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

 $Program / Asset \# : HRA0024.000 / 1951 \qquad \qquad Yr \ Built/Renovated : 1912 / 2013$ 

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    |

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



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

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

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

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

Asset #: 1951

| Current Repair   | Future Replacement   | Maintenance  |   |
|--|--|--|---|
| % of Fail Date Estimated Cost<br>Total (Years)                                     | Year Estimated Cost<br>FY  | Cycle Estimated Cost (Yrs)   | Priority  |
|  |  |  |   |
|  |  |  |   |
| Cracking/Crumbling, Extent: Light, Arc<br>Location: Throughout                     | ea Affected : 10%  | 5 \$7,000  |   |
| Repairs in Progress, Extent: Light, Are Location: Throughout                       | a Affected : 100%  |  |   |
| Location : At Clay Tile Coping   | ••   | 5 \$16,300   |   |
| 5% Repairs in Progress, Extent : Light, Are Location : Throughout                  | 2037 **<br>a Affected : 66%  | 5-10 \$7,000   |   |
|  |  |  |   |
| 5%<br>Repairs in Progress, Extent : Light, Are<br>Location : Throughout            | 2052 **<br>a Affected : 66%  | 10 \$10,600  |   |
| 60%  | 2024 \$288,200   | 10 \$50,700  |   |
|  |  | est Floor Corridor Between   |   |
| Cafeteria And Gym<br>Miss/Damaged Flashings, Extent : Mod                          | erate, Area Affected : 10%   |  |   |
|  |  |  |   |
| 5% Now \$121,800<br>Broken/Missing Elements, Extent : Mod<br>Location : Throughout | 2034 **<br>Terate, Area Affected : 30%   |  |   |
|  | % of Fail Date Estimated Cost Total (Years)  5% 0-2 \$11,200 Cracking/Crumbling, Extent: Light, Are Location: Throughout Repairs in Progress, Extent: Light, Are Location: Throughout  90% Now \$18,400 Jnt Mortar Miss/Erod, Extent: Moderate Location: At Clay Tile Coping Repairs in Progress, Extent: Light, Are Location: Throughout  5% Repairs in Progress, Extent: Light, Are Location: Throughout  5% Repairs in Progress, Extent: Light, Are Location: Throughout  60% 30% 0-2 \$144,100 Blisters, Extent: Moderate, Area Affected Location: Roofs Over Auditorium, For Cafeteria And Gym  Miss/Damaged Flashings, Extent: Moderate, A Location: At Junction Of High Wall Company Water Penetration, Extent: Moderate, A Location: Over Junction Of First Flow Show \$121,800 Broken/Missing Elements, Extent: Moderate, Extent: Moderate, Extent Moderate, Extent Moderate, Extent Missing Elements, Extent: Moderate Moderate, Extent Moderate, Extent Missing Elements, Extent: Moderate Moderate, Extent Moderate, Extent Missing Elements, Extent: Moderate Moderate, Extent Missing Elements, Extent: Moderate Moderate, Extent: Moderate, Extent Missing Elements, Extent: Moderate Moderate, Extent: Moderate, E | Sof   Fail Date   Estimated Cost   Year   Estimated Cost   Total   (Years)     Year   Estimated Cost   Total   (Years)     State   S | Solution   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   (Yrs) |

Interior

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

| Architecture                |               | Current              | Repair                          | Futur      | e Replacement         | M              | aintenance            |          |
|-----------------------------|---------------|----------------------|---------------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | <b>Estimated Cost</b>           | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| nterior                     |               |                      |                                 |            |                       |                |                       |          |
| Floors                      |               |                      |                                 |            |                       |                |                       |          |
| Carpet                      | 1%            |                      |                                 | 2023       | \$23,800              | 3              | \$3,800               |          |
| Cast in Place Concrete      | 10%           | Now                  | \$9,700                         | LIFE       | **                    | 5              | \$41,800              |          |
|                             |               |                      | Extent : Light, Are             |            | ed : 5%               |                | , ,                   |          |
|                             | Location      | ı : Through          | out                             |            |                       |                |                       |          |
| Ceramic Tile                | 15%           | 0-2                  | \$217,100                       | 2033       | * *                   | 5              | \$14,300              |          |
|                             | Cracking/     | Crumbling            | Extent : Light, Are             | a Affecte  | ed : 20%              |                | . ,                   |          |
|                             | Location      | ı : Through          | out                             |            |                       |                |                       |          |
| 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 Subf     | loor Evider          | nt, Extent : Modera             | te, Area . | Affected : 50%        |                |                       |          |
|                             | Location      | ı : Fourth I         | Floor Corridor Nea              | r Room 4   | 408, Cafeteria        |                |                       |          |
|                             | Uneven Si     | ubstrate, Ex         | ctent : Moderate, A             | rea Affec  | rted : 35%            |                |                       |          |
|                             | Location      | ı : Cafeteri         | a, Fourth Floor Co              | rridor N   | ear 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, Are             | a Affecte  | ed : 5%               |                |                       |          |
|                             | Location      | ı : Through          | out                             |            |                       |                |                       |          |
| Ceramic Tile                | 10%           | Now                  | \$95,400                        | 2027       | * *                   | 5              | \$17,700              |          |
|                             | Cracking/     | Crumbling            | Extent : Moderate               |            | ffected : 10%         |                | , ,,,,,,,,            |          |
|                             | Location      | ı : Stairs           |                                 | ·          |                       |                |                       |          |
| Gypsum Board                | 30%           | 2-4                  | \$43,000                        | LIFE       | * *                   | 5              | \$63,700              |          |
| Cypsum Bourd                |               |                      | Extent : Light, Are             |            | ed : 10%              | J              | ψ03,700               |          |
|                             |               | ı : Through          |                                 | 33         |                       |                |                       |          |
| Marble Panels               | 5%            | 2-4                  | \$137,800                       | LIFE       | * *                   |                |                       |          |
| war ole 1 anels             | - , -         |                      | Extent : Light, Are             |            | ed · 20%              |                |                       |          |
|                             | _             | ı : Through          | _                               | a rijjeen  | 2070                  |                |                       |          |
| Plaster                     | 50%           | 0-2                  | \$416,000                       | LIFE       | * *                   | 5              | \$53,100              |          |
| riasici                     |               | ~ <b>-</b>           | 5410,000<br>Extent : Light, Are |            |                       | 3              | \$55,100              |          |
|                             | _             | _                    | _                               | и Ајјеси   | ей. 20/0              |                |                       |          |
|                             | _             | i: Through           | _                               | a rijjech  | 20/0                  |                |                       |          |

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

| Architecture                |                        | Current F                  | Repair   | Futur                 | e Replacement         | M              | aintenance            |          |
|-----------------------------|------------------------|----------------------------|--|-----------------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total          | Fail Date<br>(Years)       | <b>Estimated Cost</b>  | Year<br>FY            | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Interior                    |                        |                            |  |                       |                       |                |                       |          |
| Ceilings                    |                        |                            |  |                       |                       |                |                       |          |
| AcousTileSusp.Lay-In        | 10%                    | 2-4                        | \$30,200   | 2037                  | * *                   | 5              | \$9,600               |          |
|                             | _                      | Crumbling,<br>: Through    | Extent : Moderate<br>out   | , Area Aj             | ffected : 20%         |                |                       |          |
| Exposed Concrete            | 5%                     | 2-4                        | \$60,100   | LIFE                  | * *                   | 5              | \$1,500               |          |
| ·                           | U                      | Crumbling,<br>: Through    | Extent : Light, Are  | ea Affecto            | ed : 20%              |                |                       |          |
| Gypsum Board                | 10%                    |                            |  | LIFE                  | * *                   | 5              | \$23,900              |          |
| Plaster                     | 55%                    | Now                        | \$539,200  | LIFE                  | * *                   | 5              | \$65,700              |          |
|                             | Location<br>Paint Peel | : Ceiling (<br>ing, Extent | Extent: Moderate<br>Over Booth Near A<br>: Moderate, Area A<br>Over Booth Near A | uditoriur<br>Affected | n<br>: 25%            |                |                       |          |
| Plaster                     | 20%                    |                            |  | LIFE                  | * *                   | 5              | \$23,900              |          |

| Electrical                  | Current Repair                                | Future       | Replacement        | М              | aintenance            |          |
|-----------------------------|---|--------------|--------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Estimated Cos<br>Total (Years) | Year<br>FY   | Estimated Cost     | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Inder 600 Volts             |   |              |                    |                |                       |          |
| Service Equipment           |   |              |                    |                |                       |          |
| Fused Disc Sw               | 35%   | 2024         | \$14,400           | 5              | \$200                 |          |
|                             | Other Observation, Extent: Moderate           | , Area Affec | eted : 35%         |                |                       |          |
|                             | Location : Electrical Room                    |              |                    |                |                       |          |
|                             | Explanation: One 1600 Amps Main               | Disconnect   | Switch For Service | ce "A "        |                       |          |
| Fused Disc Sw               | 35%   | 2024         | \$14,400           | 5              | \$200                 |          |
|                             | Other Observation, Extent : Moderate          | , Area Affec | eted : 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 Affec | eted : 30%         |                |                       |          |
|                             | Location: Electrical Room                     |              |                    |                |                       |          |
|                             | Explanation: One 800 Amps Main I              | Disconnect S | Switch For Emerg   | ency           |                       |          |
| 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                 |          |

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

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

Asset #: 1951

| Electrical                  | Current                         | Repair                | Future     | Replacement    | M              | aintenance            |          |
|-----------------------------|---------------------------------|-----------------------|------------|----------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date<br>Total (Years) | <b>Estimated Cost</b> | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Inder 600 Volts             |                                 |                       |            |                |                |                       |          |
| Wiring                      |                                 |                       |            |                |                |                       |          |
| Braided Cloth               | 90% 2-4                         | \$305,300             | 2049       | **             | 1              |                       |          |
|                             | Insulation Aged, Ext            |                       | a Affecte  | d: 100%        |                |                       |          |
|                             | Location : Through              | iout The Building     | 2024       | * *            |                |                       |          |
| Thermoplastic               | 10%                             |                       | 2034       | * *            | 1              |                       |          |
| Motor Controllers           | 1000/                           |                       | 2022       | ¢121 200       | _              | ¢1 000                |          |
| Locally Mounted             | 100%                            |                       | 2022       | \$121,200      | 5              | \$1,000               |          |
| Ground Grounding Devices    |                                 |                       |            |                |                |                       |          |
| Generic                     | 100%                            |                       | LIFE       | * *            | 5              | \$2,100               |          |
| Lighting                    | 10070                           |                       | LII L      |                |                | Ψ2,100                |          |
| Interior Lighting           |                                 |                       |            |                |                |                       |          |
| Fluorescent                 | 80%                             |                       | 2029       | * *            | 10             | \$93,700              |          |
|                             | Other Observation, I            | Extent : Moderate, A  | Area Affe  | cted : 100%    |                |                       |          |
|                             | Location: Through               | nout The Building     |            |                |                |                       |          |
|                             | Explanation: T-12               | Lamps                 |            |                |                |                       |          |
| Fluorescent                 | 10%                             |                       | 2029       | * *            | 10             | \$11,700              |          |
|                             | Other Observation, I            | Extent : Moderate, A  | Area Affe  | cted : 100%    |                |                       |          |
|                             | Location : Offices              |                       |            |                |                |                       |          |
|                             | Explanation: T-8 I              | Lamps                 |            |                |                |                       |          |
| HID                         | 2%                              |                       | 2019       | \$19,900       | 10             | \$100                 |          |
| Incandescent                | 8%                              |                       | 2019       | \$110,900      | 2              | \$200                 |          |
| Egress Lighting             |                                 |                       |            | <b></b>        |                | <b></b>               |          |
| 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           | <b>500</b> /                    |                       | 2010       | ¢266,200       | 10             | ¢200                  |          |
| HID<br>No Common of         | 50%                             |                       | 2019       | \$266,200      | 10             | \$200                 |          |
| No Component                | 50%                             |                       |            |                |                |                       |          |
| Alarm Fire/Smoke Detection  |                                 |                       |            |                |                |                       |          |
| No Component                | 70%                             |                       |            |                |                |                       |          |
| Generic Generic             | 30% 0-2                         | \$438,000             | 2034       | * *            | 1-3            | \$24,300              |          |
| Generic                     | Other Observation, I            |                       |            |                | 1.5            | Ψ27,500               |          |
|                             | Location : Hallway              |                       |            |                |                |                       |          |
|                             | Explanation : Obse              |                       |            |                |                |                       |          |

| Mechanical                     | Curren                         | Repair           | Futur      | e Replacement         | M              | aintenance            |          |
|--------------------------------|--------------------------------|------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type    | % of Fail Dat<br>Total (Years) | e Estimated Cost | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Heating                        |                                |                  |            |                       |                |                       |          |
| Energy Source<br>Fuel Oil No 2 | 100%                           |                  | 2034       | * *                   | 5              | \$39,600              |          |

