**	5	\$12,000	
Gypsum Board	25%			LIFE	**	5	\$8,600	
Metal Panel	20%			LIFE	**			
Plaster	10%			LIFE	**	5	\$1,700	
Ceilings								
AcousTileSusp.Lay-In	50%	0-2	\$89,500	2032	**	5	\$13,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%			2044	**	5	\$13,300	
Exposed Concrete	25%	Now	\$44,500	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$8,700	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1400 Ampere Main Disconnect Switch</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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$101,900	5	\$1,000	
Raceway								
Conduit	95%			2027	\$52,000	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$7,800	5	\$100	
Molded Case Bkrs	80%			2026	\$62,300	5	\$800	
Molded Case Bkrs	10%			2043	**	5	\$100	
Wiring								
Thermoplastic	95%			2027	\$65,900	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$47,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2032	**	10	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	75%			2022	\$63,300	10	\$25,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2022	\$21,300	2		
Egress Lighting								
Emergency, Battery	40%			2022	\$20,700	10	\$3,500	
Emergency, Battery	10%			2032	**	10	\$900	
Exit, LED	20%			2055	**	1		
Exit, Service	30%			2022	\$3,100	1		
Exterior Lighting								
HID	100%			2022	\$144,500	10	\$100	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$4,500	

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

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Estimates are rounded to the nearest hundred dollars.
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HUMAN RESOURCES ADMINISTRATION - 096
HUNTS POINT MULTI SERVICE CENTER
Asset # : 1945

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Using #2 Oil</i>						
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$18,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : One Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$1,800	
Terminal Devices								
Air Handler	40%			2027	\$201,600	1	\$9,100	
Convactor/Radiator	60%			2040	**	1	\$7,100	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%	Now	\$324,600	2042	**	1	\$28,600	
		<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 3rd Floor Mechanical Room</i>						
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$700	2037	**	4	\$1,800	
		<i>Broken, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Circulation Pump</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$321,700	1	\$22,700	
Heat Rejection								
Water Cooling Tower	100%	Now	\$2,200	2025	\$108,800	2	\$29,600	
		<i>Malfunctioning, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Automatic Make-up Water Valve Malfunctioning</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,500	
Exhaust Fans								
Interior	20%			2027	\$25,500	2	\$200	
Roof	80%			2027	\$47,600	2	\$900	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$21,900	2	\$500	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	HW Heat Exchanger Steam Fired	100%			2037	**	4	\$5,400
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
	Standpipe Generic	100%			2037	**	1-5	\$18,500

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

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)
 Address : 125 WEST 127TH STREET
 Borough : MANHATTAN Agency's Number : N/A
 Program / Asset # : HRA0038.010 / 1950 Yr Built/Renovated : 1907 / 2005
 Area Sq Ft : 13,241 Project Type : HUMAN RESOURCES
 Date of Survey : 07-Jul-2016 Landmark Status : NONE
 Areas Surveyed : Roof, Floors 1,2,3,4
 Block : 1912 Lot : 12 BIN : 1057904

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$313,700
Electrical		\$42,900
Mechanical		\$288,000
Total		\$644,600
Importance Code A		\$313,700
Importance Code B		\$330,900
Total		\$644,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,200	\$10,100		
Interior Architecture	\$18,900		\$2,100	\$200
Electrical	\$300	\$200	\$200	\$300
Mechanical	\$19,500	\$12,300	\$600	\$500
Total	\$66,000	\$22,600	\$3,000	\$1,000
Importance Code A	\$27,200	\$10,100		
Importance Code B	\$37,900	\$12,500	\$3,000	\$1,000
Importance Code C	\$900			
Total	\$66,000	\$22,600	\$3,000	\$1,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HUMAN RESOURCES ADMINISTRATION - 096
OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)

Asset # : 1950

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$18,000	
Masonry: Brick	90%			LIFE	**	5	\$41,500	
Masonry: Limestone	5%			LIFE	**	5	\$1,700	
Windows								
Aluminum	100%	Now	\$27,200	2026	\$272,200	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Windows</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facade</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corridor Windows</i>								
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$5,200	
Masonry: Brick	50%			LIFE	**	5	\$1,700	
Metal: Cage/Fence	15%			2032	**	5-10	\$3,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,100	
Stucco Cement	10%			2040	**	5	\$900	
Roof								
Modified Bitumen	95%			2032	**	10	\$7,800	
Skylight, Metal/Glass	5%			2047	**	10	\$1,400	
Interior								
Floors								
Ceramic Tile	5%			2036	**	5	\$1,000	
Vinyl Tile	85%			2032	**	3	\$6,300	
Vinyl Tile	10%	Now	\$17,600	2037	**	3	\$700	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Custodial Closets And Corridors</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$1,800	
Gypsum Board	95%			LIFE	**	5	\$20,200	
Ceilings								
AcousTileSusp.Lay-In	90%			2040	**	5	\$17,900	
Gypsum Board	10%			LIFE	**	5	\$2,500	

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

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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 (ANNEX)

Asset # : 1950

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2037	**	1		
Lighting								
Interior Lighting								
Fluorescent	98%			2027	\$29,800	10	\$11,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2027	\$600	10	\$200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircase</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$9,300	10	\$1,600	
Exit, Service	50%			2027	\$1,900	1		
Exterior Lighting								
HID	20%			2027	\$10,400	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2027	\$42,900	1-3	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobel Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$10,900	2027	\$218,800	4	\$700	
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	100%			2025	\$69,200	1	\$4,300	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2021	\$8,100	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$1,100	
No Component	85%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Roof	15%			2027	\$3,200	2	\$100
	No Component	85%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2037	**	1	
	Water Heater							
	Electric	100%			2022	\$11,400	4	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	No Component	80%						
	Generic	20%			2037	**	1-5	\$1,300
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : 4th Floor Stairway</i>					
			<i>Explanation : 1 Connection Only</i>					

