

Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$2,725,100	\$648,500
Interior Architecture		\$1,935,500	\$248,200
Electrical		\$1,267,900	\$823,900
Mechanical		\$668,200	\$1,708,700
Total		\$6,596,600	\$3,429,200
Importance Code A		\$2,725,100	\$689,500
Importance Code B		\$3,070,000	\$2,622,900
Importance Code C		\$801,600	\$116,800
Total		\$6,596,600	\$3,429,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$79,400			
Interior Architecture	\$63,300			\$15,300
Electrical	\$700	\$4,100	\$39,400	\$3,200
Mechanical	\$20,400	\$13,200	\$92,500	\$13,200
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$168,800	\$22,200	\$136,900	\$36,700
Importance Code A	\$79,400		\$300	
Importance Code B	\$89,400	\$22,200	\$136,600	\$36,700
Importance Code C				
Total	\$168,800	\$22,200	\$136,900	\$36,700



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

Asset # : 1951

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

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

Interior

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Asset # : 1951

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	1%			2023	\$23,800	3	\$3,800	
Cast in Place Concrete	10%	Now	\$9,700	LIFE	* *	5	\$41,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	15%	0-2	\$217,100	2033	* *	5	\$14,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Marble Panels	5%			LIFE	* *	5	\$7,200	
Quarry Tile	9%			2037	* *	5	\$25,800	
Vinyl Tile	20%	Now	\$317,500	2034	* *	3	\$14,300	
Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%								
Location : Fourth Floor Corridor Near Room 408, Cafeteria								
Uneven Substrate, Extent : Moderate, Area Affected : 35%								
Location : Cafeteria, Fourth Floor Corridor Near Room 408								
Vinyl Tile	40%			2029	* *	3	\$38,200	
Interior Walls								
Cast in Place Concrete	5%	2-4	\$109,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceramic Tile	10%	Now	\$95,400	2027	* *	5	\$17,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Gypsum Board	30%	2-4	\$43,000	LIFE	* *	5	\$63,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Marble Panels	5%	2-4	\$137,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Plaster	50%	0-2	\$416,000	LIFE	* *	5	\$53,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	\$30,200	2037	* *	5	\$9,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Exposed Concrete	5%	2-4	\$60,100	LIFE	* *	5	\$1,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Gypsum Board	10%			LIFE	* *	5	\$23,900	
Plaster	55%	Now	\$539,200	LIFE	* *	5	\$65,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
	Location : Ceiling Over Booth Near Auditorium							
	Paint Peeling, Extent : Moderate, Area Affected : 25%							
	Location : Ceiling Over Booth Near Auditorium							
Plaster	20%			LIFE	* *	5	\$23,900	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	35%			2024	\$14,400	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 35%								
Location : Electrical Room								
Explanation : One 1600 Amps Main Disconnect Switch For Service " A "								
Fused Disc Sw	35%			2024	\$14,400	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 35%								
Location : Electrical Room								
Explanation : One 1200 Amps Main Disconnect For Service " B "								
Fused Disc Sw	30%			2024	\$12,300	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Electrical Room								
Explanation : One 800 Amps Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$214,800	5	\$600	
Raceway								
Conduit	95%			2024	\$229,600	1		
Conduit	5%			2034	* *	1		
Panelboards								
Fused Disc Sw	10%			2023	\$21,900	5	\$300	
Molded Case Bkrs	80%			2023	\$175,200	5	\$3,000	
Molded Case Bkrs	10%			2032	* *	5	\$400	

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Asset # : 1951

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	90%	2-4	\$305,300	2049	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	10%			2034	* *	1		
Motor Controllers									
	Locally Mounted	100%			2022	\$121,200	5	\$1,000	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,100	
Lighting									
Interior Lighting									
	Fluorescent	80%			2029	* *	10	\$93,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	Fluorescent	10%			2029	* *	10	\$11,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Offices									
Explanation : T-8 Lamps									
	HID	2%			2019	\$19,900	10	\$100	
	Incandescent	8%			2019	\$110,900	2	\$200	
Egress Lighting									
	Emergency, Battery	25%			2024	\$42,100	10	\$7,700	
	Emergency, Battery	25%			2019	\$42,100	10	\$7,700	
	Exit, Service	25%			2024	\$8,400	1		
	Exit, Service	25%			2019	\$8,400	1		
Exterior Lighting									
	HID	50%			2019	\$266,200	10	\$200	
	No Component	50%							
Alarm									
Fire/Smoke Detection									
	No Component	70%							
	Generic	30%	0-2	\$438,000	2034	* *	1-3	\$24,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
Explanation : Obsolete Equipment									

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

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

Asset # : 1951

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment Under Construction	100%							
				Other Observation, Extent : Light, Area Affected : 0%					
				Location : Basement Boiler Room					
				Explanation : Boiler Replacement					
	Distribution								
	Steam Piping/Pump	100%	Now	\$64,100	2024	\$641,200	4	\$6,300	
				Steam Traps Faulty, Extent : Severe, Area Affected : 50%					
				Location : Various Areas					
	Terminal Devices								
	Air Handler	10%			2019	\$67,300	1	\$7,900	
	Convactor/Radiator	80%			2022	\$694,900	1	\$33,000	
	Fan Coil Unit/Heat	10%			2019	\$186,800	1	\$4,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Cooling	5%			2018	\$80,300	2	\$400	
				R-22 Refrigerant, Extent : Light, Area Affected : 5%					
				Location : Lower Level					
				Other Observation, Extent : Light, Area Affected : 5%					
				Location : Lower Level					
				Explanation : 1 Unit					
	Window/Wall Unit	75%			2019	\$192,300	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$71,200	
	Exhaust Fans								
	Interior	100%	Now	\$77,400	2034	* *	2	\$3,100	
				Malfunctioning, Extent : Severe, Area Affected : 100%					
				Location : Basement					
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2024	\$372,600	1		
	Water Heater								
	Under Construction	100%							
				Other Observation, Extent : Light, Area Affected : 0%					
				Location : Boiler Room					
				Explanation : Replacement In Progress					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2017	\$6,500	4	\$2,500	

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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : L-5							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2034	* *	1-5	\$64,400	
	Sprinkler								
	No Component	98%							
	Generic	2%			2024	\$29,100	1-2	\$700	
	Fire Pump								
	Generic	100%			2027	* *	1	\$23,900	
	Chemical System								
	Generic	100%			2019	\$25,500	1-3	\$50,600	

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Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

Asset Name : BROWNSVILLE MULTI SERVICE CTR.
Address : 444 THOMAS S. BOYLAND ST. BTWN: PITKIN AV - E. NEW YORK AV
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0026.000 / 1953 **Yr Built/Renovated** : 1971 / 2010
Area Sq Ft : 36,920 **Project Type** : HUMAN RESOURCES
Date of Survey : 18-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3496 **Lot** : 4 **BIN** : 3080726

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$305,000	\$167,500
Interior Architecture		\$689,400	
Electrical		\$476,400	\$437,400
Mechanical		\$49,200	\$294,000
Total		\$1,520,000	\$898,900
Importance Code A		\$305,000	\$239,300
Importance Code B		\$1,098,800	\$659,600
Importance Code C		\$116,200	
Total		\$1,520,000	\$898,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$83,400			
Interior Architecture	\$134,700			\$5,900
Electrical	\$10,500	\$1,700	\$72,900	\$1,000
Mechanical	\$7,300	\$3,400	\$41,300	\$4,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$239,800	\$9,000	\$118,100	\$15,100
Importance Code A	\$85,000	\$1,600	\$2,100	\$1,600
Importance Code B	\$138,400	\$7,400	\$116,000	\$13,500
Importance Code C	\$16,300			
Total	\$239,800	\$9,000	\$118,100	\$15,100



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

Interior

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

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

Interior

Ceilings

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

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

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

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

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

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

Conduit	100%			2024	\$51,300	1	
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Panelboards