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

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

Asset #: 1951

| Mechanical   | Current  | Repair                               | Futur                | e Replacement                      | cement Maintenance |                                |          |
|--|--|--------------------------------------|----------------------|------------------------------------|--------------------|--------------------------------|----------|
| System<br>Component<br>Type  | % of Fail Date<br>Total (Years)  | <b>Estimated Cost</b>                | Year<br>FY           | <b>Estimated Cost</b>              | Cycle (Yrs)        | <b>Estimated Cost</b>          | Priority |
| Heating Conversion Equipment Under Construction                    | 100%<br>Other Observation, L<br>Location : Baseme<br>Explanation : Boild       | nt Boiler Room                       | Affected             | : 0%                               |                    |                                |          |
| Distribution Steam Piping/Pump                                     | 100% Now<br>Steam Traps Faulty,<br>Location: Various                           |                                      | 2024<br>ea Affecto   | \$641,200<br>ed:50%                | 4                  | \$6,300                        |          |
| Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat | 10%<br>80%<br>10%  |                                      | 2019<br>2022<br>2019 | \$67,300<br>\$694,900<br>\$186,800 | 1<br>1<br>1        | \$7,900<br>\$33,000<br>\$4,100 |          |
| Air Conditioning Energy Source Electricity Conversion Equipment    | 100%   |                                      | 2032                 | * *                                | 1                  |                                |          |
| Int Pkg Unit - Cooling   | 5% R-22 Refrigerant, Ex Location: Lower I Other Observation, Location: Lower I | evel<br>Extent : Light, Area<br>evel | -                    |                                    | 2                  | \$400                          |          |
| Window/Wall Unit<br>No Component                                   | Explanation : 1 Un<br>75%<br>20%   |                                      | 2019                 | \$192,300                          | 1                  |                                |          |
| Ventilation Distribution Ductwork/Diffusers                        | 100%   |                                      | LIFE                 | * *                                | 2-5                | \$71,200                       |          |
| Exhaust Fans<br>Interior   | 100% Now Malfunctioning, Exte  |                                      | 2034<br>ffected :    | **                                 | 2                  | \$3,100                        |          |
| Plumbing<br>H/C Water Piping<br>Brass/Copper                       | 100%   |                                      | 2024                 | \$372,600                          | 1                  |                                |          |
| Water Heater Under Construction                                    | 100% Other Observation, Location: Boiler F Explanation: Repl                   |                                      |                      | : 0%                               |                    |                                |          |
| Sanitary Piping<br>Cast Iron                                       | 100%   |                                      | LIFE                 | * *                                | 1                  |                                |          |
| Storm Drain Piping Cast Iron Sump Pump(s)                          | 100%   |                                      | LIFE                 | * *                                | 1                  |                                |          |
| Submersible  | 100%   |                                      | 2017                 | \$6,500                            | 4                  | \$2,500                        |          |

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

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

| Mechanical                  | Current Repa                         | r Futur                | e Replacement         | M              | aintenance            |          |
|-----------------------------|--------------------------------------|------------------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Esti<br>Total (Years) | mated Cost Year<br>FY  | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | 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              |          |

Page: 9

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

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 |



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

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

Asset #: 1953

| chitecture                | Current I  | Repair                       | Futur                     | e Replacement             | M              | aintenance            |          |
|---------------------------|--|------------------------------|---------------------------|---------------------------|----------------|-----------------------|----------|
| stem<br>Component<br>Type | % of Fail Date<br>Total (Years)                                    | <b>Estimated Cost</b>        | Year<br>FY                | <b>Estimated Cost</b>     | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| erior                     |  |                              |                           |                           |                |                       |          |
| Exterior Walls            |  |                              |                           |                           |                |                       |          |
| Cast in Place Concrete    | 5% 0-2 Cracking/Crumbling, Location: Through                       | _                            | LIFE<br>a Affecte         | * *<br>ed : 20%           | 5              | \$13,600              |          |
| Concrete Masonry Unit     | 70% 2-4 Cracking/Crumbling, Location: Through                      |                              | LIFE<br>, Area A <u>j</u> | * *<br>ffected : 20%      | 5              | \$23,900              |          |
| Masonry: Limestone        | 5% 2-4 Cracking/Crumbling, Location: Through                       |                              | LIFE<br>a Affecte         | * *<br>ed : 10%           | 5              | \$2,000               |          |
| Window Wall               | 20% 2-4 Broken/Missing Elem Location: Through                      |                              | 2034<br>re, Area          | * *<br>Affected : 30%     | 5              | \$20,500              | 2        |
| Windows                   |  |                              |                           |                           |                |                       |          |
| Aluminum                  | 100% 2-4 Broken/Missing Elem Location: Through                     |                              | 2032<br>erate, Ar         | * *<br>ea Affected : 20%  | 5              | \$5,900               |          |
| Parapets                  |  |                              |                           |                           |                |                       |          |
| Cast Stone/Terra Cotta    | 5% 2-4 Cracking/Crumbling, Location: Through                       |                              | LIFE<br>, Area A <u>f</u> | * *<br>fected : 50%       | 5              | \$2,700               |          |
| Concrete Masonry Unit     | 20% 2-4 Cracking/Crumbling, Location: Through                      |                              | LIFE<br>, Area A <u>f</u> | * *<br>ffected : 20%      | 5              | \$1,600               |          |
| Metal Rail                | 75% 2-4 Corrosion/Rusting, E Location: Through Deformed/Dented, E. | out<br>xtent : Light, Area A |                           |                           | 5              | \$36,900              |          |
|                           | Location : Through   | out                          |                           |                           |                |                       |          |
| Roof<br>Roll Roofing      | 100%<br>Recent Replace Evide<br>Location : Through                 | _                            | 2026<br>Area Affe         | \$130,600<br>ected : 100% | 5              | \$54,000              |          |

Interior

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

| Architecture                |               | Current              | Repair                                  | Futur              | e Replacement                  | M           | aintenance            |          |
|-----------------------------|---------------|----------------------|---|--------------------|--------------------------------|-------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | <b>Estimated Cost</b>                   | Year<br>FY         | <b>Estimated Cost</b>          | Cycle (Yrs) | <b>Estimated Cost</b> | Priority |
| nterior                     | •             |                      |   |                    |                                |             |                       | •        |
| Floors                      |               |                      |   |                    |                                |             |                       |          |
| Carpet                      |               |                      | \$61,000<br>vamage, Extent : Se<br>out  | 2026<br>vere, Are  | \$61,000<br>ea Affected : 100% | 3           | \$7,300               |          |
| Cast in Place Concrete      | _             |                      | \$9,900<br>Extent : Severe, A<br>out    | LIFE<br>rea Affec  | * *<br>eted : 40%              | 5           | \$10,700              |          |
| Ceramic Tile                |               |                      | \$5,600<br>Extent : Moderate<br>out     | 2033<br>, Area Aj  | * * ffected : 20%              | 5           | \$700                 |          |
| Terrazzo                    | U             |                      | \$222,000<br>Extent : Light, Are<br>out | LIFE<br>ea Affecte | * *<br>ed : 10%                | 5           | \$7,600               |          |
| Vinyl Tile                  |               |                      | \$69,400<br>Extent : Severe, A<br>out   | 2019<br>rea Affec  | \$231,500<br>eted : 40%        | 3           | \$10,500              |          |
| Interior Walls              |               |                      |   |                    |                                |             |                       |          |
| Ceramic Tile                |               |                      | \$36,600<br>Extent : Light, Are<br>out  | 2027<br>ea Affecte | * *<br>ed : 10%                | 5           | \$6,800               |          |
| Concrete Masonry Unit       | _             |                      | \$39,300<br>Extent : Light, Are<br>out  | LIFE<br>ea Affecte | * *<br>ed : 10%                | 5           | \$7,200               |          |
| Glass: Single Pane          |               |                      | \$13,300<br>Extent : Moderate<br>out    | LIFE<br>, Area Aj  | * * ffected : 10%              | 5           | \$3,400               |          |
| Gypsum Board                | _             |                      | \$40,300<br>Extent : Moderate<br>out    | LIFE<br>, Area Aj  | * *<br>ffected : 10%           | 5           | \$29,900              |          |
| Metal Panel                 |               |                      | \$3,100<br>Extent : Light, Area<br>out  | LIFE<br>Affected   | **                             |             |                       |          |

Asset #: 1953

| Architecture                |               | Current F            | Repair                | Futur      | e Replacement         | M              | aintenance            |          |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | <b>Estimated Cost</b> | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Interior                    |               |                      |                       |            |                       |                |                       |          |
| Ceilings                    |               |                      |                       |            |                       |                |                       |          |
| AcousTileConcealSpLn        | 40%           | 2-4                  | \$30,900              | 2029       | * *                   | 5              | \$12,200              |          |
|                             | Cracking/C    | Crumbling,           | Extent: Light, Are    | ea Affecte | ed : 10%              |                |                       |          |
|                             | Location      | : Through            | out                   |            |                       |                |                       |          |
| AcousTileConcealSpLn        | 5%            | Now                  | \$19,300              | 2044       | * *                   | 5              | \$1,500               |          |
|                             |               |                      | ents, Extent : Mode   |            | ea Affected : 25%     | -              | 7-,000                |          |
|                             |               | O                    | oor Corridor          | ,          |                       |                |                       |          |
| AcousTileSusp.Lay-In        | 10%           | 4+                   | \$11,600              | 2029       | * *                   | 5              | \$2,400               |          |
| 1                           | Staining/D    | iscoloring,          | Extent : Moderate     | , Area A   | ffected : 10%         |                |                       |          |
|                             | Location      | : Third Fl           | oor                   |            | •                     |                |                       |          |
| Exposed Concrete            | 30%           | 0-2                  | \$23,100              | LIFE       | * *                   | 5              | \$2,300               |          |
| •                           | Cracking/C    | Crumbling,           | Extent : Light, Are   | a Affecte  | ed : 10%              |                |                       |          |
|                             | _             | : Through            | _                     |            |                       |                |                       |          |
| Gypsum Board                | 15%           | 0-2                  | \$7,200               | LIFE       | * *                   | 5              | \$9,200               |          |
| • •                         | Cracking/C    | Crumbling,           | Extent : Light, Are   | a Affecte  | ed : 10%              |                |                       |          |
|                             | Location      | : Through            | out                   |            |                       |                |                       |          |