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)
Address : 127 WEST 127TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0038.000 / 1962 **Yr Built/Renovated** : 1937 / 2009
Area Sq Ft : 132,183 **Project Type** : HUMAN RESOURCES
Date of Survey : 07-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1912 **Lot** : 12 **BIN** : 1057904

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$247,500	\$189,800
Interior Architecture	\$124,200	\$2,095,200
Electrical	\$212,600	\$841,200
Mechanical	\$539,100	\$1,997,000
Total	\$1,123,400	\$5,123,200
Importance Code A	\$247,500	\$189,800
Importance Code B	\$751,600	\$4,295,400
Importance Code C	\$124,200	\$638,000
Total	\$1,123,400	\$5,123,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$51,800	\$12,600	\$24,900	
Interior Architecture	\$36,100	\$26,000	\$4,900	\$16,100
Electrical	\$3,200	\$21,000	\$2,500	\$3,200
Mechanical	\$41,900	\$39,000	\$42,000	\$23,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$136,900	\$102,500	\$78,300	\$47,100
Importance Code A	\$64,900	\$26,000	\$38,000	\$13,100
Importance Code B	\$72,000	\$76,600	\$40,300	\$34,000
Importance Code C				
Total	\$136,900	\$102,500	\$78,300	\$47,100



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

Asset # : 1962

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	\$71,100	LIFE	**	5	\$113,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard - North Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,300	
Masonry: Limestone	10%	4+	\$80,400	LIFE	**	5	\$10,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Decorative Banding</i>								
Stucco Cement	5%			2032	**	5	\$17,600	
Windows								
Aluminum	80%			2043	**	5	\$42,000	
Aluminum	15%			2043	**	5	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Facade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Wood	5%			2026	\$76,800	5	\$26,300	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mechanical Penthouse</i>								
Parapets								
Masonry: Brick	83%			LIFE	**	5	\$25,300	
Masonry: Limestone	10%	Now	\$33,200	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Interior Banding - North East Corner Parapet</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping Stones</i>								
Metal: Cage/Fence	5%			2040	**	5-10	\$11,800	
Stucco Cement	2%			2040	**	5	\$1,600	
Roof								
Asphalt Macadam	5%	Now	\$5,400	2032	**	5	\$1,300	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Tunnels Under Courtyard Playground Which House Main Electrical Feeds</i>								
Built-Up (BUR)	5%			2032	**	10	\$3,800	
Modified Bitumen	90%	Now	\$96,100	2032	**			
<i>Alligatoring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Roof Drains</i>								
<i>Ridging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Cant Strips</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								

Interior

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

Asset # : 1962

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2026	\$131,600	3	\$14,800	
Cast in Place Concrete	10%			LIFE	**	5	\$43,300	
Ceramic Tile	5%	Now	\$20,000	2030	\$199,800	5	\$4,900	
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Shower Rooms 200e And 300e</i>								
Quarry Tile	5%			2032	**	5	\$14,800	
Vinyl Tile	65%			2027	\$1,139,800	3	\$64,300	
Wood	10%			2042	**	5	\$37,100	
Interior Walls								
Ceramic Tile	5%	Now	\$58,300	2030	\$583,300	5	\$10,100	
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Shower Rooms 200e And 300e</i>								
Glass: Single Pane	5%			LIFE	**	5	\$15,200	
Gypsum Board	10%			LIFE	**	5	\$24,300	
Masonry: Brick	8%	Now	\$65,900	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Tank Bulkhead</i>								
Metal: Cage/Fence	2%			LIFE	**			
Plaster	45%			LIFE	**	5	\$54,700	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%			2040	**	5	\$29,700	
Exposed Concrete	25%			LIFE	**	5	\$7,700	
Plaster	60%			LIFE	**	5	\$74,200	

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HUMAN RESOURCES ADMINISTRATION - 096
OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)

Asset # : 1962

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%			2032	**	5	\$800	
Locally Mounted	10%			2025	\$12,000	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Lighting								
Interior Lighting								
Fluorescent	50%			2022	\$152,000	10	\$60,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2027	\$15,200	10	\$6,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
Fluorescent	43%			2027	\$130,700	10	\$52,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2022	\$2,200	10		
Incandescent	1%			2022	\$15,300	2		
Egress Lighting								
Emergency, Battery	50%			2027	\$92,900	10	\$16,000	
Exit, Service	50%			2027	\$18,600	1		
Exterior Lighting								
HID	20%			2027	\$104,100	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	95%							
Generic	5%			2027	\$20,800	1	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Courtyard, Back And Front</i>								
<i>Explanation : 4 CCTV Surveillance Cameras Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2027	\$428,100	1-3	\$25,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HUMAN RESOURCES ADMINISTRATION - 096
OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)

Asset # : 1962

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Oil # 2, (2) Tanks Of 5,000 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$130,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$218,400	2037	**	4	\$6,500	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2027	\$363,000	1	\$16,400	
Convactor/Radiator	80%	Now	\$11,100	2025	\$552,800	1	\$30,700	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2027	\$164,300	1	\$9,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : 4 Units For Gymnasium And Auditorium. Roof</i>								
Window/Wall Unit	75%			2022	\$201,700	1		
No Component	10%							
Terminal Devices								
Air Handler/Dir Expansion	15%			2027	\$194,800	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium And Auditorium</i>								
<i>Explanation : 4 Units,</i>								
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2027	\$35,100	2	\$13,800	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$118,900	LIFE	**	2-5	\$73,700	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								