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

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

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

Grounding Devices

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

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2019	\$340,300	10	\$28,800	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-12 Lamps							
HID	2%			2019	\$5,100	10		
Incandescent	2%			2019	\$7,100	2		
Egress Lighting								
Emergency, Battery	50%			2019	\$21,500	10	\$3,900	
Exit, Service	50%			2019	\$4,300	1		
Exterior Lighting								
HID	100%			2019	\$136,200	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$32,700	1	\$4,100	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Outside And Hallways Explanation : Intrusion Alarm & 4 - CCTV							
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$112,000	1-3	\$6,800	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallway Explanation : Strobe Lights, Manual Pull Stations And Main Control Panel							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2022	\$71,800	1	\$16,200	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 12 Multiple Units							
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$1,600	
Terminal Devices								
Convactor/Radiator	100%			2022	\$222,200	1	\$10,600	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	75%			2019	\$49,200	1		
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Basement							
		Explanation : 1 Inoperable Centrifugal Unit Remaining In Basement							
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,200	
	Exhaust Fans								
	Interior	95%	Now	\$3,800	2019	\$18,800	2	\$800	
		Not in Service, Extent : Severe, Area Affected : 95%							
		Location : Basement							
	Roof	5%	Now	\$300	2024	\$1,300	2		
		Not in Service, Extent : Severe, Area Affected : 5%							
		Location : Motors Are Burnt Out, Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$7,400	2	\$500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2019	\$10,800	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, G, 2, 3							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2034	* *	1-5	\$16,500	

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

Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,111,400	\$142,800
Interior Architecture		\$767,200	\$40,300
Electrical		\$769,600	\$491,100
Mechanical		\$152,600	
Total		\$2,800,900	\$674,200
Importance Code A		\$1,196,700	\$142,800
Importance Code B		\$1,521,000	\$531,400
Importance Code C		\$83,200	
Total		\$2,800,900	\$674,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$63,100			
Interior Architecture	\$34,600	\$10,000	\$5,400	\$4,500
Electrical	\$10,500	\$1,500	\$15,600	\$900
Mechanical	\$5,200	\$8,500	\$26,000	\$7,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$117,400	\$23,900	\$50,900	\$16,700
Importance Code A	\$63,100	\$4,700	\$4,900	\$4,700
Importance Code B	\$54,300	\$9,300	\$46,000	\$11,900
Importance Code C		\$10,000		
Total	\$117,400	\$23,900	\$50,900	\$16,700



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

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

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

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

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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
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

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	15%			2033	**	5	\$19,900	
Gypsum Board	15%			LIFE	**	5	\$11,900	
Masonry: Brick	5%			LIFE	**			
Plaster	40%	Now	\$83,200	LIFE	**	5	\$15,900	

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

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

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

Location : North And South Bulkheads

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

Location : North And South Bulkheads

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

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

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

Location : North And South Bulkheads, Basement Corridor

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

Location : North And South Bulkheads

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$143,200	5	\$1,400	
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Raceway

Conduit	95%			2024	\$114,900	1		
Conduit	5%			2034	**	1		

Panelboards

Fused Disc Sw	5%			2023	\$5,100	5	\$100	
Molded Case Bkrs	85%			2023	\$86,900	5	\$1,200	
Molded Case Bkrs	10%			2032	**	5	\$100	

Wiring

Braided Cloth	30%	2-4	\$50,900	2049	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 10%

Location : Basement

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2022	\$44,300	5	\$400	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	* *	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2019	\$467,500	10	\$39,500	
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	10%			2019	\$51,900	2	\$100	
Egress Lighting								
Emergency, Battery	40%			2029	* *	10	\$4,600	
Emergency, Battery	10%			2019	\$6,300	10	\$1,200	
Exit, Service	10%			2019	\$1,300	1		
Exit, Service	40%			2029	* *	1		
Exterior Lighting								
HID	80%			2019	\$159,700	10	\$100	
HID	20%			2029	* *	10		
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2034	* *	1-3	\$10,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Devices, Control Panel, Strobe Lights, Bell, Pull Box, Annunciator</i>								

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	100%			2029	* *	1	\$15,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Window/Wall Unit	70%			2019	\$67,300	1		
	No Component	30%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$2,800	2034	* *	1		
			Corroded, Extent : Moderate, Area Affected : 5%						
			Location : Connecting Pipe At Water Main, Basement						
	Water Heater								
	Gas Fired	100%			2022	\$10,900	2	\$700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2019	\$10,800	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : B-3						
			Explanation : One Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2034	* *	1-5	\$24,100	

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Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

Asset Name : EAST HARLEM MULTI SERVICE CENTER
Address : 413 EAST 120TH STREET BTWN: FIRST AVE - PLEASANT AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0037.000 / 1553 **Yr Built/Renovated** : 1924 / 2002
Area Sq Ft : 94,529 **Project Type** : HUMAN RESOURCES
Date of Survey : 17-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 1808 **Lot** : 8 **BIN** : 1054888

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$735,400	\$309,300
Interior Architecture		\$674,700	\$115,200
Electrical		\$348,600	\$1,687,100
Mechanical		\$631,300	\$537,500
Total		\$2,390,000	\$2,649,100
Importance Code A		\$1,232,300	\$345,500
Importance Code B		\$1,050,300	\$2,255,000
Importance Code C		\$107,400	\$48,700
Total		\$2,390,000	\$2,649,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$18,700		\$19,400	
Interior Architecture	\$88,300			\$45,000
Electrical	\$3,400	\$3,600	\$3,700	\$3,200
Mechanical	\$64,900	\$17,400	\$51,400	\$15,800
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$180,300	\$25,900	\$79,300	\$68,900
Importance Code A	\$18,700	\$8,300	\$27,800	\$8,300
Importance Code B	\$119,400	\$17,700	\$51,500	\$60,600
Importance Code C	\$42,200			
Total	\$180,300	\$25,900	\$79,300	\$68,900



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

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

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

Interior

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

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

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

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

Interior

Ceilings

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

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

Location : Old Ash Hoist

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

Location : Old Ash Hoist

Exposed Struc: Steel 5% LIFE * *

Fiber Board 5% 2029 * *

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

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

Location : Throughout

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

Under 600 Volts

Service Equipment

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

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

Location : Electrical Room

Explanation : One 1600 Amps Main Disconnect Switch

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

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

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch For Emergency

Switchgear / Switchboard

Fused Disc Sw 100% 2024 \$167,000 5 \$400

Raceway

Conduit 80% 2024 \$134,900 1

Conduit 20% 2034 * * 1

Panelboards

Fused Disc Sw 10% 2023 \$17,500 5 \$200

Molded Case Bkrs 70% 2023 \$122,600 5 \$1,700

Molded Case Bkrs 20% 2032 * * 5 \$500

Wiring

Thermoplastic 20% 2034 * * 1

Thermoplastic 75% 2024 \$187,200 1

Thermoplastic 5% 2044 * * 1

Motor Controllers

Locally Mounted 100% 2029 * * 5 \$600

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$1,400

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	100%			2024	\$907,500	10	\$76,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting Emergency, Battery	50%			2024	\$55,100	10	\$10,100	
Exit, Service	50%			2024	\$11,000	1		
Exterior Lighting HID	100%			2019	\$348,600	10	\$300	
Alarm								
Security System No Component	70%							
Generic	30%			2029	* *	1	\$10,600	
Fire/Smoke Detection No Component	70%							
Generic	30%			2029	* *	1-3	\$18,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Devices Control Panel, Strobe Lights, Bell, Smoke Detector, Pull Box</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2034	* *	5	\$25,900	
Conversion Equipment Steam Boiler	100%	0-2	\$496,900	2044	* *	1	\$74,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units / 2 Sections Are Leaking In One Of The Boilers</i>								
Distribution Steam Piping/Pump	100%	Now	\$21,000	2034	* *	4	\$4,100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Condensate Pumps Need To Be Replaced</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	20%	Now	\$4,400	2024	\$88,100	1	\$9,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Control</i>								
Convactor/Radiator	70%			2029	* *	1	\$18,900	
Fan Coil Unit/Heat	10%			2024	\$122,300	1	\$2,700	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2019	\$134,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$46,600	
Exhaust Fans								
Interior	70%			2024	\$35,500	2	\$1,800	
Roof	10%	0-2	\$6,500	2034	* *	2	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof / Fans Serve Toilets</i>								
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Existing In Basement</i>								
Water Heater								
Gas Fired	100%			2022	\$19,000	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Three 75 Gal Units</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$17,700	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Floor Drains Back Up With A Heavy Rain</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Plumbing Drainage System Needs To Be Addressed</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$5,700	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement - After Heavy Rain</i>								
Sump Pump(s)								
Rigid Piping	50%			2019	\$5,400	4	\$800	
Submersible	50%			2017	\$3,300	4	\$1,200	
Backflow Preventer								
Generic	100%			2029	* *	1	\$5,100	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Bathrooms</i>								
Vertical Transport								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-5								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2024	\$291,600	1-5	\$42,200	
Sprinkler								
No Component	97%							
Generic	3%			2024	\$28,600	1-2	\$700	
Fire Pump								
Generic	100%			2027	* *	1	\$15,600	

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Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