| Electrical                  |                 | Current Rep             | air              | Futur      | e Replacement         | M              | aintenance            |          |
|-----------------------------|-----------------|-------------------------|------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of 1<br>Total | Fail Date Es<br>(Years) | timated Cost     | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Under 600 Volts             |                 |                         |                  |            |                       |                |                       |          |
| Service Equipment           |                 |                         |                  |            |                       |                |                       |          |
| Molded Case Bkrs            | 100%            |                         |                  | 2024       | \$8,100               | 5              | \$1,000               |          |
|                             |                 |                         | it : Moderate, A | Area Affe  | ected : 100%          |                |                       |          |
|                             | Location .      | : Electrical Re         | oom              |            |                       |                |                       |          |
|                             | Explanati       | on : One 2000           | ) Amps Main D    | isconnec   | et Switch             |                |                       |          |
| Switchgear / Switchboard    |                 |                         |                  |            |                       |                |                       |          |
| Molded Case Bkrs            | 100%            |                         |                  | 2024       | \$95,500              | 5              | \$1,000               |          |
| Raceway                     |                 |                         |                  |            |                       |                |                       |          |
| Conduit                     | 100%            |                         |                  | 2024       | \$51,300              | 1              |                       |          |
| Panelboards                 |                 |                         |                  |            |                       |                |                       |          |
| Fused Disc Sw               | 5%              |                         |                  | 2023       | \$3,700               | 5              |                       |          |
| Molded Case Bkrs            | 95%             |                         |                  | 2023       | \$69,300              | 5              | \$900                 |          |
| Wiring                      |                 |                         |                  |            |                       |                |                       |          |
| Thermoplastic               | 100%            |                         |                  | 2024       | \$65,000              | 1              |                       |          |
| Motor Controllers           |                 |                         |                  |            |                       |                |                       |          |
| Locally Mounted             | 100%            |                         |                  | 2022       | \$44,300              | 5              | \$200                 |          |
| Ground                      |                 |                         |                  |            |                       |                |                       |          |
| Grounding Devices           |                 |                         |                  |            |                       |                |                       |          |
| Generic                     | 100%            | 0-2                     | \$9,300          | LIFE       | * *                   | 5              | \$500                 |          |
|                             | Other Obse      | ervation, Exter         | it : Moderate, A | Area Affe  | ected : 100%          |                |                       |          |
|                             | Location .      | : Basement              |                  |            |                       |                |                       |          |
|                             | Explanati       | on : Corrodea           | !                |            |                       |                |                       |          |

Lighting

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

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

Asset #: 1953

| Electrical                  | Current Repair   | Futur              | e Replacement         | Maintenance    |                       |          |  |  |  |
|-----------------------------|--|--------------------|-----------------------|----------------|-----------------------|----------|--|--|--|
| System<br>Component<br>Type | % of Fail Date Estimate<br>Total (Years)                 | ed Cost Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |  |  |  |
| Lighting                    |  |                    |                       |                |                       |          |  |  |  |
| Interior Lighting           |  |                    |                       |                |                       |          |  |  |  |
| Fluorescent                 | 96%  | 2019               | \$340,300             | 10             | \$28,800              |          |  |  |  |
|                             | Other Observation, Extent: Moderate, Area Affected: 100% |                    |                       |                |                       |          |  |  |  |
|                             | Location : Throughout The Bu                             | iilding            |                       |                |                       |          |  |  |  |
|                             | 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 : Mo                           |                    | cted : 100%           |                |                       |          |  |  |  |
|                             | Location: Outside And Hallw                              | •                  |                       |                |                       |          |  |  |  |
|                             | Explanation : Intrusion Alarm                            | 1 & 4 - CCTV       |                       |                |                       |          |  |  |  |
| Fire/Smoke Detection        |  |                    |                       |                |                       |          |  |  |  |
| No Component                | 70%  | -0-                | <b></b> .             |                | <b>.</b>              |          |  |  |  |
| Generic                     | 30%  | 2024               | \$112,000             | 1-3            | \$6,800               |          |  |  |  |
|                             | Other Observation, Extent : Mo                           | derate, Area Affe  | cted : 100%           |                |                       |          |  |  |  |
|                             | Location : Hallway                                       |                    |                       |                | _                     |          |  |  |  |
|                             | Explanation : Strobe Lights, M                           | 1anual Pull Statio | ons And Main Con      | trol Pane      | el                    |          |  |  |  |

| Mechanical                  | Current Repair                                 | Futur      | e Replacement         | Maintenance    |                       |          |
|-----------------------------|--|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Estimated Cost<br>Total (Years) | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | 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, Are         | a Affected | : 100%                |                |                       |          |
|                             | Location: Basement Boiler Room                 |            |                       |                |                       |          |
|                             | Explanation: 12 Multiple Units                 |            |                       |                |                       |          |
| Distribution                |  |            |                       |                |                       |          |
| Hot Wtr Piping/Pump         | 100%   | 2032       | * *                   | 4              | \$1,600               |          |
| Terminal Devices            |  |            |                       |                |                       |          |
| Convector/Radiator          | 100%   | 2022       | \$222,200             | 1              | \$10,600              |          |
| Air Conditioning            |  |            |                       |                |                       |          |
| Energy Source               |  |            |                       |                |                       |          |
| Electricity                 | 100%   | 2032       | * *                   | 1              |                       |          |

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

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

| Mechanical   |   | Current R            | epair   | Futur             | e Replacement                         | Maintenance    |                       |          |
|--|---|----------------------|---|-------------------|---------------------------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type                                  |   | Fail Date<br>(Years) | <b>Estimated Cost</b>                             | Year<br>FY        | <b>Estimated Cost</b>                 | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Air Conditioning<br>Conversion Equipment<br>Window/Wall Unit | Location:                                       | Basemen              |   |                   | \$49,200<br>: 1%<br>emaining In Basem | 1<br>ent       |                       |          |
| No Component   | 25%   | 1                    | 7.0   |                   |                                       |                |                       |          |
| Ventilation Distribution                                     |   |                      |   |                   |                                       |                | <b></b>               |          |
| Ductwork/Diffusers   | 100%  |                      |   | LIFE              | * *                                   | 2-5            | \$18,200              |          |
| Exhaust Fans   | 0.50/   | NT.                  | <b>62.000</b>                                     | 2010              | <b>#10.000</b>                        | 2              | φορο                  |          |
| Interior   | 95%<br>Not in Servi<br>Location :               |                      | \$3,800<br>: Severe, Area Aff                     | 2019<br>ected : 9 | \$18,800<br>5%                        | 2              | \$800                 |          |
| Roof   | Not in Servi                                    |                      | \$300<br>: Severe, Area Aff<br>re Burnt Out, Roof |                   | \$1,300                               | 2              |                       |          |
| 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%<br>Other Obse<br>Location :<br>Explanation | B, G, 2, 3           |   | LIFE<br>Affected  | **: 100%                              |                |                       |          |
| Fire Suppression   |   |                      |   |                   |                                       |                |                       |          |
| Standpipe  |   |                      |   |                   |                                       |                |                       |          |
| Generic  | 100%  |                      |   | 2034              | * *                                   | 1-5            | \$16,500              |          |

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

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

Page: 15

### 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

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 |



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

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

| rchitecture                |   | Current Repair   |   | Futur                               | Future Replacement    |                | aintenance            |          |  |
|----------------------------|---|--|---|-------------------------------------|-----------------------|----------------|-----------------------|----------|--|
| estem<br>Component<br>Type | % of<br>Total                           | Fail Date<br>(Years)                                       | <b>Estimated Cost</b>   | Year<br>FY                          | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |  |
| terior                     |   |  |   |                                     |                       |                |                       |          |  |
| Exterior Walls             |   |  |   |                                     |                       |                |                       |          |  |
| Cast in Place Concrete     | _                                       | 2-4<br>Crumbling,<br>a : Through                           | \$23,100<br>Extent : Light, Are<br>out  | LIFE<br>ea Affect                   | * *<br>ed : 10%       | 5              | \$20,000              |          |  |
| Masonry: Brick             | 55%                                     |  |   | LIFE                                | * *                   | 5              | \$44,000              |          |  |
| Masonry: Brick             | 20%                                     | Now  | \$47,200  | LIFE                                | * *                   | 5              | \$16,000              |          |  |
|                            | Location Repointing Location Water Pen  | e: North Ai<br>g Failure, I<br>e: North Ai<br>petration, E | d, Extent : Moderat<br>nd South Bulkheads<br>Extent : Moderate, A<br>nd South Bulkheads<br>Extent : Moderate, A<br>nd South Bulkheads | Area Affo<br>Area Affo<br>Area Affe | ected : 20%           |                |                       |          |  |
| Masonry: Granite           | Location<br>Cracking/                   | issing Elem<br>: Steps At<br>Crumbling,                    | \$184,900<br>nents, Extent : Mode<br>East Entrance<br>Extent : Moderate<br>East Entrance  |                                     |                       | 5              | \$6,000               |          |  |
| Masonry: Limestone         | Location<br>Staining/D                  | issing Elen<br>: Baluster                                  | \$189,600<br>nents, Extent : Seve<br>s Over North And S<br>Extent : Moderate<br>out   | South En                            | trances               | 5              | \$6,000               |          |  |
| Windows                    |   |  |   |                                     |                       |                |                       |          |  |
| Metal Louvers              | 5%                                      |  |   | 2027                                | * *                   | 10             | \$5,400               |          |  |
| Wood                       | Location Deteriorat Location Split/Crac | : Through<br>ted Finish,<br>: Through                      | Extent : Moderate,<br>out<br>: Moderate, Area   | Area Af                             | fected : 50%          | 5              | \$82,800              |          |  |
| Parapets                   |   |  |   |                                     |                       |                |                       |          |  |
| Masonry: Brick             | Loose Uni                               | Now<br>ts, Extent :<br>a : At Stair I                      | \$103,200<br>Severe, Area Affec<br>Bulkhead   | LIFE<br>ted : 5%                    | **                    | 5              | \$9,200               |          |  |
| Metal Rail                 |   | 2-4<br>/Rusting, E<br>: Through                            | \$2,700<br>Extent : Light, Area<br>out  | 2029<br>Affected                    | **                    | 5              | \$7,200               |          |  |

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

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

| Architecture                | Current Repair  | Future   | Future Replacement         |                | Maintenance           |          |  |
|-----------------------------|---|--|----------------------------|----------------|-----------------------|----------|--|
| System<br>Component<br>Type | % of Fail Date Estima<br>Total (Years)  | ted Cost Year<br>FY  | <b>Estimated Cost</b>      | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |  |
| Exterior                    |   |  |                            |                |                       |          |  |
| Roof                        | 40-1 37   |  |                            |                |                       |          |  |
| Cast in Place Concrete      | 10% Now Cracking/Crumbling, Extent: Location: East Terrace Ove Caulking Deteriorated, Exten Location: East Terrace Ove Water Penetration, Extent: M Location: Over Basement C | er Basement<br>t : Moderate, Area A<br>er Basement<br>Ioderate, Area Affec | Affected : 50%             |                |                       |          |  |
| Single Ply Membrane         | 85% 2-4 \$: Broken/Missing Elements, Ex. Location: Throughout Staining/Discoloring, Extent: Location: Throughout  |  |                            |                |                       | 2        |  |
| Skylight, Metal/Glass       | 5%<br>Recent Replace Evident, Exter<br>Location : Throughout 2010   |  | * *<br>ected : 100%        | 10             | \$7,900               |          |  |
| nterior<br>Floors           |   |  |                            |                |                       |          |  |
| Carpet                      | 5% 0-2 Punct/Tear/Impact Damage, I Location: Throughout   | \$8,900 2023<br>Extent : Light, Area                                       | \$44,700<br>Affected : 20% | 3              | \$5,400               |          |  |
| Cast in Place Concrete      | 5% Now Cracking/Crumbling, Extent: Location: Basement   | \$7,300 LIFE<br>Moderate, Area Af  | * *<br>fected : 10%        | 5              | \$7,800               |          |  |
| Ceramic Tile                | 15% Now Cracking/Crumbling, Extent: Location: Throughout  | \$61,000 2033<br>Moderate, Area Af   | * *<br>fected : 20%        | 5              | \$5,400               |          |  |
| Terrazzo                    | 25% Now \$3<br>Cracking/Crumbling, Extent :<br>Location : Basement Corrid   |  | * *<br>fected : 15%        | 5              | \$14,000              |          |  |
| Vinyl Tile                  | 20%   | 2019   | \$119,000                  | 3              | \$5,400               |          |  |
| Vinyl Tile                  | 30% 2-4 \$:<br>Cracking/Crumbling, Extent :<br>Location : Throughout  | 178,600 2034<br>Severe, Area Affect  | * *<br>ted : 100%          | 3              | \$8,100               |          |  |