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

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

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

Asset # : 1962

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	80%			2027	\$367,300	2	\$3,200
	Roof	20%			2027	\$42,900	2	\$800
Plumbing								
	H/C Water Piping							
	Brass/Copper	80%			2037	**	1	
	Galvanized Steel	20%			2025	\$113,300	1	
	HW Heat Exchanger							
	Steam Fired	100%			2037	**	4	\$19,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement - Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2027	\$19,700	4	\$2,800
	Sewage Ejector(s)							
	Electric	100%			2027	\$37,200	4	\$5,300
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	No Component	25%						
	Generic	75%			2037	**	1-5	\$50,000
	Sprinkler							
	No Component	90%						
	Generic	10%			2027	\$126,400	1-2	\$3,700
	Fire Pump							
	Generic	100%			2036	**	1	\$24,700
	Chemical System							
	Generic	100%			2025	\$27,200	1-3	\$3,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 1 Set</i>					

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : SOUTH JAMAICA MULTI SERVICE CTR
Address : 114-02 G.R. BREWER BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HRA0043.000 / 1942 **Yr Built/Renovated** : 1987 / 2000
Area Sq Ft : 28,784 **Project Type** : HUMAN RESOURCES
Date of Survey : 08-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 12200 **Lot** : 52 **BIN** : 4264631

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,198,700	\$55,300
Interior Architecture	\$38,200	\$234,400
Electrical		\$89,800
Total	\$1,236,900	\$379,500
Importance Code A	\$1,198,700	\$55,300
Importance Code B	\$38,200	\$324,300
Total	\$1,236,900	\$379,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$57,300	\$1,000		
Interior Architecture	\$8,200	\$18,600	\$1,300	\$2,700
Electrical	\$2,200	\$2,700	\$2,700	\$2,200
Mechanical	\$3,100	\$7,400	\$5,500	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$74,700	\$33,600	\$13,500	\$12,200
Importance Code A	\$58,700	\$2,500	\$1,400	\$1,400
Importance Code B	\$7,800	\$31,100	\$12,000	\$10,800
Importance Code C	\$8,200			
Total	\$74,700	\$33,600	\$13,500	\$12,200



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
SOUTH JAMAICA MULTI SERVICE CTR
Asset # : 1942

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	99%	Now	\$173,900	LIFE	**	5	\$55,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Window Surrounds</i>								
<i>Efflorescence, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Grade - West Facade</i>								
Pre-Cast Concrete	1%			LIFE	**	5	\$1,800	
Windows								
Aluminum	88%			2035	**	5	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	10%			LIFE	**	5	\$400	
Metal Louvers	2%			2030	\$4,200	10	\$800	
Parapets								
Concrete Masonry Unit	45%	Now	\$25,700	LIFE	**	5	\$5,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face Of Parapet</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of Parapet</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Face Of Parapet</i>								
Masonry: Brick	50%	Now	\$31,600	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : South East Corner Of Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South East Corner Of Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%			2047	**	5	\$2,000	
Roof								
Modified Bitumen	100%	Now	\$93,200	2022	\$931,600			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Seams Open/Split, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,700	
Ceramic Tile	5%			2030	\$43,500	5	\$2,200	
Quarry Tile	10%			2032	**	5	\$6,500	
Traffic Topping	5%			2027	\$27,900	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multi Purpose Room</i>								
<i>Explanation : High Traffic Industrial Surface</i>								
Vinyl Tile	50%	Now	\$38,200	2027	\$190,900	3	\$8,100	
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors And Room Thresholds</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Wall In Corridors</i>								
Vinyl Tile	25%			2032	**	3	\$4,000	
Interior Walls								
Ceramic Tile	20%			2036	**	5	\$16,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,300	
Gypsum Board	70%			LIFE	**	5	\$34,500	
Ceilings								
AcousTileSusp.Lay-In	65%			2032	**	5	\$28,000	
Exposed Concrete	5%			LIFE	**	5	\$300	
Gypsum Board	25%			LIFE	**	5	\$13,500	
Metal Panel	5%			LIFE	**	5	\$2,700	

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HUMAN RESOURCES ADMINISTRATION - 096
SOUTH JAMAICA MULTI SERVICE CTR
Asset # : 1942

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2032	**	5	\$100	
Locally Mounted	50%			2025	\$23,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	1%			2027	\$700	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Fluorescent	99%			2027	\$65,500	10	\$26,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$20,200	10	\$3,500	
Exit, Service	50%			2027	\$4,000	1		
Exterior Lighting								
HID	20%			2027	\$22,700	10		
No Component	80%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2035	**	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Outside, Clinic Waiting Area And Some Offices</i>								
<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$17,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Horns, Manual Pull Stations And Strobe Lights</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	75%			2035	**	1	\$10,700	
	<i>Other Observation, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 7 Rooftop Package Units</i>							
Hot Water Boiler	25%			2032	**	1	\$3,600	
	<i>Other Observation, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Hot Wtr Piping/Pump	25%			2035	**	4	\$400	
No Component	75%							
Terminal Devices								
Convactor/Radiator	25%			2032	**	1	\$2,300	
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$1,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 7 Units. R-410a</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,000	
Exhaust Fans								
Roof	100%			2032	**	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2025	\$17,100	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$1,100	
Backflow Preventer								
Generic	100%			2027	\$7,100	1	\$1,800	
Fixtures								
Generic	100%							
Vertical Transport								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression	Standpipe							
	Generic	100%			2037		**	\$14,500
Chemical System	Generic	100%			2025	\$27,200	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : TRANSITIONAL HOUSING ROSE HOUSE
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 : 08-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,6,7
Block : 1911 **Lot** : 45 **BIN** : 1057874

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$200,000	\$200,000
Interior Architecture	\$537,500	\$370,600
Electrical		\$748,300
Mechanical		\$236,600
Total	\$737,600	\$1,555,500
Importance Code A	\$200,000	\$200,000
Importance Code B	\$491,800	\$1,355,500
Importance Code C	\$45,800	
Total	\$737,600	\$1,555,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,000		\$4,400	
Interior Architecture	\$110,600			\$5,800
Electrical	\$12,100	\$1,900	\$2,500	\$2,300
Mechanical	\$44,300	\$8,600	\$8,900	\$7,000
Site Pavements	\$900			
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$215,800	\$17,400	\$22,800	\$22,000
Importance Code A	\$77,400	\$3,200	\$7,400	\$3,200
Importance Code B	\$116,400	\$14,200	\$15,300	\$18,800
Importance Code C	\$22,000			
Total	\$215,800	\$17,400	\$22,800	\$22,000