Asset Name : HART FAMILY RESIDENCE
Address : 217-227 HART STREET @ THROOP AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0067.000 / 4137 **Yr Built/Renovated** : 1920 / 2014
Area Sq Ft : 31,000 **Project Type** : HUMAN RESOURCES
Date of Survey : 11-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,4,5
Block : 1769 **Lot** : 72 **BIN** : 3049230

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture	\$77,200	\$108,100
Mechanical		\$347,900
Total	\$77,200	\$455,900
Importance Code A		\$66,900
Importance Code B	\$40,500	\$389,000
Importance Code C	\$36,700	
Total	\$77,200	\$455,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$8,900	\$500		
Interior Architecture	\$23,600	\$4,600	\$900	\$21,800
Electrical		\$100		\$28,100
Mechanical	\$8,700	\$10,000	\$5,100	\$21,800
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$46,200	\$20,000	\$10,900	\$76,600
Importance Code A	\$15,600	\$2,000	\$1,500	\$1,600
Importance Code B	\$7,000	\$18,100	\$9,400	\$75,000
Importance Code C	\$23,600			
Total	\$46,200	\$20,000	\$10,900	\$76,600



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Under Construction	100%								
Windows									
Aluminum	95%	Now	\$5,700	2041	* *	5	\$1,400		
Water Penetration, Extent : Light, Area Affected : 10%									
Location : West Facade									
Metal Clad	5%			2033	* *	5	\$900		
Parapets									
Under Construction	100%								
Roof									
Skylight, Metal/Glass	2%	Now	\$3,200	2035	* *				
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%									
Location : Bulkhead Rooftop									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%									
Location : Bulkhead Rooftop									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Bulkhead Rooftop									
Under Construction	98%								
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$10,000		
Ceramic Tile	20%			2028	* *	5	\$9,100		
Quarry Tile	20%			2030	* *	5	\$13,700		
Vinyl Tile	15%			2025	\$56,800	3	\$2,600		
Wood	35%			2040	* *	5	\$29,900		
Interior Walls									
Ceramic Tile	25%	Now	\$36,700	2028	* *	5	\$6,800		
Loose/Delam Surface, Extent : Severe, Area Affected : 60%									
Location : Throughout Stairs & Landings									
Glass: Single Pane	5%			LIFE	* *	5	\$2,000		
Gypsum Board	60%	Now	\$13,200	LIFE	* *	5	\$19,600		
Repairs in Progress, Extent : Light, Area Affected : 20%									
Location : Throughout Interior Of Building									
Masonry: Brick	10%	0-2	\$10,400	LIFE	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Basement									
Ceilings									
Exposed Struc: Steel	10%			LIFE	* *				
Gypsum Board	90%	Now	\$40,500	LIFE	* *	5	\$51,300		
Other Observation, Extent : Light, Area Affected : 10%									
Location : Throughout Interior Of Building									
Explanation : Repairs In Progress									

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2035	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$6,700	2023	\$66,900	1	\$13,600	
		Not in Service, Extent : Severe, Area Affected : 15%						
		Location : Boiler Number 3, Basement						
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : 5 Multiple Boiler Units						
Distribution								
Hot Wtr Piping/Pump	100%			2033	* *	4	\$2,300	
Terminal Devices								
Convactor/Radiator	100%			2023	\$281,000	1	\$9,800	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2020	\$12,200	1		
		Other Observation, Extent : Light, Area Affected : 20%						
		Location : First Floor						
		Explanation : Office Space Only						
No Component	80%							
Dehumidifier								
Generic	100%			2026				
		Other Observation, Extent : Light, Area Affected : 7%						
		Location : Basement						
		Explanation : 50% Of Basement Area Covered By Dehumidifier						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,000	
Exhaust Fans								
Roof	100%			2025	\$23,600	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Water Heater								
Gas Fired	100%			2020	\$6,900	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2018	\$6,500	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								

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HUMAN RESOURCES ADMINISTRATION - 096

HART FAMILY RESIDENCE

Asset # : 4137

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

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 : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$244,700	\$43,400
Interior Architecture	\$38,200	\$222,100
Electrical	\$428,000	\$315,900
Mechanical	\$68,400	\$180,700
Total	\$779,300	\$762,100
Importance Code A	\$244,700	\$43,400
Importance Code B	\$534,600	\$718,700
Total	\$779,300	\$762,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,800	\$36,600		
Interior Architecture	\$23,800	\$7,600	\$5,500	\$3,300
Electrical	\$11,800	\$73,400	\$2,700	\$2,100
Mechanical	\$11,400	\$13,400	\$18,500	\$8,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$52,800	\$134,900	\$30,700	\$17,900
Importance Code A	\$3,400	\$38,700	\$1,600	\$1,600
Importance Code B	\$49,300	\$96,300	\$29,100	\$16,300
Importance Code C				
Total	\$52,800	\$134,900	\$30,700	\$17,900



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$27,100	
	Masonry: Brick	80%			LIFE	**	5	\$43,400	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Window Wall	10%	Now	\$51,000	2033	**	5	\$10,200	
		Glazing Clouded, Extent : Moderate, Area Affected : 20%							
		Location : West Facade							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : West Facade							
Windows									
	Aluminum	100%	Now	\$193,700	2039	**	5	\$5,900	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Cast in Place Concrete	15%			LIFE	**	5	\$10,700	
	Masonry: Brick	70%			LIFE	**	5	\$4,800	
	Metal Rail	10%			2028	**	5-10	\$12,500	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	
Roof									
	Metal Panel	5%			2036	**	10	\$3,000	
	Modified Bitumen	90%			2028	**	10	\$29,000	
	Modified Bitumen	5%	Now	\$1,800	2028	**			
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Over Main Lobby							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Main Lobby							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$5,300	
	Ceramic Tile	5%			2032	**	5	\$2,400	
	Panel/Paver: Cer/Brk	10%			2039	**	5	\$10,900	
	Vinyl Tile	55%			2023	\$222,100	3	\$13,400	
	Vinyl Tile	25%			2033	**	3	\$4,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : 1st, 2nd And 3rd Floor Offices, 2012							

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$3,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Gypsum Board	35%			LIFE	* *	5	\$18,900	
Gypsum Board	25%			LIFE	* *	5	\$13,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd And 3rd Floor Offices, 2012</i>								
Metal Panel	20%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$2,700	
Ceilings								
AcousTileSusp.Lay-In	50%	4+	\$19,200	2028	* *	5	\$12,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%			2043	* *	5	\$12,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd And 3rd Floor Offices, 2012</i>								
Exposed Concrete	25%	0-2	\$38,200	LIFE	* *	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$8,100	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$95,500	5	\$1,000	
Raceway								
Conduit	95%			2023	\$48,800	1		
Conduit	5%			2049	* *	1		
Panelboards								
Fused Disc Sw	10%			2022	\$7,300	5	\$100	
Molded Case Bkrs	90%			2022	\$65,700	5	\$900	
Wiring								
Thermoplastic	95%			2023	\$61,700	1		
Thermoplastic	5%			2049	* *	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2021	\$44,300	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	* *	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2031	* *	10	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st & 3rd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	83%			2018	\$292,600	10	\$24,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2018	\$5,100	10		
Incandescent	5%			2018	\$17,600	2		
Egress Lighting								
Emergency, Battery	40%			2018	\$17,100	10	\$3,100	
Emergency, Battery	10%			2031	* *	10	\$800	
Exit, LED	20%			2058	* *	1		
Exit, Service	30%			2018	\$2,600	1		
Exterior Lighting								
HID	100%			2018	\$135,400	10	\$100	
Alarm								
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$22,600	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	* *	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%			2028	* *	1	\$16,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Boiler</i>								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution									
Hot Wtr Piping/Pump	100%			2031	* *	4	\$1,600		
Terminal Devices									
Air Handler	40%			2028	* *	1	\$8,000		
Convactor/Radiator	60%			2036	* *	1	\$6,300		
Air Conditioning									
Energy Source									
Electricity	100%			2039	* *	1			
Conversion Equipment									
Centrifugal, Elec Chiller	80%	Now	\$68,400	2038	* *	1	\$25,300		
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room							
No Component	20%								
Distribution									
Chilled Wtr Pipe/Pump	100%	Now	\$2,500	2033	* *	4	\$1,600		
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : Circulation Pump							
Terminal Devices									
Air Handler/Cool/Ht	100%			2023	\$107,800	1	\$20,100		
Heat Rejection									
Water Cool Tower	100%	Now	\$1,500	2021	\$72,900	2	\$26,200		
		Malfunctioning, Extent : Light, Area Affected : 2%							
		Location : Automatic Make-up Water Valve Malfunctioning							
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,100		
Exhaust Fans									
Interior	20%			2023	\$3,900	2	\$200		
Roof	80%			2023	\$20,200	2	\$800		
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2036	* *	1			
Water Heater									
Gas Fired	100%			2022	\$7,400	2	\$500		
HW Heat Exchanger									
Low Temp	100%			2033	* *	4	\$4,800		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures									
Generic	100%								
Vertical Transport									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Floors 1-3									
Explanation : One Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2033		* *	1-5	\$16,400