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

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

Asset #: 1952

| Architecture                |   | Current I            | Repair                                     | Futur      | e Replacement         | M              | aintenance            |          |  |
|-----------------------------|---|----------------------|--|------------|-----------------------|----------------|-----------------------|----------|--|
| System<br>Component<br>Type | % of<br>Total   | Fail Date<br>(Years) | <b>Estimated Cost</b>                      | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | 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 |                      |  |            |                       |                |                       |          |  |
|                             | Location: North And South Bulkheads, Boiler Room, Basement Corridor  Paint Peeling, Extent: Moderate, Area Affected: 25%      |                      |  |            |                       |                |                       |          |  |
|                             |   | 0.                   | t : Moderate, Area A<br>nd South Bulkheads | 00         | : 25%                 |                |                       |          |  |
|                             |   |                      | xtent : Moderate, A<br>nd South Bulkheads  | 00         | cted : 10%            |                |                       |          |  |
| Plaster                     | 20%   |                      |  | LIFE       | * *                   | 5              | \$8,000               |          |  |
| Ceilings                    |   |                      |  |            |                       |                |                       |          |  |
| AcousTileSusp.Lay-In        | 10%   |                      |  | 2029       | * *                   | 5              | \$7,200               |          |  |
| Plaster                     | 20%   | Now                  | \$18,400                                   | LIFE       | * *                   | 5              | \$9,000               |          |  |
|                             | Cracking/   | Crumbling,           | Extent : Moderate                          | , Area A   | ffected : 10%         |                |                       |          |  |
|                             | Location : North And South Bulkheads, Basement Corridor   |                      |  |            |                       |                |                       |          |  |
|                             | Water Pen   | etration, E          | xtent : Moderate, A                        | rea Affe   | cted : 10%            |                |                       |          |  |
|                             | Location  | : North Ai           | nd South Bulkheads                         | 1          |                       |                |                       |          |  |
| Plaster                     | 70%   |                      |  | LIFE       | * *                   | 5              | \$31,400              |          |  |

| lectrical                  |              | Current I  | Repair                | Futur      | e Replacement         | M              | aintenance            |          |  |
|----------------------------|--------------|--|-----------------------|------------|-----------------------|----------------|-----------------------|----------|--|
| ystem<br>Component<br>Type | % of Total   | Fail Date<br>(Years)                                       | <b>Estimated Cost</b> | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |  |
| nder 600 Volts             |              |  |                       |            |                       |                |                       |          |  |
| Service Equipment          |              |  |                       |            |                       |                |                       |          |  |
| Fused Disc Sw              | 100%         |  |                       | 2024       | \$20,300              | 5              | \$200                 |          |  |
|                            | Other Obse   | Other Observation, Extent : Moderate, Area Affected : 100% |                       |            |                       |                |                       |          |  |
|                            | Location     | : Electrica  | al Room               |            |                       |                |                       |          |  |
|                            | Explanati    | on : One d   | 800 Amps Main Dis     | sconnect   | Switch                |                |                       |          |  |
| Switchgear / Switchboard   |              |  |                       |            |                       |                |                       |          |  |
| Molded Case Bkrs           | 100%         |  |                       | 2024       | \$143,200             | 5              | \$1,400               |          |  |
| 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              |                       |          |  |
|                            | Insulation I | Aged, Exte   | ent : Moderate, Are   | a Affecte  | ed : 10%              |                |                       |          |  |
|                            |              | : Basemen  |                       | ==         |                       |                |                       |          |  |
| Thermoplastic              | 60%          |  |                       | 2024       | \$101,900             | 1              |                       |          |  |
| Thermoplastic              | 10%          |  |                       | 2034       | * *                   | 1              |                       |          |  |

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

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

Asset #: 1952

| Electrical                  | Current Repair                         | Futur                 | Future Replacement    |                | Maintenance           |          |  |  |
|-----------------------------|--|-----------------------|-----------------------|----------------|-----------------------|----------|--|--|
| System<br>Component<br>Type | % of Fail Date Estima<br>Total (Years) | ted Cost   Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | 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                 |          |  |  |
|                             | Other Observation, Extent: M.          | Ioderate, Area Affe   | cted : 100%           |                |                       |          |  |  |
|                             | Location: Water Main                   |                       |                       |                |                       |          |  |  |
|                             | Explanation: Corroded                  |                       |                       |                |                       |          |  |  |
| Lighting                    |  |                       |                       |                |                       |          |  |  |
| Interior Lighting           |  |                       |                       |                |                       |          |  |  |
| Fluorescent                 | 90%                                    | 2019                  | \$467,500             | 10             | \$39,500              |          |  |  |
|                             | Other Observation, Extent : M          | Ioderate, Area Affe   | cted : 90%            |                |                       |          |  |  |
|                             | Location: Throughout                   |                       |                       |                |                       |          |  |  |
|                             | Explanation: T-12 Lamps                |                       |                       |                |                       |          |  |  |
| 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              |          |  |  |
|                             | Other Observation, Extent : M.         | Ioderate, Area Affe   | cted : 100%           |                |                       |          |  |  |
|                             | Location : Throughout The Building     |                       |                       |                |                       |          |  |  |
|                             | Explanation: Devices, Cont             | rol Panel, Strobe L   | ights, Bell, Pull Bo  | ox, Annui      | nciator               |          |  |  |

| <b>lechanical</b>          | Current F                       | Repair  | Futur      | e Replacement         | M           | aintenance            |          |  |
|----------------------------|---------------------------------|---|------------|-----------------------|-------------|-----------------------|----------|--|
| ystem<br>Component<br>Type | % of Fail Date<br>Total (Years) | <b>Estimated Cost</b>                                 | Year<br>FY | <b>Estimated Cost</b> | Cycle (Yrs) | <b>Estimated Cost</b> | Priority |  |
| eating                     |                                 |   |            |                       |             |                       |          |  |
| Energy Source              |                                 |   |            |                       |             |                       |          |  |
| Natural Gas                | 100%                            |   | 2034       | * *                   | 1           |                       |          |  |
| Conversion Equipment       |                                 |   |            |                       |             |                       |          |  |
| Steam Boiler               | 100% Now                        | \$85,300  | 2029       | * *                   | 1           | \$42,700              |          |  |
|                            | Malfunctioning, Exter           | nt : Severe, Area A                                   | ffected :  | 30%                   |             |                       |          |  |
|                            | Location: 3 Units,              | Boiler Room   |            |                       |             |                       |          |  |
|                            | Other Observation, E            | Other Observation, Extent: Light, Area Affected: 100% |            |                       |             |                       |          |  |
|                            | Location : Basemen              | t Boiler Room   |            |                       |             |                       |          |  |
|                            | Explanation: 10 M               | ulitple Units, Conv                                   | erted Ste  | eam System            |             |                       |          |  |
| Distribution               |                                 |   |            |                       |             |                       |          |  |
| Steam Piping/Pump          | 100%                            |   | 2034       | * *                   | 4           | \$3,500               |          |  |

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.

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

| Mechanical                  |               | Current l            | Repair                | Future Replacement |                       | Maintenance    |                       |          |  |
|-----------------------------|---------------|----------------------|-----------------------|--------------------|-----------------------|----------------|-----------------------|----------|--|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | <b>Estimated Cost</b> | Year<br>FY         | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | 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              |                       |          |  |
|                             |               |                      | Ioderate, Area Affe   |                    |                       |                |                       |          |  |
|                             | Location      | : Connect            | ing Pipe At Water I   | Iain, Ba           | sement                |                |                       |          |  |
| 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 Obs     | ervation, E          | Extent : Light, Area  | Affected           | : 100%                |                |                       |          |  |
|                             | Location      | a : B-3              |                       |                    |                       |                |                       |          |  |
|                             | Explana       | tion : One           | Unit                  |                    |                       |                |                       |          |  |
| Fire Suppression            |               |                      |                       |                    |                       |                |                       |          |  |
| Standpipe                   |               |                      |                       |                    |                       |                |                       |          |  |
| Generic                     | 100%          |                      |                       | 2034               | * *                   | 1-5            | \$24,100              |          |  |

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

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

Page: 21

#### 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

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 |



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

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

Asset #: 1553

| Architecture               | Current Re                                    | pair             | Futur      | e Replacement         | М              | aintenance            |          |
|----------------------------|---|------------------|------------|-----------------------|----------------|-----------------------|----------|
| ystem<br>Component<br>Type | % of Fail Date 1<br>Total (Years)             | Estimated Cost   | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| xterior                    |   |                  |            |                       |                |                       |          |
| Exterior Walls             | 0.504   | <b>4.55</b> 500  |            | de de                 | _              | Φ4. <b>7.7. 2</b> 00  |          |
| Masonry: Brick             | 95% Now                                       | \$457,600        | LIFE       | **                    | 5              | \$155,300             |          |
|                            | Cracking/Crumbling, I<br>Location: Throughout | _                | га Ајјесте | ea: 10%               |                |                       |          |
|                            | Water Penetration, Ex                         |                  | Affected   | . 10%                 |                |                       |          |
|                            | Location: Throughout                          |                  | Ајјестей   | . 10/0                |                |                       |          |
| Masangu Limastana          | 5% Now  | \$87,200         | LIFE       | * *                   | 5              | \$6,100               |          |
| Masonry: Limestone         | 5% Now Cracking/Crumbling, 1                  | . ,              |            |                       | 3              | \$0,100               |          |
|                            | Location: Throughout                          | _                | u rijjecie | a. 1070               |                |                       |          |
| Windows                    | <u> </u>                                      |                  |            |                       |                |                       |          |
| Aluminum                   | 100% Now                                      | \$138,500        | 2040       | * *                   | 5              | \$16,900              |          |
|                            | Ctrwt/Balnc Not Funct                         |                  | te, Area   | Affected : 20%        |                | , ,                   |          |
|                            | Location : Throughou                          | ıt               |            |                       |                |                       |          |
| Parapets                   |   |                  |            |                       |                |                       |          |
| Cast Stone/Terra Cotta     | 5% Now  | \$7,300          | LIFE       | * *                   | 5              | \$4,600               |          |
|                            | Cracking/Crumbling, I                         |                  | ea Affecte | ed : 10%              |                |                       |          |
|                            | Location : Throughou                          |                  |            |                       |                |                       |          |
| Masonry: Brick             | 78% Now                                       | \$52,100         | LIFE       | * *                   | 5              | \$9,200               |          |
|                            | Cracking/Crumbling, I                         |                  | ea Affecte | ed : 10%              |                |                       |          |
|                            | Location : Throughou                          |                  |            |                       |                |                       |          |
| Masonry: Limestone         | 2% Now  | \$2,400          | LIFE       | * *                   | 5              | \$300                 |          |
|                            | Cracking/Crumbling, I                         |                  | ea Affecte | ed : 10%              |                |                       |          |
|                            | Location : Throughou                          |                  |            |                       |                |                       |          |
| Stucco Cement              | 15% Now                                       | \$9,000          | 2037       | * *                   | 5              | \$2,300               |          |
|                            | Cracking/Crumbling, I                         |                  |            | fected : 35%          |                |                       |          |
|                            | Location: South Fac                           |                  |            | . 1 150/              |                |                       |          |
|                            | Water Penetration, Ext<br>Location: South Fac |                  |            | ciea : 15%            |                |                       |          |
| Roof                       | Location : South Fac                          | uue, Eust Fucaae |            |                       |                |                       |          |
| Modified Bitumen           | 35%   |                  | 2029       | * *                   | 10             | \$19,400              |          |
| Single Ply Membrane        | 65%   |                  | 2029       | \$118,100             | 10             | \$35,900              |          |
| . Single I by Membrane     | 03/0  |                  | 2024       | φ110,100              | 10             | φ33,300               |          |