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HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING ROSE HOUSE
Asset # : 4352

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$211,000	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%			LIFE	**	5	\$175,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**	5	\$13,500	
Masonry: Limestone	10%			LIFE	**	5	\$20,300	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%			2035	**	5	\$33,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%			2055	**	5	\$26,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%			2038	**	5	\$8,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$11,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	77%			LIFE	**	5-10	\$21,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$1,500	
Stucco Cement	10%	Now	\$3,300	2035	**	5	\$500	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Skylight, Metal/Glass	5%			2040	**	10	\$5,500	
Under Construction	95%							

Interior

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HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING ROSE HOUSE
Asset # : 4352

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%	Now	\$2,100	2026	\$103,600	3	\$11,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Activity Area</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$68,100	
Ceramic Tile	25%	0-2	\$78,600	2033	**	5	\$19,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Bathrooms In Residences</i>								
Vinyl Tile	10%	0-2	\$27,600	2030	\$138,000	3	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchens In Residences</i>								
Wood	50%	4+	\$133,800	2045	**	5	\$73,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Residences</i>								
<i>Uneven Surface, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Residences</i>								
Interior Walls								
Ceramic Tile	15%	4+	\$7,200	2039	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Corridor Area</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,300	
Gypsum Board	50%			LIFE	**	5-10	\$70,800	
Masonry: Fieldstone	5%			LIFE	**	10	\$1,700	
Plaster	25%			LIFE	**	5-10	\$17,700	
Ceilings								
AcousTileSusp.Lay-In	10%			2035	**	5	\$15,600	
Exposed Struc: Steel	8%			LIFE	**	10	\$24,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
<i>Explanation : Metal Decking</i>								
Gypsum Board	82%			LIFE	**	5-10	\$438,900	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	50%			2050	**			
Chain Link	25%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : This Is A Fence On Top Of Concrete Wall Enclosure</i>								
Iron Picket	25%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								

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HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING ROSE HOUSE
Asset # : 4352

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$900	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas At Street Front</i>								

On-Site Walkways

Cast in Place Concrete	95%			2035	**			
Metal	5%			2030		1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Areaways Located At Front Of Building</i>								
<i>Explanation : Steel Stairs Leading Down Into Areaway</i>								

Activity Yard

Not Accessible	100%							
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere And One 400 Ampere Main Disconnect Switches</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2050	**	5	\$1,700	
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Raceway

Conduit	100%			2050	**	1		
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Panelboards

Fused Disc Sw	10%			2046	**	5	\$100	
Molded Case Bkrs	90%			2038	**	5	\$1,500	

Wiring

Thermoplastic	100%			2040	**	1		
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Motor Controllers

Locally Mounted	100%			2035	**	5	\$400	
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Ground

Grounding Devices

Generic	100%	4+	\$9,900	LIFE	**	5	\$900	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Lighting

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HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING ROSE HOUSE
Asset # : 4352

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	25%			2035	**	10	\$14,600	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, Offices And 2nd To 7th Floor Hallway</i>						
Fluorescent	10%			2035	**	10	\$5,800	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Recreation Room</i>						
Fluorescent	20%			2035	**	10	\$11,700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Various Locations</i>						
Incandescent	45%			2030		2	\$600	
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$7,700	
Exit, Battery	50%			2035	**	10	\$2,200	
Exterior Lighting								
HID	20%			2030		10	\$50,200	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Rear Yard</i>						
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$7,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Stairs, Basement, 1st Floor</i>						
		<i>Explanation : High Definition Cameras With Night Vision</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030		1-3	\$12,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	3%			2040	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Basement And 1st Floor</i>						
		<i>Explanation : 10 Electric Heaters - Ceiling Mounted</i>						
Natural Gas	97%			2040	**	1		

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HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING ROSE HOUSE
Asset # : 4352

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	90%			2043	**	1	\$28,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Of 124 W. 127 Street</i>					
			<i>Explanation : 1 Boiler Serves All Four Buildings</i>					
Hot Water Boiler	7%	0-2	\$33,600	2050	**	1	\$2,000	
			<i>Corroded, Extent : Severe, Area Affected : 2%</i>					
			<i>Location : Court Yard, Deteriorated Boiler Stack</i>					
Radiant Heater	3%			2030	\$33,100	2	\$900	
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$4,700	
Terminal Devices								
Convactor/Radiator	100%			2035	**	1	\$20,600	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	10%			2025	\$132,900			
Window/Wall Unit	80%			2025	\$103,800	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$11,300	
No Component	80%							
Exhaust Fans								
No Component	40%							
Under Construction	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	95%			2050	**	1		
Under Construction	5%							
HW Heat Exchanger								
HTHW/HW	100%			2050	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Side Of The Building</i>					
			<i>Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Into the Building</i>					
Backflow Preventer								
Generic	100%			2030	\$15,800	1	\$3,900	
Fixtures								
Generic	100%							
Vertical Transport								

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HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING ROSE HOUSE
Asset # : 4352

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 7th Floor</i>								
<i>Explanation : One Unit Not Working</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2050		**	1-5 \$32,100
Sprinkler								
	No Component	95%						
	Generic	5%			2040		**	1-2 \$900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement</i>								

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Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : TRANSITIONAL HOUSING - HORIZONS
 Address : 970 DEKALB AVENUE @ LEWIS AVE.
 Borough : BROOKLYN Agency's Number : N/A
 Program / Asset # : HRA0069.000 / 4346 Yr Built/Renovated : 1931 / 1995
 Area Sq Ft : 17,600 Project Type : HUMAN RESOURCES
 Date of Survey : 06-Jun-2018 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4
 Block : 1602 Lot : 13 BIN : 3043244