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

Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$47,800	
Interior Architecture	\$47,100	
Total	\$94,800	
Importance Code A	\$47,800	
Importance Code B	\$47,100	
Total	\$94,800	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$93,600			
Interior Architecture	\$26,400			\$700
Electrical	\$2,300	\$600	\$2,200	\$700
Mechanical	\$700	\$900	\$6,800	\$800
Total	\$122,900	\$1,500	\$9,000	\$2,200
Importance Code A	\$94,000	\$400	\$500	\$400
Importance Code B	\$14,000	\$1,100	\$8,500	\$1,800
Importance Code C	\$14,900			
Total	\$122,900	\$1,500	\$9,000	\$2,200



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	* *	1	\$1,400	
Generators								
Natural Gas	100%			2027	* *	1	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 5 Kva</i>								
Batteries								
Lead/Acid	100%	Now	\$1,500	2019	\$1,500	5	\$100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Battery Is Missing</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2024	\$22,000	10	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	3%			2024	\$700	2		
Egress Lighting								
Emergency, Service	40%			2024	\$900	1		
Emergency, Battery	10%			2024	\$600	10	\$100	
Exit, Service	50%			2024	\$600	1		
Exterior Lighting								
HID	100%			2034	* *	10		
Alarm								
Security System								
No Component	50%							
Generic	50%			2029	* *	1	\$800	
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$2,800	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$300	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	100%			2029	* *	1	\$1,400	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2019	\$5,400	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$500	
No Component	80%							
Exhaust Fans								
Roof	20%			2019	\$700	2		
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2022	\$1,000	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2034	* *	1-2	\$1,200	

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

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

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

Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$41,500
Electrical		\$136,500
Total		\$177,900
Importance Code A		\$41,500
Importance Code B		\$136,500
Total		\$177,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$10,500	\$3,100	
Interior Architecture	\$148,700	\$9,900	\$900	\$5,900
Electrical	\$200	\$900	\$300	\$200
Mechanical	\$10,600	\$22,500	\$600	\$500
Total	\$159,600	\$43,800	\$4,900	\$6,700
Importance Code A		\$10,500	\$3,100	
Importance Code B	\$159,600	\$33,300	\$1,700	\$6,700
Importance Code C				
Total	\$159,600	\$43,800	\$4,900	\$6,700



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

OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)

Asset # : 1950

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$18,000	
Masonry: Brick	90%			LIFE	* *	5	\$41,500	
Masonry: Limestone	5%			LIFE	* *	5	\$1,700	
Windows								
Aluminum	100%			2039	* *	5	\$6,200	
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	\$5,200	
Masonry: Brick	50%			LIFE	* *	5	\$1,700	
Metal: Cage/Fence	15%			2028	* *	5-10	\$3,900	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,100	
Stucco Cement	10%			2036	* *	5	\$900	
Roof								
Modified Bitumen	100%			2028	* *	10	\$8,200	
Interior								
Floors								
Carpet	60%	2-4	\$148,200	2025	\$148,200	3	\$17,800	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Ceramic Tile	5%			2032	* *	5	\$1,000	
Vinyl Tile	35%			2028	* *	3	\$2,600	
	Repairs in Progress, Extent : Light, Area Affected : 50%							
	Location : Throughout							
Interior Walls								
Gypsum Board	100%			LIFE	* *	5	\$21,200	
Ceilings								
AcousTileSusp.Lay-In	100%			2028	* *	5	\$19,900	
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							

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

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1950

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	95%			2023	\$136,500	10	\$11,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Lamp T-12							
Fluorescent	5%			2028	**	10	\$600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Staircase							
	Explanation : Compact Fluorescent Lamps							
Egress Lighting								
Emergency, Service	50%			2028	**	1		
Exit, Service	50%			2028	**	1		
Exterior Lighting								
HID	100%			2028	**	10		
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2028	**	1-3	\$2,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Strobe Lights And Manual Pull Station, Horns							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$4,500	2033	**	4	\$700	
	Steam Traps Faulty, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Terminal Devices								
Convactor/Radiator	100%	Now	\$6,100	2028	**	1	\$3,900	
	Malfunctioning, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	75%			2018	\$19,900	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$1,100	
No Component	85%							
Exhaust Fans								
Roof	100%			2028	**	2	\$400	

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

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

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

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

Asset # : 1950

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2033	* *	1		
Water Heater Electric	100%			2018	\$2,000	4	\$100	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							

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

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

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

Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture			\$184,600
Interior Architecture		\$311,600	\$1,246,100
Electrical			\$1,716,600
Mechanical		\$477,400	\$295,400
Total		\$789,100	\$3,442,800
Importance Code A			\$225,700
Importance Code B		\$711,900	\$3,156,300
Importance Code C		\$77,200	\$60,800
Total		\$789,100	\$3,442,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$12,600	\$26,300	
Interior Architecture	\$21,000	\$26,000	\$4,900	\$16,100
Electrical	\$5,000	\$26,400	\$6,100	\$4,700
Mechanical	\$57,500	\$37,700	\$37,400	\$22,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$87,500	\$106,600	\$78,700	\$47,600
Importance Code A	\$13,100	\$26,000	\$39,400	\$13,100
Importance Code B	\$74,400	\$80,600	\$39,300	\$34,500
Importance Code C				
Total	\$87,500	\$106,600	\$78,700	\$47,600



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$113,000	
Masonry: Granite	5%			LIFE	**	5	\$5,300	
Masonry: Limestone	10%			LIFE	**	5	\$10,600	
Stucco Cement	5%			2028	**	5	\$17,600	
Windows								
Aluminum	100%			2039	**	5	\$52,500	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$25,900	
Masonry: Limestone	5%			LIFE	**	5	\$1,900	
Metal: Cage/Fence	10%			2036	**	5-10	\$23,600	
Roof								
Built-Up (BUR)	5%			2028	**	10	\$3,800	
Modified Bitumen	95%			2031	**	10	\$71,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	5%			2022	\$123,300	3	\$14,800	
Cast in Place Concrete	10%			LIFE	**	5	\$43,300	
Ceramic Tile	5%			2032	**	5	\$9,900	
Quarry Tile	5%			2028	**	5	\$14,800	
Vinyl Tile	65%			2023	\$1,067,800	3	\$64,300	
Wood	10%			2038	**	5	\$37,100	
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$15,200	
Gypsum Board	10%			LIFE	**	5	\$24,300	
Masonry: Brick	10%	Now	\$77,200	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Tank Bulkhead</i>								
Plaster	50%			LIFE	**	5	\$60,800	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%	2-4	\$234,400	2043	**	5	\$14,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout, Kitchen</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%			LIFE	**	5	\$7,700	
Plaster	60%			LIFE	**	5	\$74,200	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

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

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

Asset # : 1962

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2023	\$41,000	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated @ 2500 Amperes									
Switchgear / Switchboard									
Fused Disc Sw		50%			2033	* *	5	\$300	
Fused Disc Sw		50%			2023	\$107,400	5	\$300	
Raceway									
Conduit		90%			2033	* *	1		
Conduit		10%			2043	* *	1		
Panelboards									
Fused Disc Sw		10%			2031	* *	5	\$300	
Molded Case Bkrs		60%			2031	* *	5	\$2,100	
Molded Case Bkrs		10%			2039	* *	5	\$300	
Molded Case Bkrs		20%			2022	\$43,800	5	\$700	
Wiring									
Thermoplastic		80%			2033	* *	1		
Thermoplastic		20%			2043	* *	1		
Motor Controllers									
Locally Mounted		80%			2028	* *	5	\$700	
Locally Mounted		20%			2036	* *	5	\$200	
Ground									
Grounding Devices									
Generic		100%			LIFE	* *	5	\$1,900	
Lighting									
Interior Lighting									
Fluorescent		93%			2023	\$1,333,500	10	\$112,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Lamp T-12									
Fluorescent		5%			2028	* *	10	\$6,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Staircases									
Explanation : T-8 Lamps									
HID		1%			2023	\$10,300	10		
Incandescent		1%			2018	\$14,300	2		
Egress Lighting									
Emergency, Service		50%			2028	* *	1		
Exit, Service		50%			2028	* *	1		
Exterior Lighting									
HID		100%			2028	* *	10	\$400	
Alarm									