Interior

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

| Architecture                |                               | Current                     | Repair   | Futur              | e Replacement                  | М              | aintenance            |          |
|-----------------------------|-------------------------------|-----------------------------|--|--------------------|--------------------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total                 | Fail Date<br>(Years)        | <b>Estimated Cost</b>                                | Year<br>FY         | <b>Estimated Cost</b>          | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| nterior                     |                               |                             |  |                    |                                |                |                       |          |
| Floors                      | 2 -                           | 0.2                         | <b>4.5.20</b> 5                                      | 2020               | <b>621.2</b> 00                | 2              | <b>42</b> 000         |          |
| Carpet                      |                               |                             | \$6,200<br>Camage, Extent : Mo<br>out                | 2020<br>oderate,   | \$31,200<br>Area Affected : 20 | 3              | \$3,800               |          |
| Cast in Place Concrete      |                               |                             | \$6,400<br>Extent : Moderate, A                      | LIFE<br>Area Affe  | * *<br>cted : 10%              | 5              | \$13,700              |          |
| Ceramic Tile                | _                             |                             | \$3,600<br>Extent : Light, Are<br>out                | 2033<br>ea Affect  | * *<br>ed : 10%                | 5              | \$1,900               |          |
| Terrazzo                    | 5%                            | )                           |  | LIFE               | * *                            | 5              | \$4,900               |          |
| Vinyl Tile                  | _                             |                             | \$499,100<br>Extent : Moderate                       | 2029<br>, Area A   | * * ffected : 25%              | 3              | \$37,600              |          |
| Wood                        | Worn/Ero Locatio 5% Deteriora | n : Corrido<br>2-4          | s: Moderate, Area Area Area Area Area Area Area Area | 2039               | * *                            | 5              | \$5,900               |          |
|                             |                               | urface, Exte<br>n : Old Gyn | ent : Moderate, Are<br>nnasium                       | a Affecte          | ed : 25%                       |                |                       |          |
| Interior Walls              |                               |                             |  |                    |                                |                |                       |          |
| Cast in Place Concrete      | 5%                            |                             |  | LIFE               | * *                            |                |                       |          |
| Concrete Masonry Unit       | _                             |                             | \$25,100<br>Extent : Light, Are<br>out               | LIFE<br>ea Affect  | * *<br>ed : 5%                 | 5              | \$9,300               |          |
| Glass: Single Pane          | _                             |                             | \$17,000<br>ked, Extent : Mode                       | LIFE<br>erate, Are | * *<br>ea Affected : 10%       | 5              | \$8,700               |          |
| Plaster                     | _                             |                             | \$63,600<br>Extent : Light, Are<br>out               | LIFE<br>ea Affect  | * *<br>ed : 10%                | 5              | \$48,700              |          |
| SGFT/Glazed Masonry         |                               |                             | \$43,800<br>Extent : Light, Are<br>out               | LIFE<br>ea Affect  | * *<br>ed : 10%                |                |                       |          |

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

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

Asset #: 1553

| Architecture                |               | Current F            | Repair                | Futur      | e Replacement         | M              | aintenance            |          |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | <b>Estimated Cost</b> | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Interior                    |               |                      |                       |            |                       |                |                       |          |
| Ceilings                    |               |                      |                       |            |                       |                |                       |          |
| Exposed Concrete            | 5%            | Now                  | \$9,800               | LIFE       | * *                   | 5              | \$1,000               |          |
|                             | Cracking/C    | Crumbling,           | Extent: Moderate      | , Area Aj  | ffected : 5%          |                |                       |          |
|                             | Location      | : Old Ash            | Hoist                 |            |                       |                |                       |          |
|                             | Exposed Re    | einforceme           | ent, Extent : Moder   | ate, Arec  | a 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/C    | Crumbling,           | Extent : Light, Are   | a Affect   | ed : 10%              |                |                       |          |
|                             | Location      | : Through            | out                   |            |                       |                |                       |          |

| Electrical                  |            | Current Repair              | Futur           | e Replacement         | М              | aintenance            |          |
|-----------------------------|------------|-----------------------------|-----------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Total | Fail Date Estimated (Years) | Cost Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Under 600 Volts             |            |                             |                 |                       |                |                       |          |
| Service Equipment           |            |                             |                 |                       |                |                       |          |
| Fused Disc Sw               | 50%        |                             | 2024            | \$18,100              | 5              | \$200                 |          |
|                             | Other Obse | rvation, Extent : Mode      | rate, Area Affe | cted : 100%           |                |                       |          |
|                             | Location   | : Electrical Room           |                 |                       |                |                       |          |
|                             | Explanati  | on : One1600 Amps M         | ain Disconnect  | Switch                |                |                       |          |
| Fused Disc Sw               | 50%        |                             | 2024            | \$18,100              | 5              | \$200                 |          |
|                             | Other Obse | rvation, Extent : Mode      | rate, Area Affe | cted : 30%            |                |                       |          |
|                             | Location   | : Electrical Room           |                 |                       |                |                       |          |
|                             | Explanati  | on : One 800 Amps Mo        | ain Disconnect  | Switch For Emerg      | ency           |                       |          |
| 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

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

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

Asset #: 1553

| Electrical                  | Current Repair                                | Futur         | e Replacement         | Maintenance    |                       |          |
|-----------------------------|---|---------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Estimated Cos<br>Total (Years) | st Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Lighting                    |   |               |                       |                |                       |          |
| Interior Lighting           |   |               |                       |                |                       |          |
| Fluorescent                 | 100%  | 2024          | \$907,500             | 10             | \$76,700              |          |
|                             | Other Observation, Extent: Moderate           | e, Area Affe  | cted : 100%           |                |                       |          |
|                             | Location: Throughout The Building             | g             |                       |                |                       |          |
|                             | Explanation: T-12 Lamps                       |               |                       |                |                       |          |
| 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              |          |
|                             | Other Observation, Extent : Moderate          | e, Area Affe  | cted : 100%           |                |                       |          |
|                             | Location : Throughout The Building            | g             |                       |                |                       |          |
|                             | Explanation: Devices Control Pane             | el, Strobe Li | ights, Bell, Smoke    | Detector,      | Pull Box              |          |

| Mechanical                  |   | Current I            | Repair                | Futur      | e Replacement         | М              | aintenance            |          |
|-----------------------------|---|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total   | Fail Date<br>(Years) | <b>Estimated Cost</b> | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| leating                     |   |                      |                       |            |                       |                |                       |          |
| Energy Source               |   |                      |                       |            |                       |                |                       |          |
| Fuel Oil No 2               | 100%  |                      |                       | 2034       | * *                   | 5              | \$25,900              |          |
| Conversion Equipment        |   |                      |                       |            |                       |                |                       |          |
| Steam Boiler                | 100%  | 0-2                  | \$496,900             | 2044       | * *                   | 1              | \$74,600              |          |
|                             |   |                      | tent : Moderate, A    | rea Affec  | ted : 100%            |                |                       |          |
|                             | Location  | : Basemen            | t                     |            |                       |                |                       |          |
|                             | Other Obs   | ervation, E          | Extent : Light, Area  | Affected   | : 100%                |                |                       |          |
|                             | Location  | : Basemer            | ıt Boiler Room        |            |                       |                |                       |          |
|                             | Explana   | tion : 2 Un          | its / 2 Sections Are  | Leaking    | In One Of The Bo      | ilers          |                       |          |
| Distribution                |   |                      |                       |            |                       |                |                       |          |
| Steam Piping/Pump           | 100%  | Now                  | \$21,000              | 2034       | * *                   | 4              | \$4,100               |          |
|                             | Obsolete Equipment, Extent : Moderate, Area Affected : 5% |                      |                       |            |                       |                |                       |          |
|                             | Location  | : Condens            | ate Pumps Need To     | o Be Rep   | laced                 |                |                       |          |
|                             | Steam Tra   | ps Faulty, .         | Extent : Moderate,    | Area Aff   | fected : 5%           |                |                       |          |
|                             | Location  | : Through            | out                   |            |                       |                |                       |          |
| Terminal Devices            |   |                      |                       |            |                       |                |                       |          |
| Air Handler                 | 20%   | Now                  | \$4,400               | 2024       | \$88,100              | 1              | \$9,300               |          |
|                             | Malfunctio  | oning, Exte          | nt : Moderate, Are    | a Affecte  | d : 5%                |                |                       |          |
|                             | Location  | : Pneumai            | ic Control            |            |                       |                |                       |          |
| Convector/Radiator          | 70%   |                      |                       | 2029       | * *                   | 1              | \$18,900              |          |
| Fan Coil Unit/Heat          | 10%   |                      |                       | 2024       | \$122,300             | 1              | \$2,700               |          |

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

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

Asset #: 1553

| Mechanical                  | Current Repair                              | Future Replacement                | N              | laintenance           |          |
|-----------------------------|---|-----------------------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Estimated (<br>Total (Years) | Cost   Year   Estimated Cost   FY | Cycle<br>(Yrs) | <b>Estimated Cost</b> | 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                     |                | \$1,800               |          |
| Roof                        | 10% 0-2 \$6,5                               |                                   | 2              | \$200                 |          |
|                             | On Extended Life, Extent : Modera           |                                   |                |                       |          |
|                             | Location: Roof/Fans Serve Toil              | lets                              |                |                       |          |
| No Component                | 20%   |                                   |                |                       |          |
| Plumbing                    |   |                                   |                |                       |          |
| H/C Water Piping            |   |                                   |                |                       |          |
| Brass/Copper                | 100%  | 2034 **                           | 1              |                       |          |
|                             | Booster Pump w/Tank, Extent : Lig           | ght, Area Affected : 100%         |                |                       |          |
|                             | Location: Existing In Basement              |                                   |                |                       |          |
| Water Heater                |   |                                   |                |                       |          |
| Gas Fired                   | 100%  | 2022 \$19,000                     | 2              | \$1,200               |          |
|                             | Other Observation, Extent : Light,          | Area Affected : 100%              |                |                       |          |
|                             | Location: Boiler Room                       |                                   |                |                       |          |
|                             | Explanation: Three 75 Gal Units             | S                                 |                |                       |          |
| Sanitary Piping             |   |                                   |                |                       |          |
| Cast Iron                   | 100% Now \$17,7                             |                                   | 1              |                       |          |
|                             | Blockage /Clogged, Extent: Mode             |                                   |                |                       |          |
|                             | Location: Basement Floor Drain              |                                   |                |                       |          |
|                             | Other Observation, Extent : Moder           | rate, Area Affected : 20%         |                |                       |          |
|                             | Location: Basement                          |                                   |                |                       |          |
|                             | Explanation : Plumbing Drainag              | e System Needs To Be Addresse     | d              |                       |          |
| Storm Drain Piping          |   |                                   |                |                       |          |
| Cast Iron                   | 100% Now \$5,7                              |                                   | 1              |                       |          |
|                             | Blockage /Clogged, Extent: Model            |                                   |                |                       |          |
|                             | Location : Basement - After Heav            | vy Rain                           |                |                       |          |
| Sump Pump(s)                |   |                                   |                |                       |          |
| Rigid Piping                | 50%   | 2019 \$5,400                      |                | \$800                 |          |
| Submersible                 | 50%   | 2017 \$3,300                      | 4              | \$1,200               |          |
| Backflow Preventer          |   |                                   |                |                       |          |
| Generic                     | 100%  | 2029 * *                          | 1              | \$5,100               |          |
| Fixtures                    |   |                                   |                |                       |          |
| Generic                     | 100%  |                                   |                |                       |          |
|                             | Obsolete Fixtures, Extent: Modera           |                                   |                |                       |          |
|                             | Location: Throughout Bathroom               | 2S                                |                |                       |          |