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$41,900
Electrical		\$301,600
Mechanical		\$132,500
Total		\$476,000
Importance Code A		\$174,400
Importance Code B		\$301,600
Total		\$476,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$36,400			
Interior Architecture		\$700	\$1,400	\$18,300
Electrical	\$1,200	\$1,700	\$1,200	\$1,500
Mechanical	\$15,600	\$1,400	\$1,800	\$11,000
Total	\$53,300	\$3,900	\$4,500	\$30,700
Importance Code A	\$37,300	\$900	\$900	\$900
Importance Code B	\$16,000	\$3,000	\$2,500	\$29,800
Importance Code C			\$1,100	
Total	\$53,300	\$3,900	\$4,500	\$30,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$41,900	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Front Facade</i>						
Stucco Cement	75%			2046	**	5	\$40,200	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Side And Rear Facade</i>						
Windows								
Aluminum	100%			2051	**	5	\$4,800	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : D Line Apartments</i>						
		<i>Explanation : Window Guard Too Small</i>						
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,800	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Parapet Wall</i>						
Masonry: Brick	50%			LIFE	**	5	\$2,400	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Parapet Wall</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Parapet Wall</i>						
		<i>Explanation : Wall Covered With Modified Roofing</i>						
Metal Rail	40%			2046	**	5-10	\$35,300	
		<i>Recent Installation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Parapet Wall</i>						
Roof								
Modified Bitumen	95%			2037	**	10	\$14,400	
		<i>Recent Installation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Main Roof</i>						
Skylight, Metal/Glass	5%			2049	**	10	\$2,500	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,100	
Ceramic Tile	5%			2032	**	5	\$1,400	
Quarry Tile	25%			2034	**	5	\$10,400	
Vinyl Tile	10%			2029		3	\$1,000	
Wood	50%			2044	**	5	\$26,100	
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$400	
Gypsum Board	65%			LIFE	**	5	\$8,500	
Plaster	20%			LIFE	**	5	\$1,300	

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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 - HORIZONS
Asset # : 4346

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	75%			LIFE	**	5	\$26,100	
Plaster	20%			LIFE	**	5	\$3,500	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2049	**			
Iron Picket	60%			2064	**			
Free Standing Walls								
Masonry: Brick	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Cast in Place Concrete	40%			2042	**			
Pavers/Stone	5%			2038	**			
Rubber Matting	55%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2039	**	5	\$500	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5		
Molded Case Bkrs	90%			2037	**	5	\$400	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2029	\$90,500	10	\$4,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Offices And Basement</i>								
Incandescent	70%			2029	\$211,100	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2029	\$12,400	10	\$2,100	
Exit, Service	50%			2029	\$3,100	1		
Exterior Lighting								
LED	30%			2037	**			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Front And Right Side Of The Building</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2027	\$132,500	1	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,300	2037	**	4	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Temperature Control Malfunction</i>								
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$5,700	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	25%			2024	\$9,000	1	
	Window/Wall Unit	25%	0-2	\$9,000	2029	\$9,000	1	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,000
	No Component	80%						
Exhaust Fans								
	Roof	20%			2037	**	2	\$100
	No Component	80%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2027	\$10,500	2	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
	Cast Iron	100%	Now	\$2,500	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : A Line</i>								
Storm Drain Piping								
	Cast Iron	100%	0-2	\$700	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Sump Pump(s)								
	Submersible	100%	0-2	\$600	2024	\$600	4	\$400
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Fixtures								
	Generic	100%						

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Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

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 : 11-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3755 **Lot** : 22 **BIN** : 3084088

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$788,500	
Interior Architecture		\$128,800
Electrical	\$21,900	\$577,700
Mechanical	\$140,000	\$192,400
Total	\$950,400	\$898,900
Importance Code A	\$788,500	\$192,400
Importance Code B	\$161,900	\$706,500
Total	\$950,400	\$898,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$48,900			
Interior Architecture	\$64,400	\$1,000	\$1,000	\$8,700
Electrical	\$700	\$1,100	\$900	\$2,100
Mechanical	\$11,500	\$3,400	\$2,800	\$15,300
Site Pavements	\$3,500			
Total	\$129,100	\$5,400	\$4,700	\$26,100
Importance Code A	\$50,200	\$1,300	\$1,300	\$1,300
Importance Code B	\$57,500	\$4,100	\$3,400	\$24,800
Importance Code C	\$21,400			
Total	\$129,100	\$5,400	\$4,700	\$26,100