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

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

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

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

Asset # : 1962

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

Alarm

Security System

No Component

80%

Generic

20%

2023

\$78,100

1

\$9,900

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

Location : Front And Back Entrances Only

Explanation : C C T V Cameras

Fire/Smoke Detection

No Component

50%

Generic

50%

2028

* *

1-3

\$40,700

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

Location : Hallways

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

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2033

* *

1

Fuel

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

Location : Basement

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

Conversion Equipment

Steam Boiler

100%

2028

* *

1

\$130,900

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

Location : Boiler Room

Explanation : 4 Units

Distribution

Steam Piping/Pump

100%

Now

\$180,300

2033

* *

4

\$6,500

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

Location : Throughout

Terminal Devices

Air Handler

20%

Now

\$2,800

2023

\$139,200

1

\$14,700

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

Location : Penthouse

Convactor/Radiator

80%

Now

\$19,500

2028

* *

1

\$30,700

Corroded, Extent : Moderate, Area Affected : 5%

Location : Throughout

Air Conditioning

Energy Source

Electricity

100%

2031

* *

1

Conversion Equipment

Window/Wall Unit

70%

2018

\$185,800

1

No Component

30%

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

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

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

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

Asset # : 1962

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Direct Expansion	15%			2023	\$42,100	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : R-22							
	Explanation : 4 Units, Refrigerant R-22							
No Component	85%							
Heat Rejection								
Air Condenser Unit	15%			2023	\$27,100	2	\$13,800	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$111,400	LIFE	* *	2-5	\$73,700	
	Corroded, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
Exhaust Fans								
Interior	80%			2023	\$114,200	2	\$3,200	
Roof	20%			2028	* *	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2033	* *	1		
Galv Iron/Steel	80%			2028	* *	1		
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$19,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement - Boiler Room							
	Explanation : 2 Units							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2017	\$6,500	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2023	\$10,800	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-4							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
No Component	25%							
Generic	75%			2033	* *	1-5	\$50,000	

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

Asset # : 1962

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	90%							
	Generic	10%			2033	* *	1-2	\$3,700	
Fire Pump									
	Generic	100%			2032	* *	1	\$24,700	

*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.*

Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$191,500
Interior Architecture		\$253,300
Electrical	\$106,200	\$317,800
Mechanical		\$164,100
Total	\$106,200	\$926,700
Importance Code A		\$191,500
Importance Code B	\$106,200	\$735,200
Total	\$106,200	\$926,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$10,200	\$700	\$4,100	
Interior Architecture	\$12,800	\$13,300		\$3,800
Electrical	\$1,100	\$4,400	\$1,400	\$1,100
Mechanical	\$43,100	\$26,700	\$5,300	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$71,100	\$49,200	\$14,800	\$11,000
Importance Code A	\$12,700	\$23,300	\$5,400	\$1,300
Importance Code B	\$51,400	\$25,900	\$9,400	\$9,800
Importance Code C	\$7,100			
Total	\$71,100	\$49,200	\$14,800	\$11,000



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	5%			LIFE	**	5	\$1,100	
	Masonry: Brick	95%			LIFE	**	5	\$33,600	
Windows									
	Aluminum	100%			2039	**	5	\$8,200	
Parapets									
	Concrete Masonry Unit	45%			LIFE	**	5	\$3,700	
		Recent Repair Evident, Extent : Light, Area Affected : 20% Location : Interior Face							
	Masonry: Brick	50%	Now	\$10,200	LIFE	**	5	\$3,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : West Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5% Location : West Facade							
	Metal Panel	5%			2043	**	5	\$1,400	
Roof									
	Modified Bitumen	100%			2023	\$191,500	10	\$33,700	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,200	
	Ceramic Tile	5%			2032	**	5	\$1,900	
	Quarry Tile	10%			2036	**	5	\$5,700	
	Vinyl Tile	80%			2023	\$253,300	3	\$15,300	
Interior Walls									
	Ceramic Tile	20%			2032	**	5	\$14,100	
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,800	
	Gypsum Board	70%			LIFE	**	5	\$29,600	
Ceilings									
	AcousTileSusp.Lay-In	70%			2028	**	5	\$26,700	
	Gypsum Board	20%			LIFE	**	5	\$9,500	
	Gypsum Board	5%	Now	\$900	LIFE	**	5	\$2,400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2% Location : Near Door B-1							
		Water Penetration, Extent : Severe, Area Affected : 20% Location : Near Door B-1							
	Metal Panel	5%			LIFE	**	5	\$2,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	
	Type	Total	(Years)		FY		(Yrs)	
Under 600 Volts								
Service Equipment								
	Air Circuit Breaker	100%			2033	* *	5	\$200
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Power Breakers Rated @ 1600 Amperes								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
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%			2033	* *	5	\$800	
Raceway								
Conduit	100%			2033	* *	1		
Panelboards								
Fused Disc Sw	2%			2022	\$1,500	5		
Molded Case Bkrs	98%			2031	* *	5	\$700	
Wiring								
Thermoplastic	100%			2033	* *	1		
Motor Controllers								
Locally Mounted	100%			2021	\$44,300	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	99%			2023	\$273,600	10	\$23,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Incandescent	1%			2018	\$2,800	2		
Egress Lighting								
Emergency, Battery	50%			2023	\$16,800	10	\$3,100	
Exit, Service	50%			2023	\$3,400	1		
Exterior Lighting								
HID	100%			2018	\$106,200	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	* *	1	\$3,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm; Motion Sensors</i>								
Fire/Smoke Detection								
No Component	50%							
Generic	50%			2028	* *	1-3	\$8,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Station</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
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%			2033	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	70%	Now	\$2,100	2018	\$21,300	1	\$7,900	
		Not Energy Efficient, Extent : Severe, Area Affected : 70%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Roof							
		Explanation : 7 Units							
	Hot Water Boiler	30%			2028	* *	1	\$3,800	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	30%			2031	* *	4	\$400	
	No Component	70%							
Terminal Devices									
	Convactor/Radiator	30%			2028	* *	1	\$2,500	
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%	Now	\$16,400	2023	\$164,100	2	\$1,200	
		Malfunctioning, Extent : Moderate, Area Affected : 60%							
		Location : Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 7 Units - Not Energy Efficient							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$17,500	LIFE	* *	2-5	\$14,200	
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Rms 213, 217, B1, Stairwell Condensate Water & Air Leaks							
	Exhaust Fans								
	Roof	100%	Now	\$2,000	2023	\$19,800	2	\$600	
		Not in Service, Extent : Severe, Area Affected : 20%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		
	Water Heater								
	Gas Fired	100%			2021	\$5,800	2	\$400	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$2,700	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 30%					
				Location : 1st Floor					
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%	Now	\$1,100	2023	\$10,800	4	\$1,600	
				Not in Service, Extent : Severe, Area Affected : 50%					
				Location : Lower Level					
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1-2					
				Explanation : One Unit					
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$12,800	

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Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

Asset Name : TRANSITIONAL HOUSING / W.127 STREET
Address : 122-124-126-126A W. 127 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0073.030 / 4352 **Yr Built/Renovated** : 1910 / 1996
Area Sq Ft : 63,750 **Project Type** : HUMAN RESOURCES
Date of Survey : 17-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,6,7
Block : 1911 **Lot** : 45 **BIN** : 1057874

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,033,300	\$139,300
Interior Architecture		\$269,200	\$259,300
Electrical			\$193,400
Mechanical			\$100,600
Total		\$1,302,500	\$692,600
Importance Code A		\$1,033,300	\$139,300
Importance Code B		\$203,300	\$516,300
Importance Code C		\$65,900	\$37,000
Total		\$1,302,500	\$692,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$65,800			
Interior Architecture	\$100,900			\$1,200
Electrical	\$4,900	\$700	\$1,100	\$700
Mechanical	\$28,800	\$11,700	\$9,800	\$7,000
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$207,400	\$19,300	\$17,700	\$15,800
Importance Code A	\$71,700	\$3,200	\$3,000	\$3,200
Importance Code B	\$85,800	\$16,100	\$14,700	\$12,700
Importance Code C	\$49,900			
Total	\$207,400	\$19,300	\$17,700	\$15,800