Vertical Transport

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

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

| Mechanical                  | Current                         | Repair                | Futur      | e Replacement         | M              | aintenance            |          |
|-----------------------------|---------------------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date<br>Total (Years) | <b>Estimated Cost</b> | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Vertical Transport          |                                 |                       |            |                       |                |                       |          |
| Elevators                   |                                 |                       |            |                       |                |                       |          |
| Geared Traction             | 100%                            |                       | LIFE       | * *                   |                |                       |          |
|                             | Other Observation, I            | 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              |          |

Page: 28

### 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

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 |



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

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

## HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

| Architecture                          |               | Current I                  | Repair                                      | Futur        | e Replacement         | M              | aintenance            |          |
|---------------------------------------|---------------|----------------------------|---|--------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type           | % of<br>Total | Fail Date<br>(Years)       | <b>Estimated Cost</b>                       | Year<br>FY   | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| xterior                               |               |                            |   |              |                       |                |                       |          |
| Exterior Walls                        |               |                            |   |              |                       |                |                       |          |
| Under Construction                    | 100%          |                            |   |              |                       |                |                       |          |
| Windows                               | 0.50          |                            | <b>4.5.5</b> 00                             | 2044         | * *                   | _              | <b>#1.100</b>         |          |
| Aluminum                              | 95%           | Now                        | \$5,700                                     | 2041         |                       | 5              | \$1,400               |          |
|                                       |               | ıetranon, Е<br>ı : West Fa | xtent : Light, Area                         | Ајјестеа     | : 10%                 |                |                       |          |
| Matal Clad                            |               | i. wesi ru                 | Сиие  | 2022         | * *                   |                | Φ000                  |          |
| Metal Clad                            | 5%            |                            |   | 2033         |                       | 5              | \$900                 |          |
| Parapets Under Construction           | 100%          |                            |   |              |                       |                |                       |          |
| Roof                                  | 10070         |                            |   |              |                       |                |                       |          |
| Skylight, Metal/Glass                 | 2%            | Now                        | \$3,200                                     | 2035         | * *                   |                |                       |          |
| , , , , , , , , , , , , , , , , , , , |               | on Func/M                  | iss, Extent : Moder                         | ate, Area    | Affected : 10%        |                |                       |          |
|                                       |               | ı : Bulkhea                |   |              |                       |                |                       |          |
|                                       | Miss/Dan      | aged Flash                 | ings, Extent : Mod                          | erate, Ar    | ea Affected : 10%     |                |                       |          |
|                                       | Location      | ı : Bulkhea                | d Rooftop                                   |              |                       |                |                       |          |
|                                       |               |                            | xtent : Moderate, A                         | Area Affe    | cted : 10%            |                |                       |          |
|                                       | Location      | ı : Bulkhea                | d Rooftop                                   |              |                       |                |                       |          |
| <b>Under Construction</b>             | 98%           |                            |   |              |                       |                |                       |          |
| terior                                |               |                            |   |              |                       |                |                       |          |
| 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                        | 250/          | N                          | \$36,700                                    | 2020         | * *                   | _              | ¢c 900                |          |
| Ceramic Tile                          | 25%           | Now                        | \$36,700<br>e, Extent : Severe, A           | 2028         |                       | 5              | \$6,800               |          |
|                                       |               | -                          | e, Extent . Severe, F<br>out Stairs & Landi |              | ciea . 00%            |                |                       |          |
| Classe C'arela Dana                   |               | i . Through                | oui Siuirs & Lunui                          |              | * *                   |                | ¢2.000                |          |
| Glass: Single Pane<br>Gypsum Board    | 5%            | Now                        | ¢12.200                                     | LIFE<br>LIFE | * *                   | 5<br>5         | \$2,000<br>\$19,600   |          |
| <b>Сурѕині Боага</b>                  | 60%           |                            | \$13,200<br>Extent : Light, Area            |              |                       | 3              | \$19,000              |          |
|                                       |               |                            | exiem . Ligni, Are<br>out Interior Of Bui   |              | u . 2070              |                |                       |          |
| Macanury Dwale                        | 10%           | 0-2                        |   | LIFE         | * *                   |                |                       |          |
| Masonry: Brick                        |               |                            | \$10,400<br>Extent : Moderate               |              |                       |                |                       |          |
|                                       |               | crumonng,<br>1 : Basemen   |   | , лгеи лј    | gecieu . 1570         |                |                       |          |
| Ceilings                              |               |                            |   |              |                       |                |                       |          |
| Exposed Struc: Steel                  | 10%           |                            |   | LIFE         | * *                   |                |                       |          |
| Gypsum Board                          | 90%           | Now                        | \$40,500                                    | LIFE         | * *                   | 5              | \$51,300              |          |
| • •                                   | Other Obs     | servation, E               | Extent : Light, Area                        |              | : 10%                 |                | ,                     |          |
|                                       | Location      | ı : Through                | out Interior Of Bui                         | lding        |                       |                |                       |          |
|                                       | Explana       | tion : Repa                | irs In Progress                             |              |                       |                |                       |          |

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

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

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

## HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

| Electrical                                     | Current Repair   | Future                 | Replacement    | M           | aintenance            |          |
|--|--|------------------------|----------------|-------------|-----------------------|----------|
| system<br>Component<br>Type                    | % of Fail Date Estim<br>Total (Years)                  | nated Cost Year I      | Estimated Cost | Cycle (Yrs) | <b>Estimated Cost</b> | Priority |
| nder 600 Volts                                 |  |                        |                |             |                       |          |
| Service Equipment                              |  |                        |                |             |                       |          |
| Fused Disc Sw                                  | 100%   | 2045                   | * *            | 5           | \$100                 |          |
|  | Other Observation, Extent:                             |                        | ed : 100%      |             |                       |          |
|  | Location : Electrical Room                             |                        |                |             |                       |          |
|  | Explanation: 600 Amps Se                               | ervice                 |                |             |                       |          |
| 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                 |          |
| round  |  |                        |                |             |                       |          |
| Grounding Devices                              | 1000/  | LIDE                   | ماد ماد        | _           | Φ.500                 |          |
| Generic  | 100%   | LIFE                   | **             | 5           | \$500                 |          |
|  | Other Observation, Extent:<br>Location: Gas Meter Room |                        | ea : 100%      |             |                       |          |
|  |  | m                      |                |             |                       |          |
| : ala4: a                                      | Explanation : Water Main                               |                        |                |             |                       |          |
| ighting<br>Interior Lighting                   |  |                        |                |             |                       |          |
| Interior Lighting Fluorescent                  | 100%   | 2030                   | * *            | 10          | \$27,900              |          |
| Fluorescent                                    | Other Observation, Extent :                            |                        |                | 10          | \$27,900              |          |
|  | Location: Throughout                                   | moderate, med mjeci    | ей. 100/0      |             |                       |          |
|  | Explanation: T-12 Lamps                                |                        |                |             |                       |          |
| Egress Lighting                                | Explanation : 1-12 Earlips                             |                        |                |             |                       |          |
| Emergency, Service                             | 30%  | 2030                   | * *            | 1           |                       |          |
| Emergency, Service                             | 10%  | 2033                   | * *            | 1           |                       |          |
| Exit, Service                                  | 60%  | 2030                   | * *            | 1           |                       |          |
| Exterior Lighting                              | 0070   | 2030                   |                | -           |                       |          |
| HID  | 100%   | 2033                   | * *            | 10          | \$100                 |          |
| larm   | 10070  | 2033                   |                |             | φ100                  |          |
| Security System                                |  |                        |                |             |                       |          |
| No Component                                   | 10%  |                        |                |             |                       |          |
| 1  | Other Observation, Extent :<br>Location : Hallways     | Light, Area Affected : | 0%             |             |                       |          |
|  | Explanation : Digital Vide                             | o Surveillance System  |                |             |                       |          |
|  | 90%  |                        |                |             |                       |          |
| No Component                                   |  |                        |                |             |                       |          |
| No Component Fire/Smoke Detection              |  |                        |                |             |                       |          |
| No Component Fire/Smoke Detection No Component | 80%  |                        |                |             |                       |          |

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

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

## HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

| Mechanical                                 |                            | Current   | Renair                | Entre      | e Replacement         | M           | aintenance            |        |
|--|----------------------------|---|-----------------------|------------|-----------------------|-------------|-----------------------|--------|
|  |                            |   |                       |            | -                     |             |                       |        |
| System<br>Component<br>Type                | % of<br>Total              | Fail Date<br>(Years)  | <b>Estimated Cost</b> | Year<br>FY | <b>Estimated Cost</b> | Cycle (Yrs) | <b>Estimated Cost</b> | Priori |
| leating                                    | •                          |   |                       |            |                       |             |                       |        |
| Energy Source                              |                            |   |                       |            |                       |             |                       |        |
| Natural Gas                                | 100%                       |   |                       | 2035       | * *                   | 1           |                       |        |
| Conversion Equipment                       |                            |   |                       |            |                       |             |                       |        |
| Hot Water Boiler                           | Location Other Ob Location | rvice, Exten<br>n : Boiler N<br>servation, E<br>n : Basemer |                       | <u>.</u>   |                       | 1           | \$13,600              |        |
| Distribution                               | Explana                    | ttion : 5 Mu  | ultiple Boiler Units  |            |                       |             |                       |        |
| Distribution Hot Wtr Piping/Pump           | 100%                       |   |                       | 2033       | * *                   | 4           | \$2,300               |        |
| Terminal Devices<br>Convector/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           |                       |        |
| No Component                               |                            |   | oor<br>e Space Only   |            |                       |             |                       |        |
| Dehumidifier                               |                            |   |                       |            |                       |             |                       |        |
| Generic                                    | Location                   | servation, E<br>n : Basemer                                 |                       |            |                       |             |                       |        |
| Ventilation                                | Explana                    | ttion : 50%   | Of Basement Area      | Coverea    | By Denumiaifier       |             |                       |        |
| Distribution                               |                            |   |                       |            |                       |             |                       |        |
| Ductwork/Diffusers                         | 100%                       |   |                       | LIFE       | * *                   | 2-5         | \$17,000              |        |
| Exhaust Fans                               |                            |   |                       |            |                       |             |                       |        |
| Roof                                       | 100%                       |   |                       | 2025       | \$23,600              | 2           | \$900                 |        |
| lumbing                                    |                            |   |                       |            |                       |             |                       |        |
| H/C Water Piping                           | 1000                       |   |                       | 2025       | * *                   | 1           |                       |        |
| Brass/Copper                               | 100%                       |   |                       | 2035       | * *                   | 1           |                       |        |
| Water Heater<br>Gas Fired                  | 100%                       |   |                       | 2020       | \$6,900               | 2           | \$400                 |        |
| Sanitary Piping                            | 20070                      |   |                       | _020       | +0,200                |             | Ψ.00                  |        |
| Cast Iron                                  | 100%                       |   |                       | LIFE       | * *                   | 1           |                       |        |
| Storm Drain Piping                         | 7 0                        |   |                       |            |                       | -           |                       |        |
| Cast Iron                                  | 100%                       |   |                       | LIFE       | * *                   | 1           |                       |        |
| Sump Pump(s) Submersible                   | 100%                       |   |                       | 2018       | \$6,500               | 4           | \$2,500               |        |
| Fixtures                                   |                            |   |                       | 2010       | Ψ0,500                | ı           | Ψ2,500                |        |
| Generic Vertical Transport                 | 100%                       |   |                       |            |                       |             |                       |        |