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$200,600	LIFE	**	5	\$31,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facades</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Lintels And Throughout Street Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Perimeter Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Facades At Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Baement Foundation</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fire Escape Throughout</i>								
<i>Explanation : Rusting</i>								
Masonry: Limestone	5%	0-2	\$21,400	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Window Sills And Decorative Banding</i>								
Metal, Corrugated	2%			2049	**	1		
Stucco Cement	8%	Now	\$9,100	2034	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Courtyard And Rear Façade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Courtyard And Rear Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Courtyard And Rear Facade</i>								
Windows								
Aluminum	90%	Now	\$191,100	2054	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$14,200	2054	**	5	\$2,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairwell Windows</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	8%	Now	\$800	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	82%	Now	\$78,100	LIFE	**	5	\$3,200	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North East Exterior, Interior Parapet Throughout</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Interior/ Exterior Faces Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stepped Up Parapets</i>								
Pre-Cast Concrete	3%	Now	\$400	LIFE	**	5	\$700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Coping Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Stucco Cement	7%	Now	\$3,000	2034	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%	Now	\$259,300	2039	**			1
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Roof Surface</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout. Water Leaking Into Top Floor Apartments</i>								
Skylight, Metal/Glass	5%	Now	\$59,400	2049	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,200	
Ceramic Tile	5%			2032	**	5	\$1,900	
Quarry Tile	20%			2034	**	5	\$11,600	
Sheet Vinyl/Rubber	5%	Now	\$6,000	2029	\$60,000	5	\$1,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	20%			2029	\$68,800	3	\$2,900	
Wood	45%	0-2	\$30,000	2044	**	5	\$16,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Apartments</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Apartments</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Apartments</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$2,600	2032	**	5	\$2,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair B At 3rd And 4th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair B At 3rd And 4th Floor</i>								
Concrete Masonry Unit	5%	0-2	\$2,600	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	45%	Now	\$1,700	LIFE	**	5	\$12,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms And Window Soffits In Apartments</i>								
Masonry: Brick	10%	Now	\$9,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Walls</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Walls</i>								
Plaster	30%	Now	\$5,600	LIFE	**	5	\$4,000	
<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>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2034	**	5	\$5,800	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor Meeting Room And Corridor</i>								
Exposed Concrete	5%			LIFE	**	5	\$300	
Gypsum Board	60%	0-2	\$4,900	LIFE	**	5	\$29,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms And Window Soffits Within Apartments</i>								
Plaster	20%	Now	\$2,100	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads At Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads At Stairs</i>								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2049	**			
Wood	75%			2027				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$2,600	2042	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	50%	Now	\$400	2038	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Rubber Matting	50%	Now	\$400	2029			\$1,100	
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	5%			2037	**	5		
Molded Case Bkrs	95%			2037	**	5	\$600	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	50%			2029	\$219,000	10	\$11,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	40%			2029	\$175,200	10	\$9,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Apartment Units 1st Floor To 4th Floor</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	5%			2024	\$21,900	10	\$1,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	3%			2037	**	10	\$700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
LED	2%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$18,000	10	\$3,100	
Exit, Service	50%			2029	\$4,400	1		
Exterior Lighting								
HID	100%			2029	\$100,600	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$24,200	1	\$2,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$82,800	1-3	\$4,700	

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2027	\$192,400	1	\$12,600	
<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	\$800	2037	**	4	\$1,300	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Next To Boiler</i>								
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$8,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	15%			2023	\$140,000	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 4 Units</i>								
Window/Wall Unit	25%			2024	\$13,000	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,900	
No Component	80%							
Exhaust Fans								
Roof	20%	Now	\$400	2029	\$8,300	2	\$100	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$3,700	2039	**	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2027	\$15,200	2	\$400	
Sanitary Piping								
Cast Iron	100%	Now	\$3,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room In Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Sump Pump(s) Submersible	100%		2022	\$800	4	\$800	
	Sewage Ejector(s) Electric	100%		2029	\$7,200	4	\$1,500	
	Backflow Preventer Generic	100%		2034	* *	1	\$1,600	
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component Generic	95%		2039	* *	1-2	\$400	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : TRANSITIONAL HOUSING-HELP HAVEN
Address : 11 AND 13 WEST 137TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0072.000 / 4349 **Yr Built/Renovated** : 1920 / 1995
Area Sq Ft : 18,576 **Project Type** : HUMAN RESOURCES
Date of Survey : 05-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,6
Block : 1735 **Lot** : 28 **BIN** : 1053913

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$37,200	\$47,900
Electrical		\$383,200
Total	\$37,200	\$431,100
Importance Code B	\$37,200	\$431,100
Total	\$37,200	\$431,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$50,600		\$6,300	\$1,400
Electrical	\$700	\$500	\$800	\$600
Mechanical	\$2,900	\$2,200	\$2,000	\$1,700
Site Enclosure	\$900			
Total	\$55,100	\$2,700	\$9,100	\$3,700
Importance Code A	\$900	\$900	\$900	\$900
Importance Code B	\$46,600	\$1,800	\$7,000	\$2,800
Importance Code C	\$7,600		\$1,200	
Total	\$55,100	\$2,700	\$9,100	\$3,700



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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-HELP HAVEN
Asset # : 4349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Under Construction	100%							
Windows								
Aluminum	90%			2038	**	5		
Metal Clad	10%			2038	**	5		
Parapets								
Under Construction	100%							
Roof								
Skylight, Metal/Glass	5%			2040	**	10	\$1,900	
Under Construction	95%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$11,800	
Ceramic Tile	5%			2039	**	5	\$1,400	
Quarry Tile	25%			2043	**	5	\$10,100	
Vinyl Tile	20%	0-2	\$19,200	2030	\$47,900	3	\$2,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Kitchens In Residences Throughout</i>								
Wood	40%	Now	\$37,200	2045	**	5	\$10,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Residences</i>								
Interior Walls								
Ceramic Tile	10%			2033	**	5	\$2,500	
Concrete Masonry Unit	15%			LIFE	**	5	\$3,000	
Gypsum Board	50%	Now	\$2,700	LIFE	**	5	\$7,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Residences On 6th Floor</i>								
Plaster	25%			LIFE	**	5-10	\$5,300	
Ceilings								
AcousTileSusp.Lay-In	15%			2035	**	5	\$4,100	
Exposed Struc: Steel	5%			LIFE	**	10	\$2,700	
Gypsum Board	55%	Now	\$7,800	LIFE	**	5	\$18,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Residences On 6th Floor</i>								
Plaster	25%			LIFE	**	5-10	\$11,600	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2040	**			
Iron Picket	20%			2050	**			
Free Standing Walls								
Cast in Place Concrete	100%			2050	**			

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	90%			2050	**			
Masonry: Fieldstone	10%	Now	\$900	2040	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stone Cracks Under Entrance To 11 West 136th Street</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2035	**			
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On-Site Walkways

Cast in Place Concrete	100%			2035	**			
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Activity Yard

Not Accessible	100%							
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere, One 200 Ampere And One 100 Ampere Main Disconnect Switch</i>								

Raceway

Conduit	100%			2040	**	1		
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Panelboards