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$74,800	LIFE	* *	5	\$73,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Street Facades								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Various Locations, Street Facades								
Masonry: Brick	65%	Now	\$360,300	LIFE	* *	5	\$61,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations In Areaways And Rear Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Street Facades,, Various Locations								
Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
Location : Building 122 @ Anchors For Fire Escape								
Masonry: Brick	5%			LIFE	* *	5	\$9,400	
Masonry: Limestone	10%	0-2	\$111,400	LIFE	* *	5	\$7,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Buildings 124, 126 - Various Locations								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Street Facade, Various Locations								
Stucco Cement	10%	4+	\$13,300	2031	* *	5	\$11,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations, Areaways And Rear Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Various Locations, Areaways And Rear Facade								
Windows								
Aluminum	95%	Now	\$245,400	2051	* *	5	\$3,000	
Air Infiltration, Extent : Severe, Area Affected : 35%								
Location : Residences								
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Clad	5%	Now	\$3,200	2034	* *	5	\$1,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Stairwells								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$15,800	LIFE	* *	5	\$3,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Building 124, Cornice Missing							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : All Parapets							
	Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Coping - Throughout							
Masonry: Brick	77%	Now	\$55,200	LIFE	* *	5	\$3,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 35%							
	Location : Street Facades							
	Vegetation Growth, Extent : Severe, Area Affected : 15%							
	Location : Building 122							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Building 126 - Street Facade							
Pre-Cast Concrete	3%			LIFE	* *	5	\$1,600	
Stucco Cement	10%	Now	\$3,200	2031	* *	5	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Parapet Corners							
	Horizontal Cracks, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations							
Roof								
Modified Bitumen	95%	Now	\$186,200	2036	* *			
	Alligatoring, Extent : Moderate, Area Affected : 20%							
	Location : At Seams							
	Blisters, Extent : Severe, Area Affected : 40%							
	Location : All Building Roofs							
	Patching Evident, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations							
	Ponding, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Top Floor Residences - All Builldings. 4th Fl Apt, Bldg 122							
Skylight, Metal/Glass	5%	Now	\$24,900	2036	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Over Bulkhead							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
	Location : Over Bulkhead							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$41,000	
Ceramic Tile	25%	0-2	\$44,400	2029	* *	5	\$11,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	10%	0-2	\$15,600	2026	\$77,800	3	\$3,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 20%							
	Location : Kitchens In Residences							
Wood	55%	4+	\$83,000	2041	* *	5	\$48,300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
	Location : Throughout Residences							
	Uneven Surface, Extent : Light, Area Affected : 15%							
	Location : Throughout Residences							
Interior Walls								
Ceramic Tile	15%	0-2	\$22,700	2029	* *	5	\$8,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Concrete Masonry Unit	5%			LIFE	* *	5	\$4,500	
Gypsum Board	55%	Now	\$25,000	LIFE	* *	5	\$37,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Upper Floor Residences - 6c & 7f - Bldg 124, 126							
Plaster	25%	Now	\$65,900	LIFE	* *	5	\$8,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads							
	Paint Peeling, Extent : Moderate, Area Affected : 15%							
	Location : At Bulkhead							
Ceilings								
AcousTileSusp.Lay-In	10%			2031	* *	5	\$9,400	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Building 126, First Floor							
Exposed Struc: Steel	8%			LIFE	* *	10	\$15,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Metal Decking							
Gypsum Board	82%	Now	\$75,900	LIFE	* *	5	\$96,100	
	Horizontal Cracks, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Upper Floor Residences - 6c & 7f Bldg 124, 126							

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

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

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

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

Lighting

Egress Lighting

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

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

Exterior Lighting

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

Security System

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

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

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%		2026		\$193,400			

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

Heating

Energy Source

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

Natural Gas	97%		2046	* *	1			
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Conversion Equipment

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

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

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

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2024	\$100,600	1		
No Component	20%							
Terminal Devices								
Direct Expansion	5%			2026	\$7,600	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices In First Floor</i>						
		<i>Explanation : Ceiling Mounted</i>						
Fan Coil - Cooling	5%			2026	\$18,800	1	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Computer And Communication Room</i>						
		<i>Explanation : Overhead Mounted</i>						
No Component	90%							
Heat Rejection								
Air Condenser Unit	10%			2031	* *	2	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Rear Yard</i>						
		<i>Explanation : 2 Units - About 1.5 Ton Each</i>						
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$11,100	
No Component	80%							
Exhaust Fans								
Roof	2%	Now	\$1,000	2036	* *	2		
		<i>Unit Inoperable, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Roof 1 Of 10 Defective Units</i>						
Roof	18%			2026	\$8,800	2	\$300	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	5%	0-2	\$9,100	2056	* *	1		
		<i>Damaged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Roof, Defective Roof Tank Water Level Controls</i>						
Brass/Copper	95%			2046	* *	1		
HW Heat Exchanger								
Low Temp	100%			2046	* *	4	\$9,300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
		<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Basement</i>						

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	95%			LIFE	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Side Of The Building							
		Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Intothe Building							
	Cast Iron	5%	0-2	\$4,300	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : North West Corner Of Building 126, Probable Leak From Leader Into The Building							
		Explanation : Drain Is Not Sufficient To Handle The Back Flow							
Backflow Preventer									
	Generic	100%			2026	\$5,900	1	\$3,800	
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Basement, Back Flow Prevention Device							
		Explanation : Drain Is Not Sufficient To Handle The Back Flow							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-7							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$31,600	
	Sprinkler								
	No Component	95%							
	Generic	5%			2036	* *	1-2	\$900	

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

Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

Asset Name : TRANSITIONAL HOUSING - HORIZONS
Address : 970 DEKALB AVENUE @ LEWIS AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0069.000 / 4346 **Yr Built/Renovated** : 1931 / 1995
Area Sq Ft : 17,600 **Project Type** : HUMAN RESOURCES
Date of Survey : 15-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1602 **Lot** : 13 **BIN** : 3043244

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$123,100	\$82,200
Electrical		\$1,014,100
Mechanical		\$38,000
Total	\$123,100	\$1,134,300
Importance Code A	\$123,100	\$120,200
Importance Code B		\$1,014,100
Total	\$123,100	\$1,134,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$82,000			
Interior Architecture		\$600	\$1,900	\$17,000
Electrical	\$300	\$400	\$300	\$500
Mechanical	\$9,200	\$1,400	\$1,700	\$35,000
Total	\$91,400	\$2,500	\$3,900	\$52,500
Importance Code A	\$82,900	\$900	\$900	\$900
Importance Code B	\$8,600	\$1,700	\$1,500	\$51,600
Importance Code C			\$1,500	
Total	\$91,400	\$2,500	\$3,900	\$52,500



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

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

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

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

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

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 - HORIZONS
Asset # : 4346

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

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

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

Interior

Interior Walls

Ceramic Tile	10%			2034	**	5	\$3,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Gypsum Board	65%			LIFE	**	5	\$12,100	
Plaster	20%			LIFE	**	5	\$1,900	

Ceilings

Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	75%			LIFE	**	5	\$24,300	
Plaster	20%			LIFE	**	5	\$3,200	

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : One 600 Amps Main Disconnect Switch

Switchgear / Switchboard

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

Conduit	100%			2045	**	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2035	**	1		
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Motor Controllers

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

Grounding Devices

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

Location : Basement

Explanation : Water Main

Lighting

Interior Lighting

Fluorescent	30%			2025	\$284,700	10	\$4,800	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-12 Lamps

Incandescent	70%			2025	\$664,400	2	\$300	
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Egress Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Lighting									
	Exterior Lighting								
	HID	100%			2025	\$64,900	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	* *	1	\$2,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside And Hallways								
	Explanation : C C T V Surveillance System								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2030	* *			
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Energy Source								
	Natural Gas	100%			2035	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2023	\$38,000	1	\$8,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 3 Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2033	* *	4	\$1,300	
	Terminal Devices								
	Convector/Radiator	100%			2030	* *	1	\$5,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Window/Wall Unit	70%			2020	\$24,300	1		
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$1,900	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2020	\$2,700	2	\$100	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2023	\$3,900	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
Sanitary Piping									
	Cast Iron	100%	Now	\$700	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Backyard							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%	Now	\$6,500	2020	\$6,500	4	\$1,600	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
Fixtures									
	Generic	100%							

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

Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

Asset Name : TRANSITIONAL HOUSING - NEW HOPE
Address : 360 NEW JERSEY AVENUE BTWN: BELMONT AVE. - SUTTER AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0068.000 / 4345 **Yr Built/Renovated** : 1930 / 2004
Area Sq Ft : 25,564 **Project Type** : HUMAN RESOURCES
Date of Survey : 14-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3755 **Lot** : 22 **BIN** : 3084088