Vertical Transport

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

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

Page: 32

## HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

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

Page: 33

### 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

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 |



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

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

| Architecture                | Current Repair  |                            |                                  | Future Replacement |                       | Maintenance    |                       |         |
|-----------------------------|---|----------------------------|----------------------------------|--------------------|-----------------------|----------------|-----------------------|---------|
| System<br>Component<br>Type | % of<br>Total   | Fail Date<br>(Years)       | <b>Estimated Cost</b>            | Year<br>FY         | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priorit |
| xterior                     |   |                            |                                  |                    |                       |                |                       |         |
| Exterior Walls              |   |                            |                                  |                    |                       |                |                       |         |
| Cast in Place Concrete      | 10%   |                            |                                  | LIFE               | * *                   | 5              | \$27,100              |         |
| Masonry: Brick              | 80%   |                            |                                  | LIFE               | **                    | 5              | \$43,400              |         |
|                             |   | r Miss/Ero<br>ı : Through  | d, Extent : Light, A<br>cout     | rea Affec          | cted : 5%             |                |                       |         |
| Window Wall                 | 10%   | Now                        | \$51,000                         | 2033               | * *                   | 5              | \$10,200              |         |
|                             | Glazing C   | louded, Ex                 | tent : Moderate, Ar              | ea Affec           | ted : 20%             |                |                       |         |
|                             |   | ı : West Fa                |                                  |                    |                       |                |                       |         |
|                             | Caulking .  | Deteriorate                | ed, Extent : Modera              | te, Area           | Affected: 25%         |                |                       |         |
|                             | Location  | ı : West Fa                | cade                             |                    |                       |                |                       |         |
| Windows                     |   |                            |                                  |                    |                       |                |                       |         |
| Aluminum                    | 100%  |                            | \$193,700                        | 2039               | * *                   | 5              | \$5,900               |         |
|                             | _   | roken/Crac<br>ı : Through  | cked, Extent : Mode<br>out       | rate, Ar           | ea Affected : 20%     |                |                       |         |
|                             | Unit Inoperable, Extent : Moderate, Area Affected : 40% |                            |                                  |                    |                       |                |                       |         |
|                             | Location: Throughout                                    |                            |                                  |                    |                       |                |                       |         |
|                             |   | trip Missin<br>ı : Through | g, Extent : Modera<br>out        | te, Area           | Affected : 100%       |                |                       |         |
| 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%  |                            | \$1,800                          | 2028               | * *                   |                |                       |         |
|                             |   | Extent : Mo<br>ı : Over Mo | oderate, Area Affec<br>ain Lobby | ted : 10%          | 6                     |                |                       |         |
|                             | Water Per   | netration, E               | Extent : Moderate, A             | rea Affe           | ected : 10%           |                |                       |         |
|                             | Location  | ı : Over Ma                | ain Lobby                        |                    |                       |                |                       |         |
| terior                      |   |                            |                                  |                    |                       |                |                       |         |
| 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               |         |
|                             |   | -                          | ent, Extent : Light,             |                    |                       |                |                       |         |
|                             | Location  | i : 1st, 2nd               | And 3rd Floor Offi               | ces, 201           | 2                     |                |                       |         |

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

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

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

Asset #: 1945

| Architecture                | Current Repair   |                         | Futur            | Future Replacement |                       | Maintenance    |                       |          |
|-----------------------------|--|-------------------------|------------------|--------------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date Es<br>(Years) | timated Cost     | Year<br>FY         | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Interior                    |  |                         |                  |                    |                       |                |                       |          |
| Interior Walls              |  |                         |                  |                    |                       |                |                       |          |
| Concrete Masonry Unit       | 10%  |                         |                  | LIFE               | * *                   | 5              | \$3,600               |          |
|                             | Staining/Discoloring, Extent: Light, Area Affected: 5% |                         |                  |                    |                       |                |                       |          |
|                             | Location   | ı : Main Lobby          |                  |                    |                       |                |                       |          |
| Gypsum Board                | 35%  |                         |                  | LIFE               | * *                   | 5              | \$18,900              |          |
| Gypsum Board                | 25%  |                         |                  | LIFE               | * *                   | 5              | \$13,500              |          |
| • •                         | Recent Re  | place Evident,          | Extent : Light,  | Area Aff           | ected : 100%          |                |                       |          |
|                             | Location   | ı: 1st, 2nd And         | l 3rd Floor Off  | ices, 2011         | 2                     |                |                       |          |
| Metal Panel                 | 20%  |                         |                  | LIFE               | * *                   |                |                       |          |
| Plaster                     | 10%  |                         |                  | LIFE               | * *                   | 5              | \$2,700               |          |
| Ceilings                    |  |                         |                  |                    |                       |                |                       |          |
| AcousTileSusp.Lay-In        | 50%  | 4+                      | \$19,200         | 2028               | * *                   | 5              | \$12,200              |          |
|                             | Staining/I   | Discoloring, Ex         | tent : Moderate  | e, Area A          | ffected : 10%         |                |                       |          |
|                             | Location   | n : Throughout          |                  |                    |                       |                |                       |          |
| AcousTileSusp.Lay-In        | 25%  |                         |                  | 2043               | * *                   | 5              | \$12,200              |          |
| 1 7                         | Recent In:   | stallation, Exter       | nt : Light, Area | Affected           | : 100%                |                |                       |          |
|                             | Location   | n: 1st, 2nd And         | 3rd Floor Off    | ices, 2011         | 2                     |                |                       |          |
| Exposed Concrete            | 25%  | 0-2                     | \$38,200         | LIFE               | * *                   | 5              | \$1,900               |          |
| Zinposou Control            |  | Crumbling, Ext          |                  |                    | ed : 5%               | C              | 41,500                |          |
|                             | _  | ı : Main Lobby          | 0 ,              | 33                 |                       |                |                       |          |
|                             |  | Evident, Extent         | : Light, Area A  | Affected :         | 10%                   |                |                       |          |
|                             |  | n : Main Lobby          | 0 /              | 33                 |                       |                |                       |          |
|                             |  | netration, Exten        | nt : Moderate. A | Area Affe          | cted : 5%             |                |                       |          |
|                             |  | n : Main Lobby          | ,                |                    |                       |                |                       |          |

| lectrical                  | Current Banair                                 | E              | ro Bonlosoment        | N           | nintananaa            |          |
|----------------------------|--|----------------|-----------------------|-------------|-----------------------|----------|
|                            | Current Repair                                 | Futu           | Future Replacement    |             | Maintenance           |          |
| ystem<br>Component<br>Type | % of Fail Date Estimated Cost<br>Total (Years) | Year<br>FY     | <b>Estimated Cost</b> | Cycle (Yrs) | <b>Estimated Cost</b> | Priority |
| nder 600 Volts             |  |                |                       |             |                       |          |
| Service Equipment          |  |                |                       |             |                       |          |
| Molded Case Bkrs           | 100%   | 2023           | \$8,100               | 5           | \$1,000               |          |
|                            | Other Observation, Extent : Moderate,          | Area Affe      | ected : 100%          |             |                       |          |
|                            | Location : Electrical Room                     |                |                       |             |                       |          |
|                            | Explanation: One 1400 Amps Main I              | )<br>Disconnec | et Switch             |             |                       |          |
| 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           |                       |          |

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

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

Asset #: 1945

| Electrical                      | Current Repair  | Future Replacement                | Maintenance    |                       |          |
|---------------------------------|---|-----------------------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type     | % of Fail Date Estimated Co<br>Total (Years)  | ost   Year   Estimated Cost<br>FY | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Under 600 Volts                 |   |                                   |                |                       |          |
| Motor Controllers               |   |                                   |                |                       |          |
| Locally Mounted                 | 100%  | 2021 \$44,300                     | 5              | \$200                 |          |
| Ground                          |   |                                   |                |                       |          |
| Grounding Devices               |   |                                   |                |                       |          |
| Generic                         | 100% 2-4 \$9,30 Other Observation, Extent: Modera Location: Water Main Explanation: Corroded        |                                   | 5              | \$500                 |          |
| Lighting                        | •   |                                   |                |                       |          |
| Interior Lighting               |   |                                   |                |                       |          |
| Fluorescent                     | 10%   | 2031 **                           | 10             | \$3,000               |          |
|                                 | Other Observation, Extent : Modera<br>Location : 1st & 3rd Floor<br>Explanation : T-8 Lamps         | tte, Area Affected : 100%         |                |                       |          |
| Fluorescent                     | 83%   | 2018 \$292,600                    | 10             | \$24,700              |          |
|                                 | Other Observation, Extent : Modera<br>Location : Throughout The Buildin<br>Explanation : T-12 Lamps |                                   |                |                       |          |
| 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<br>HID        | 100%  | 2018 \$135,400                    | 10             | \$100                 |          |
| Alarm                           |   |                                   |                |                       |          |
| Fire/Smoke Detection<br>Generic | 100%  | 2028 **                           | 1-3            | \$22,600              |          |

| Mechanical                  | Current Repair   | Future Replaceme   | Future Replacement |                | Maintenance           |          |  |
|-----------------------------|--|--------------------|--------------------|----------------|-----------------------|----------|--|
| System<br>Component<br>Type | % of Fail Date Estimated Con<br>Total (Years)              | Year Estimated FY  | Cost               | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |  |
| Heating                     |  |                    |                    |                |                       |          |  |
| Energy Source               |  |                    |                    |                |                       |          |  |
| Interruptible Gas/Dual      | 100%   | 2033               | * *                | 1              |                       |          |  |
| Fuel                        |  |                    |                    |                |                       |          |  |
|                             | Other Observation, Extent : Light, Ar                      | ea Affected : 100% |                    |                |                       |          |  |
|                             | Location: Boiler Room                                      |                    |                    |                |                       |          |  |
|                             | Explanation: Using #2 Oil                                  |                    |                    |                |                       |          |  |
| Conversion Equipment        |  |                    |                    |                |                       |          |  |
| Hot Water Boiler            | 100%   | 2028               | * *                | 1              | \$16,100              |          |  |
|                             | Other Observation, Extent : Moderate, Area Affected : 100% |                    |                    |                |                       |          |  |
|                             | Location: Boiler Room                                      |                    |                    |                |                       |          |  |
|                             | Explanation : One Boiler                                   |                    |                    |                |                       |          |  |