Fused Disc Sw	10%			2038	**	5		
Molded Case Bkrs	90%			2038	**	5	\$400	

Wiring

Thermoplastic	100%			2040	**	1		
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Motor Controllers

Locally Mounted	100%			2035	**	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	25%			2030	\$79,600	10	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Multipurposed Room, Comfort Room And Offices</i>								
<i>Explanation : T-12 Lamps</i>								

Fluorescent	10%			2035	**	10	\$1,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways - First Through Sixth Floors

Explanation : T-5 Lamps

Incandescent	65%			2025	\$206,900	2	\$300	
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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
TRANSITIONAL HOUSING-HELP HAVEN
Asset # : 4349

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2030	\$13,100	10	\$2,200	
Exit, Service	50%			2030	\$3,200	1		
Exterior Lighting								
HID	50%			2025	\$36,600	10		
LED	50%			2038	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$17,600	1	\$2,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	\$60,200	1-3	\$3,500	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$9,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Gas Fired Sectional Hot Water Boiler</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$1,400	
Terminal Devices								
Convactor/Radiator	90%			2035	**	1	\$5,400	
Fan Coil Unit/Heat	10%			2030	\$27,200	1	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	\$30,200	1		
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,300	
No Component	80%							
Exhaust Fans								
Roof	20%			2030	\$6,000	2	\$100	
Wall Unit	10%			2030	\$600	2	\$100	
No Component	70%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2040	**	1	
Water Heater	Gas Fired	100%			2029	\$11,100	2	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two 111 Gallon Leaks</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of Building</i>								
<i>Explanation : Roof Scuppers Are Galvanized Steel Leader To Cast Iron Piping Into The Building.</i>								
Backflow Preventer	Generic	100%			2030	\$4,600	1	\$1,100
Fixtures	Generic	100%						
Fire Suppression								
Sprinkler	No Component	95%						
	Generic	5%			2040	**	1-2	\$300

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

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

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 : 03-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,6
Block : 2758 **Lot** : 36 **BIN** : 2006311

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$218,600	\$46,100
Interior Architecture		\$124,200
Electrical	\$224,000	\$972,800
Mechanical	\$82,100	\$93,400
Total	\$524,700	\$1,236,400
Importance Code A	\$218,600	\$46,100
Importance Code B	\$306,100	\$1,142,300
Importance Code C		\$48,100
Total	\$524,700	\$1,236,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,800			
Interior Architecture	\$27,600	\$16,600	\$2,900	\$32,100
Electrical	\$600	\$2,400	\$1,600	\$13,300
Mechanical	\$66,900	\$7,600	\$15,300	\$7,600
Site Enclosure	\$1,300			
Total	\$115,200	\$26,600	\$19,800	\$53,000
Importance Code A	\$37,000	\$5,700	\$5,700	\$5,800
Importance Code B	\$54,600	\$20,900	\$11,200	\$47,100
Importance Code C	\$23,600		\$2,900	
Total	\$115,200	\$26,600	\$19,800	\$53,000



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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 DAY ONE
Asset # : 4347

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$10,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 70%</i>								
<i>Location : Entry Courtyard</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$2,000	
Pre-Cast Concrete	5%	Now	\$18,100	LIFE	**	5	\$8,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Decorative Banding At Street Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Sills - Street Facade</i>								
Stucco Cement	70%			2046	**	5	\$92,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$104,400	2045	**	5	\$12,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And East Facade Windows</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And East Facade Windows</i>								
Metal Clad	5%	Now	\$68,200	2054	**	5	\$3,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East And West Stairwells</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East And West Stairwells</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East And West Stairwells</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East And West Stairwells</i>								
Parapets								
Masonry: Brick	20%			LIFE	**	5		
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
Metal: Cage/Fence	15%			2042	**	5-10		
Pre-Cast Concrete	10%			LIFE	**	5		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Stucco Cement	55%			2046	**	5		
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Roof								
Modified Bitumen	95%			2037	**	10	\$400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	5%			2055	**	10	\$100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Bulkhead</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Stucco Cement	100%	4+	\$700	2034	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exterior Entry Passage To Rear Yard</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,600	
Ceramic Tile	10%			2032	**	5	\$7,600	
Quarry Tile	20%			2042	**	5	\$22,800	
Vinyl Tile	15%			2034	**	3	\$4,300	
Wood	45%			2044	**	5	\$64,200	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$5,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,600	
Glass: Single Pane	1%			LIFE	**	5	\$900	
Gypsum Board	69%			LIFE	**	5	\$48,100	
Masonry: Brick	5%	Now	\$23,600	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Plaster	10%			LIFE	**	5	\$3,500	
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,200	
Gypsum Board	70%			LIFE	**	5	\$66,600	
Gypsum Board	10%	Now	\$4,000	LIFE	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor And 6th Floor Apartment</i>								
Plaster	10%			LIFE	**	5	\$4,800	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2049	**			
Iron Picket	10%			2064	**			
Retaining Walls								
Cast in Place Concrete	8%			2049	**			
Concrete Masonry Unit	32%	Now	\$1,300	2039	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Wall In Rear Yard</i>								
<i>Explanation : Deteriorated Mortar Joints</i>								
Masonry: Fieldstone	60%			2039	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Three Main Service Switches Rated At 400 Amperes Each</i>						
Switchgear / Switchboard								
Fused Disc Sw	50%			2039	**	5	\$100	
Molded Case Bkrs	50%			2039	**	5	\$800	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Water Main</i>						
Lighting								
Interior Lighting								
Fluorescent	80%			2029	\$790,100	10	\$42,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	20%			2034	**	10	\$10,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Egress Lighting								
Emergency, Battery	50%			2029	\$40,500	10	\$7,000	
Exit, Service	50%			2029	\$10,000	1		
Exterior Lighting								
HID	20%			2029	\$45,400	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof And Outside Perimeter</i>						
		<i>Explanation : Controlled Via Photocell</i>						
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$54,500	1	\$6,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside And Hallways</i>						
		<i>Explanation : Surveillance Cameras System</i>						