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$427,700	
Interior Architecture		\$62,400
Electrical	\$41,400	\$1,309,700
Mechanical		\$102,600
Total	\$469,100	\$1,474,700
Importance Code A	\$427,700	\$55,200
Importance Code B	\$41,400	\$1,419,600
Total	\$469,100	\$1,474,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$35,300			
Interior Architecture	\$50,300	\$3,600	\$900	\$9,900
Electrical	\$1,000	\$1,000	\$1,000	\$1,700
Mechanical	\$8,200	\$9,500	\$2,600	\$14,800
Total	\$94,700	\$14,000	\$4,500	\$26,300
Importance Code A	\$36,500	\$1,200	\$1,200	\$1,300
Importance Code B	\$40,300	\$10,500	\$3,200	\$25,000
Importance Code C	\$17,900	\$2,200		
Total	\$94,700	\$14,000	\$4,500	\$26,300



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

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

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

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

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

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

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

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

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

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

Interior

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

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

Interior

Floors

Carpet	2%			2021	\$9,400	3	\$1,100	
Cast in Place Concrete	5%			LIFE	**	5	\$4,100	
Ceramic Tile	5%			2028	**	5	\$1,900	
Quarry Tile	25%			2030	**	5	\$14,100	
Vinyl Tile	20%			2025	\$62,400	3	\$2,800	
Wood	43%	4+	\$26,000	2040	**	5	\$15,200	

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

Location : Various Apartments

Interior Walls

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

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

Location : Throughout

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

Location : Bathrooms And Window Soffits In Apartments

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

Location : Basement Walls

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

Location : Bulkheads

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

Location : Bulkheads

Ceilings

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

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

Location : Bathrooms And Window Soffits Within Apartments

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

Location : Bulkheads At Stairs

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

Location : Bulkheads At Stairs

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : Main Service Switch Rated @ 600 Amperes

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	\$100	
Raceway								
Conduit	100%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5		
Molded Case Bkrs	95%			2041	* *	5	\$600	
Wiring								
Thermoplastic	100%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	* *	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2025	\$1,309,700	10	\$21,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2030	* *	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Incandescent	3%			2020	\$41,400	2		
Egress Lighting								
Emergency, Service	50%			2030	* *	1		
Exit, Service	50%			2030	* *	1		
Exterior Lighting								
HID	100%			2030	* *	10	\$100	
Alarm								
Security System								
Generic	100%			2030	* *	1	\$9,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Internet Protocol Digital Video Surveillance System</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2030	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Manual Pull Station And Strobe Lights</i>								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2035	* *	1		
Conversion Equipment	Hot Water Boiler	100%			2023	\$55,200	1	\$12,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 3 Multiple Units							
Distribution	Hot Wtr Piping/Pump	100%	Now	\$2,500	2033	* *	4	\$1,200	
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Next To Boiler							
Terminal Devices	Convactor/Radiator	100%			2030	* *	1	\$8,100	
Air Conditioning									
Energy Source	Electricity	100%			2033	* *	1		
Conversion Equipment	Int Pkg Unit - Cooling	15%			2023	\$47,400	2	\$200	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : 1st Floor							
		Explanation : 4 Units							
	Window/Wall Unit	25%			2020	\$12,600	1		
	No Component	60%							
Ventilation									
Distribution	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,800	
	No Component	80%							
Exhaust Fans	Roof	20%	Now	\$200	2025	\$3,900	2	\$100	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : Roof							
	No Component	80%							
Plumbing									
H/C Water Piping	Brass/Copper	100%	0-2	\$1,500	2035	* *	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Water Main, Basement							
Water Heater	Gas Fired	100%			2024	\$5,700	2	\$400	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement							
Sanitary Piping	Cast Iron	100%	Now	\$1,100	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room In Basement							
Storm Drain Piping	Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Submersible	100%			2018	\$6,500	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2025	\$10,800	4	\$2,500	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2035	* *	1-2	\$300	

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Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$188,600	
Interior Architecture	\$35,200	\$45,400
Electrical		\$651,200
Total	\$223,800	\$696,500
Importance Code A	\$188,600	
Importance Code B	\$35,200	\$696,500
Total	\$223,800	\$696,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$58,300		\$1,400	
Interior Architecture	\$51,500		\$6,800	\$1,400
Electrical	\$9,700	\$300	\$300	\$300
Mechanical	\$3,600	\$2,100	\$2,000	\$1,700
Total	\$123,200	\$2,400	\$10,400	\$3,300
Importance Code A	\$60,000	\$900	\$2,300	\$900
Importance Code B	\$53,500	\$1,500	\$6,400	\$2,400
Importance Code C	\$9,800		\$1,600	
Total	\$123,200	\$2,400	\$10,400	\$3,300



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%	Now	\$62,000	2036	**			1
Alligatoring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Both Roofs								
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Light, Area Affected : 20%								
Location : Throughout								
Seams Open/Split, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Residences 5u, 6t								
Skylight, Metal/Glass	5%			2036	**	10	\$1,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$12,000	
Ceramic Tile	5%			2035	**	5	\$1,400	
Quarry Tile	25%			2039	**	5	\$10,200	
Vinyl Tile	20%	0-2	\$18,100	2026	\$45,400	3	\$2,000	
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Kitchens In Residences Throughout								
Wood	40%	Now	\$35,200	2041	**	5	\$10,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Residences								
Interior Walls								
Ceramic Tile	10%			2029	**	5	\$3,300	
Concrete Masonry Unit	15%			LIFE	**	5	\$3,900	
Gypsum Board	50%	Now	\$3,300	LIFE	**	5	\$9,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Residences 6t, 5u								
Plaster	25%			LIFE	**	5-10	\$6,900	
Ceilings								
AcousTileSusp.Lay-In	15%			2031	**	5	\$4,100	
Exposed Struc: Steel	5%			LIFE	**	10	\$2,700	
Gypsum Board	55%	Now	\$7,400	LIFE	**	5	\$18,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Residences 6t, 5u								
Plaster	25%			LIFE	**	5-10	\$11,700	

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	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2046	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Amps, One 200 Amps And One 100 Amps Main Disconnect Switch							
	Raceway								
	Conduit	100%			2046	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2042	* *	5		
	Molded Case Bkrs	90%			2042	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2046	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$9,300	LIFE	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	25%			2031	* *	10	\$4,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement, Multipurposed Room, Comfort Room And Offices							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2031	* *	10	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Halways - First Through Sixth Floors							
		Explanation : T-5 Lamps							
	Incandescent	65%			2026	\$651,200	2	\$300	
	Egress Lighting								
	Emergency, Battery	50%			2031	* *	10	\$2,200	
	Exit, Service	50%			2031	* *	1		
	Exterior Lighting								
	HID	50%			2026	\$34,300	10		
	LED	50%			2034	* *			
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$2,100	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2034	* *			

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Hot Water Boiler	2%	0-2	\$800	2046	* *	1	\$200	
	Damaged, Extent : Light, Area Affected : 100%							
	Location : Roof, Missing Boiler Stack Rain Cap, Moderate Corrosion On Boiler Stack							
Hot Water Boiler	98%			2031	* *	1	\$8,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 1 Gas Fired Sectional Hot Water Boiler							
Distribution								
Hot Wtr Piping/Pump	100%			2034	* *	4	\$1,400	
Terminal Devices								
Convactor/Radiator	90%			2031	* *	1	\$5,300	
Fan Coil Unit/Heat	10%			2026	\$26,700	1	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2025	\$29,300	1		
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$3,200	
No Component	80%							
Exhaust Fans								
Roof	20%			2026	\$2,800	2	\$100	
Wall Unit	10%			2026	\$2,700	2	\$100	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Gas Fired	100%			2021	\$4,100	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Side Of Building							
	Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Into The Building.							
Backflow Preventer								
Generic	100%			2026	\$1,700	1	\$1,100	

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

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

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Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

Asset Name : TRANSITIONAL HOUSING-NEW DAY ONE
Address : 1275 WESTCHESTER AVENUE BTWN: LONGFELLOW AVE. - HOME ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0070.000 / 4347 **Yr Built/Renovated** : 1925 / 1992
Area Sq Ft : 57,630 **Project Type** : HUMAN RESOURCES
Date of Survey : 16-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 2758 **Lot** : 36 **BIN** : 2006311

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$502,000	\$68,300
Interior Architecture		\$35,800	\$271,000
Electrical		\$582,900	\$3,459,700
Mechanical		\$79,600	\$44,000
Total		\$1,200,300	\$3,843,000
Importance Code A		\$502,000	\$68,300
Importance Code B		\$698,200	\$3,729,700
Importance Code C			\$45,000
Total		\$1,200,300	\$3,843,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$124,600			
Interior Architecture	\$54,100	\$4,200	\$4,100	\$12,700
Electrical	\$700	\$1,400	\$700	\$1,400
Mechanical	\$8,600	\$7,500	\$13,600	\$7,500
Total	\$188,000	\$13,100	\$18,400	\$21,600
Importance Code A	\$130,200	\$5,600	\$5,600	\$5,700
Importance Code B	\$42,600	\$7,500	\$10,200	\$15,800
Importance Code C	\$15,200		\$2,500	
Total	\$188,000	\$13,100	\$18,400	\$21,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING-NEW DAY ONE
Asset # : 4347

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%	Now	\$192,300	2035		**		1
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Over A, B, D, G And H Apartments</i>								
Skylight, Metal/Glass	5%	Now	\$25,700	2035		**		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over East & West Stair Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over East Stair Bulkhead</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE		**	5	\$18,500
Ceramic Tile	10%			2028		**	5	\$8,500
Quarry Tile	20%			2030		**	5	\$25,400
Vinyl Tile	15%			2025	\$105,600		3	\$4,800
Wood	45%			2040		**	5	\$71,500
Interior Walls								
Ceramic Tile	5%			2034		**	5	\$5,100
Concrete Masonry Unit	10%			LIFE		**	5	\$4,100
Glass: Single Pane	1%			LIFE		**	5	\$800
Gypsum Board	74%	Now	\$15,200	LIFE		**	5	\$45,000
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At 6th Floor Windows On South And East Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE		**	5	\$3,000
Ceilings								
Exposed Concrete	10%			LIFE		**	5	\$1,300
Gypsum Board	80%	Now	\$33,500	LIFE		**	5	\$84,700
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor - A, B, D, G And H Apartments</i>								
Plaster	10%	Now	\$5,400	LIFE		**	5	\$5,300
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2035	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 400 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2035	* *	5	\$100	
	Molded Case Bkrs	50%			2035	* *	5	\$800	
	Raceway								
	Conduit	100%			2035	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2033	* *	5	\$1,500	
	Wiring								
	Thermoplastic	100%			2035	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2030	* *	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2025	\$3,045,800	10	\$50,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Incandescent	2%			2025	\$62,200	2		
	Egress Lighting								
	Emergency, Battery	50%			2025	\$37,300	10	\$6,800	
	Exit, Service	50%			2025	\$9,200	1		
	Exterior Lighting								
	HID	100%			2025	\$212,600	10	\$200	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$51,100	1	\$6,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside And Hallways							
		Explanation : C C T V Surveillance System							
	Fire/Smoke Detection								
	Generic, Analog	100%			2020	\$582,900			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Smoke Detectors, Strobe Lights And Manual Pull Stations							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2035	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2030	* *	1	\$56,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Natural Gas Burning Steam Boiler								
	Distribution								
	Steam Piping/Pump	100%			2035	* *	4	\$2,800	
	Terminal Devices								
	Convactor/Radiator	100%			2030	* *	1	\$18,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Window/Wall Unit	70%			2020	\$79,600	1		
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$31,600	
	Exhaust Fans								
	Roof	100%			2025	\$44,000	2	\$1,700	
	Malfunctioning, Extent : Light, Area Affected : 33%								
	Location : Roof, 1 Of 3 Defective Exhaust Fan Motor								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,800	4	\$2,500	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	98%							
	Generic	2%			2035	* *	1-2	\$300	

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Print Date : 23-Oct-2015

HUMAN RESOURCES ADMINISTRATION - FY 2016

Asset Name : TRANSITIONAL HOUSING-NEW DAY TWO
Address : 1138 LONGFELLOW AVENUE BTWN: WESTCHESTER AV. - HOME ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0071.000 / 4348 **Yr Built/Renovated** : 1906 / 1992
Area Sq Ft : 27,720 **Project Type** : HUMAN RESOURCES
Date of Survey : 28-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2758 **Lot** : 6 **BIN** : 2006302

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$366,000	
Interior Architecture	\$75,800	\$77,200
Electrical		\$242,400
Mechanical		\$49,200
Total	\$441,800	\$368,800
Importance Code A	\$366,000	
Importance Code B	\$75,800	\$368,800
Total	\$441,800	\$368,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$85,700			
Interior Architecture	\$94,300		\$6,100	\$2,800
Electrical	\$700	\$300	\$700	\$300
Mechanical	\$16,000	\$3,600	\$5,900	\$4,300
Total	\$196,700	\$3,900	\$12,700	\$7,400
Importance Code A	\$88,400	\$2,700	\$2,700	\$2,700
Importance Code B	\$77,700	\$1,200	\$10,000	\$4,700
Importance Code C	\$30,600			
Total	\$196,700	\$3,900	\$12,700	\$7,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	25%			LIFE	**	5	\$19,500		
Masonry: Fieldstone	12%			LIFE	**	5	\$7,000		
Slate Panels	3%	Now	\$59,700	LIFE	**	5	\$900		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Window Sills									
Cracking/Crumbling, Extent : Severe, Area Affected : 75%									
Location : Window Sills									
Stucco Cement	60%	Now	\$198,400	2031	**	5	\$29,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Windows									
Aluminum	95%	Now	\$20,300	2042	**	5	\$1,200		
Crtwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Metal Clad	5%	Now	\$6,600	2051	**	5	\$400		
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Stair(s)									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Stair(s)									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Stair(s)									
Parapets									
Cast Stone/Terra Cotta	3%	Now	\$900	LIFE	**	5	\$600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Coping									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Masonry: Brick	20%	Now	\$5,500	LIFE	**	5	\$500		
Spalling, Extent : Moderate, Area Affected : 15%									
Location : South Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Masonry: Limestone	2%			LIFE	**	5-10	\$600		
Metal: Cage/Fence	20%	Now	\$2,900	2031	**	5	\$1,600		
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Stucco Cement	55%	Now	\$6,800	2031	**	5	\$1,700		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Modified Bitumen	95%	0-2	\$107,900	2036	**				
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Over 5b, 6a									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over 5b, 6a									
Skylight, Metal/Glass	5%	Now	\$28,800	2036	**				
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%									
Location : Stair(s)									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Stair(s)									
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$17,800		
Ceramic Tile	10%			2035	**	5	\$4,100		
Quarry Tile	20%			2039	**	5	\$12,200		
Vinyl Tile	10%			2026	\$33,800	3	\$2,000		
Vinyl Tile	5%	Now	\$16,900	2036	**	3	\$800		
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Basement									
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : Basement									
Wood	45%	Now	\$29,500	2041	**	5	\$17,200		
Deteriorated Finish, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
Ceramic Tile	5%	Now	\$3,300	2035	**	5	\$1,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Concrete Masonry Unit	10%	Now	\$10,600	LIFE	**	5	\$1,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Gypsum Board	75%	Now	\$14,800	LIFE	**	5	\$21,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Plaster	10%	Now	\$1,900	LIFE	**	5	\$1,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Bulkheads									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Bulkheads									

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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

Ceilings

Gypsum Board

85%

LIFE

* *

5-10

\$119,100

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

Plaster

15%

Now

\$7,800

LIFE

* *

5

\$3,800

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2036

* *

5

\$100

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

Switchgear / Switchboard

Fused Disc Sw

20%

2036

* *

5

Molded Case Bkrs

80%

2036

* *

5

\$600

Raceway

Conduit

100%

2036

* *

1

Panelboards

Molded Case Bkrs

100%

2034

* *

5

\$700

Wiring

Thermoplastic

100%

2036

* *

1

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$800

Lighting

Interior Lighting

Fluorescent

99%

2034

* *

10

\$24,700

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

Incandescent

1%

2026

\$14,900

2

Egress Lighting

Emergency, Battery

50%

2026

\$17,900

10

\$3,300

Exit, Service

50%

2026

\$4,400

1

Exterior Lighting

HID

100%

2026

\$102,200

10

\$100

Alarm

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 TWO
Asset # : 4348

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

Alarm

Security System

No Component

70%

Generic

30%

2026

\$24,600

1

\$3,100

Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2026

\$140,200

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

Heating

Energy Source

Natural Gas

100%

2036

* *

1

Conversion Equipment

Steam Boiler

100%

2039

* *

1

\$27,000

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

Distribution

Steam Piping/Pump

100%

2036

* *

4

\$1,300

Terminal Devices

Convactor/Radiator

100%

2031

* *

1

\$8,800

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Window/Wall Unit

90%

0-2

\$2,500

2024

\$49,200

1

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

No Component

10%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$24,000

Exhaust Fans

Roof

100%

Now

\$1,100

2026

\$21,100

2

\$700

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

H/C Water Piping

Brass/Copper

100%

2036

* *

1

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING-NEW DAY TWO
Asset # : 4348

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

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