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

Now

\$37,300

2024

\$186,700

1-3

\$9,700

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Smoke Detectors, Strobe Lights And Manual Pull Stations*

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

Heating

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Steam Boiler

100%

Now

\$18,200

2034

* *

1

\$51,400

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

Distribution

Steam Piping/Pump

100%

Now

\$24,900

2039

* *

*Other Observation, Extent : Severe, Area Affected : 50%**Location : East Wing**Explanation : Under Sized Piping Causing Heating Problems*

Terminal Devices

Convactor/Radiator

100%

2034

* *

1

\$18,600

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

70%

2024

\$82,100

1

No Component

30%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$32,100

Exhaust Fans

Roof

100%

2029

\$93,400

2

\$1,800

*Malfunctioning, Extent : Light, Area Affected : 33%**Location : Roof, 1 Of 3 Defective Exhaust Fan Motor***Plumbing**

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping Brass/Copper	100%	Now	\$21,000	2039	**	1	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Side</i>								
<i>Explanation : Hot Water Piping Undersized Causing Shortages On East Side</i>								
	HW Heat Exchanger Steam Fired	100%			2039	**	4	\$5,700
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2029	\$8,600	4	\$1,800
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component	98%						
	Generic	2%			2039	**	1-2	\$300

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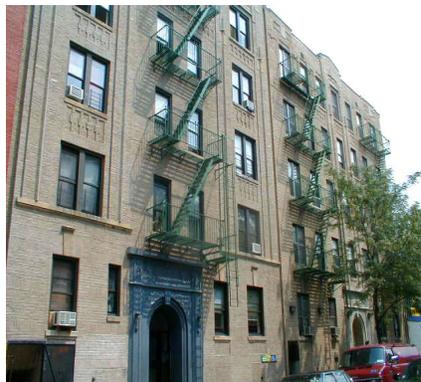
Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

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 : 25-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2758 **Lot** : 6 **BIN** : 2006302

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$322,200	
Interior Architecture	\$456,100	\$78,000
Electrical		\$198,900
Mechanical		\$45,100
Total	\$778,300	\$322,000
Importance Code A	\$322,200	
Importance Code B	\$456,100	\$322,000
Total	\$778,300	\$322,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,300	\$9,600	\$33,700	
Interior Architecture	\$48,300		\$7,200	\$2,600
Electrical	\$1,300	\$800	\$1,100	\$900
Mechanical	\$10,600	\$3,700	\$3,900	\$3,700
Total	\$82,600	\$14,000	\$46,000	\$7,200
Importance Code A	\$25,000	\$12,300	\$36,500	\$2,700
Importance Code B	\$25,600	\$1,700	\$9,500	\$4,400
Importance Code C	\$32,000			
Total	\$82,600	\$14,000	\$46,000	\$7,200



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$22,500	
Masonry: Fieldstone	12%			LIFE	**	5	\$8,100	
Slate Panels	3%	Now	\$73,600	LIFE	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Window Sills</i>								
Stucco Cement	60%			2043	**	5	\$67,500	
Windows								
Aluminum	100%	Now	\$248,600	2046	**	5	\$5,700	
<i>Air Infiltration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Apartment Units</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal: Cage/Fence	10%			2047	**	5-10	\$5,700	
Pre-Cast Concrete	15%			LIFE	**	5	\$14,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
Stucco Cement	75%			2047	**	5	\$14,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
<i>Explanation : Installed Over Brick Walls</i>								
Roof								
Modified Bitumen	95%			2038	**	10	\$14,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Skylight, Metal/Glass	5%			2050	**	10	\$2,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,100	
Ceramic Tile	10%			2039	**	5	\$4,100	
Quarry Tile	20%			2043	**	5	\$12,400	
Traffic Topping	5%			2035	**	5	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Floor</i>								
<i>Explanation : Epoxy Coating On Floor</i>								
Vinyl Tile	10%			2030	\$36,600	3	\$2,100	
Wood	45%	Now	\$383,800	2058	**	5	\$17,400	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	4+	\$3,200	2039	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	4+	\$10,400	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	75%	4+	\$14,600	LIFE	**	5	\$20,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$3,800	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2043	**	5	\$2,100	
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Gypsum Board	80%			LIFE	**	5-10	\$113,700	
Plaster	15%			LIFE	**	5-10	\$10,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Activity Yard								
Rubber Matting	100%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2040	**	5		
Molded Case Bkrs	80%			2040	**	5	\$600	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	5%			2038	**	5		
Molded Case Bkrs	95%			2038	**	5	\$700	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	99%			2035	**	10	\$25,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	1%			2030		2	\$4,800	
Egress Lighting								
Emergency, Battery	50%			2030		10	\$19,500	\$3,300
Exit, Service	50%			2030		1	\$4,800	
Exterior Lighting								
HID	100%			2030		10	\$109,100	\$100
Alarm								
Security System								
No Component	70%							
Generic	30%			2030		1	\$26,200	\$3,100
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030		1-3	\$89,800	\$5,300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$27,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside The Building</i>						
		<i>Explanation : Steam Boiler Replacement Has Been Scheduled. 1 Temporary Boiler Is Being Used.</i>						
Distribution								
Steam Piping/Pump	100%			2040	**			

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Terminal Devices							
	Convactor/Radiator	100%			2035	**	1	\$9,000
Air Conditioning								
	Energy Source							
	Electricity	100%			2046	**	1	
	Conversion Equipment							
	Window/Wall Unit	80%			2025	\$45,100	1	
	No Component	20%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$2,400
	No Component	90%						
	Exhaust Fans							
	Roof	10%			2035	**	2	\$100
	No Component	90%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	10%	0-2	\$6,100	2040	**	1	
				<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : A, B, And D Lines</i>				
	Brass/Copper	90%			2040	**	1	
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%			2040	**	1-2	\$200

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