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

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

### HUMAN RESOURCES ADMINISTRATION - 096 HUNTS POINT MULTI SERVICE CENTER

Asset #: 1945

| Mechanical                  |               | Current              | Repair                                     | Futur      | e Replacement         | M           | aintenance            |          |
|-----------------------------|---------------|----------------------|--|------------|-----------------------|-------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | <b>Estimated Cost</b>                      | Year<br>FY | <b>Estimated Cost</b> | Cycle (Yrs) | <b>Estimated Cost</b> | Priority |
| Heating                     | •             |                      |  |            |                       |             |                       |          |
| Distribution                |               |                      |  |            |                       |             |                       |          |
| Hot Wtr Piping/Pump         | 100%          |                      |  | 2031       | * *                   | 4           | \$1,600               |          |
| Terminal Devices            |               |                      |  |            |                       |             |                       |          |
| Air Handler                 | 40%           |                      |  | 2028       | * *                   | 1           | \$8,000               |          |
| Convector/Radiator          | 60%           |                      |  | 2036       | * *                   | 1           | \$6,300               |          |
| Air Conditioning            |               |                      |  |            |                       |             |                       |          |
| Energy Source               |               |                      |  |            |                       |             |                       |          |
| Electricity                 | 100%          |                      |  | 2039       | * *                   | 1           |                       |          |
| Conversion Equipment        |               |                      |  |            |                       |             |                       |          |
| Centrifugal, Elec Chiller   |               |                      | \$68,400                                   | 2038       | * *                   | 1           | \$25,300              |          |
|                             | -             |                      | ent : Severe, Area A                       |            | 100%                  |             |                       |          |
|                             |               | i : 3ra Floc         | or Mechanical Room                         | n          |                       |             |                       |          |
| No Component                | 20%           |                      |  |            |                       |             |                       |          |
| Distribution                | 400           |                      | <b></b>                                    |            |                       |             | 44 400                |          |
| Chilled Wtr Pipe/Pump       | 100%          |                      | \$2,500                                    | 2033       | * *                   | 4           | \$1,600               |          |
|                             |               |                      | derate, Area Affecte                       | ed: 5%     |                       |             |                       |          |
|                             | Location      | ı : Circulat         | tion Pump                                  |            |                       |             |                       |          |
| Terminal Devices            | 1000/         |                      |  | 2022       | <b>4407</b> 000       |             | <b>#20.100</b>        |          |
| Air Handler/Cool/Ht         | 100%          |                      |  | 2023       | \$107,800             | 1           | \$20,100              |          |
| Heat Rejection              | 1000/         | M                    | ¢1.500                                     | 2021       | ¢72.000               | 2           | ¢26,200               |          |
| Water Cool Tower            | 100%          |                      | \$1,500                                    | 2021       | \$72,900              | 2           | \$26,200              |          |
|                             |               |                      | ent : Light, Area Aff<br>tic Make-up Water |            |                       |             |                       |          |
| Ventilation                 | Locuitor      | i . Automai          | nc muke-up water                           | vaive mi   | шинспония             |             |                       |          |
| Distribution                |               |                      |  |            |                       |             |                       |          |
| Ductwork/Diffusers          | 100%          |                      |  | LIFE       | * *                   | 2-5         | \$18,100              |          |
| Exhaust Fans                | 10070         |                      |  | LILE       |                       | 2-3         | \$10,100              |          |
| Interior                    | 20%           |                      |  | 2023       | \$3,900               | 2           | \$200                 |          |
| Roof                        | 80%           |                      |  | 2023       | \$20,200              | 2           | \$800                 |          |
| Plumbing                    | 0070          |                      |  | 2023       | Ψ20,200               |             | ΨΟΟΟ                  |          |
| H/C Water Piping            |               |                      |  |            |                       |             |                       |          |
| Galv Iron/Steel             | 100%          |                      |  | 2036       | * *                   | 1           |                       |          |
| Water Heater                | 10070         |                      |  | 2000       |                       | -           |                       |          |
| Gas Fired                   | 100%          |                      |  | 2022       | \$7,400               | 2           | \$500                 |          |
| HW Heat Exchanger           | 10070         |                      |  |            | ψ7,100                |             | Ψ                     |          |
| Low Temp                    | 100%          |                      |  | 2033       | * *                   | 4           | \$4,800               |          |
| Sanitary Piping             | 100/0         |                      |  | 2000       |                       | •           | ψ1,000                |          |
| Cast Iron                   | 100%          |                      |  | LIFE       | * *                   | 1           |                       |          |
| Storm Drain Piping          | 100/0         |                      |  |            |                       |             |                       |          |
| Cast Iron                   | 100%          |                      |  | LIFE       | * *                   | 1           |                       |          |
| Fixtures                    | 100/0         |                      |  |            |                       |             |                       |          |
| Generic                     | 100%          |                      |  |            |                       |             |                       |          |
| Vartical Transport          | 10070         |                      |  |            |                       |             |                       |          |

Vertical Transport

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

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

### HUMAN RESOURCES ADMINISTRATION - 096 HUNTS POINT MULTI SERVICE CENTER

| Mechanical                  | Current Repair                            | Future Repla            | cement    | M              | aintenance            |          |
|-----------------------------|---|-------------------------|-----------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Estimated<br>Total (Years) | Cost Year Estim<br>FY   | ated Cost | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Vertical Transport          |   |                         |           |                |                       |          |
| Elevators                   |   |                         |           |                |                       |          |
| Hydraulic                   | 100%                                      | LIFE                    | * *       |                |                       |          |
|                             | Other Observation, Extent : Ligh          | t, Area Affected : 100% | ,<br>i    |                |                       |          |
|                             | Location: Floors 1-3                      |                         |           |                |                       |          |
|                             | Explanation: One Unit                     |                         |           |                |                       |          |
| Fire Suppression            |   |                         |           |                |                       |          |
| Standpipe                   |   |                         |           |                |                       |          |
| Generic                     | 100%                                      | 2033                    | * *       | 1-5            | \$16,400              |          |

#### 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 |



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

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

Asset #: 13580

| rchitecture               | Current R   | epair  | Future             | e Replacement         | M              | aintenance            |          |
|---------------------------|---|--|--------------------|-----------------------|----------------|-----------------------|----------|
| stem<br>Component<br>Type | % of Fail Date<br>Total (Years)   | Estimated Cost   | Year<br>FY         | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| terior                    |   |  |                    |                       |                |                       |          |
| Exterior Walls            |   |  |                    |                       |                |                       |          |
| Masonry: Brick            | 60% Now Jnt Mortar Miss/Erod, Location: North Factorials, Extent: Mocation: Throughow Worn/Eroded, Extent: Location: Througho     | cade & Througho<br>lerate, Area Affec<br>out<br>: Moderate, Area | ut<br>ted : 15%    | ;                     | 5              | \$5,400               |          |
| Masonry: Limestone        | 15% Now  Jnt Mortar Miss/Erod,  Location: Througho  |  | LIFE<br>Area Affe  | * *<br>cted : 25%     | 5              | \$1,000               |          |
| Stucco Cement             | 25% Now Cracking/Crumbling, Location: Througho  |  | 2037<br>rea Affec  | * *<br>ted : 40%      | 5              | \$2,800               |          |
| Windows                   |   |  |                    |                       |                |                       |          |
| Aluminum                  | 95% Now Ctrwt/Balnc Not Func Location : Througho  | _  | 2040<br>Area Affed | * *<br>cted : 20%     | 5              | \$600                 |          |
| Wood                      | 5% Now Broken/Missing Eleme Location: Basement Thermally Inefficient, Location: Basement Split/Cracked, Extent Location: Basement | Extent : Moderato<br>:<br>: Moderate, Area                       | e, Area A <u>j</u> | ffected : 50%         | 5              | \$300                 |          |
| Parapets                  |   |  |                    |                       |                |                       |          |
| Cast Stone/Terra Cotta    | 5% Now  Jnt Mortar Miss/Erod  Location: Coping  | \$2,400<br>, Extent : Modera                                     | LIFE<br>te, Area A | * *<br>Affected : 50% | 5              | \$400                 |          |
| Masonry: Brick            | 45% Now Jnt Mortar Miss/Erod Location: Througho Spalling, Extent: Mod Location: Througho Worn/Eroded, Extent Location: Througho   | ut<br>lerate, Area Affec<br>ut<br>: Moderate, Area               | ted : 40%          |                       | 5              | \$400                 |          |
| Masonry: Limestone        | 15% Now  Jnt Mortar Miss/Erod  Location: Througho   |  | LIFE<br>te, Area A | * *<br>Affected : 40% | 5              | \$200                 |          |
| Metal: Cage/Fence         | 35% 2-4 Corrosion/Rusting, Ex Location: Througho Deteriorated Finish, E Location: Througho  | out<br>Extent : Moderate,  |                    |                       | 5              | \$1,100               |          |

Interior

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

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

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

Asset #: 13580

| Architecture                |            | Current F               | Repair                      | Futur      | e Replacement         | M              | aintenance            |          |
|-----------------------------|------------|-------------------------|-----------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Total | Fail Date<br>(Years)    | <b>Estimated Cost</b>       | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| nterior                     |            |                         |                             |            |                       |                |                       |          |
| Floors                      |            |                         |                             |            |                       |                |                       |          |
| Cast in Place Concrete      | 10%        | 2-4                     | \$700                       | LIFE       | * *                   | 5              | \$1,500               |          |
|                             | U          | Trumbling,<br>: Through | Extent : Light, Are<br>out  | a Affecte  | ed : 10%              |                |                       |          |
| Ceramic Tile                | 5%         | 0-2                     | \$300                       | 2033       | * *                   | 5              | \$200                 |          |
|                             | U          | Crumbling,<br>: Through | Extent : Light, Are         | a Affecte  | ed : 10%              |                |                       |          |
| Vinyl Tile                  | 85%        | Now                     | \$47,100                    | 2034       | * *                   | 3              | \$2,100               |          |
| ·                           |            | /Impact D<br>: Through  | amage, Extent : Se<br>out   | vere, Are  | ea Affected : 50%     |                |                       |          |
| Interior Walls              |            |                         |                             |            |                       |                |                       |          |
| Ceramic Tile                | 10%        | 0-2                     | \$2,400                     | 2027       | * *                   | 5              | \$400                 |          |
|                             | U          | Crumbling,<br>: Through | Extent : Moderate,<br>out   | Area Aj    | ffected : 20%         |                |                       |          |
| Gypsum Board                | 25%        |                         |                             | LIFE       | * *                   | 5              | \$1,300               |          |
| Wood                        | 65%        | 4+                      | \$12,500                    | LIFE       | * *                   | 5              | \$23,000              |          |
|                             |            | ed Finish,<br>: Through | Extent : Light, Arec<br>out | ı Affecte  | d : 20%               |                |                       |          |
| Ceilings                    |            |                         |                             |            |                       |                |                       |          |
| AcousTileSusp.Lay-In        | 100%       | 0-2                     | \$10,500                    | 2029       | * *                   | 5              | \$3,300               |          |
|                             | U          | Crumbling,<br>: Through | Extent : Moderate,<br>out   | Area Aj    | ffected : 20%         |                |                       |          |

| Electrical                  | Current Repair                           | Future Re                | olacement  | M              | aintenance            |          |
|-----------------------------|--|--------------------------|------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Estimate<br>Total (Years) | ed Cost Year Esti<br>FY  | mated Cost | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Under 600 Volts             |  |                          |            |                |                       |          |
| Service Equipment           |  |                          |            |                |                       |          |
| Molded Case Bkrs            | 100%                                     | 2034                     | * *        | 5              | \$100                 |          |
|                             | Other Observation, Extent : Mo           | oderate, Area Affected . | 100%       |                |                       |          |
|                             | Location: Basement                       |                          |            |                |                       |          |
|                             | Explanation: One 200 Amps                | Main Disconnect Switc    | ch .       |                |                       |          |
| 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              |  |                          |            |                |                       |          |

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

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

Asset #: 13580

| Electrical                  | Current Rep   | air           | Futur            | e Replacement            | M              | aintenance            |          |
|-----------------------------|---|---------------|------------------|--------------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date E<br>Total (Years)   | stimated Cost | Year<br>FY       | <b>Estimated Cost</b>    | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Stand-by Power              |   |               |                  |                          |                |                       |          |
| Transfer Switches           |   |               |                  |                          |                |                       |          |
| Automatic                   | 100%  |               | 2029             | * *                      | 1              | \$1,400               |          |
| Generators                  |   |               |                  |                          |                |                       |          |
| Natural Gas                 | 100% Other Observation, Exte Location : Basement Explanation : One 5 K        |               | 2027<br>rea Affe | * * ected : 100%         | 1              | \$1,700               |          |
| Batteries                   |   |               |                  |                          |                |                       |          |
| Lead/Acid                   | 100% Now Other Observation, Exte Location: Generator I Explanation: Battery I | Room          | 2019<br>Affecte  | \$1,500<br>d:100%        | 5              | \$100                 |          |
| Lighting                    |   |               |                  |                          |                |                       |          |
| Interior Lighting           |   |               |                  |                          |                |                       |          |
| Fluorescent                 | 97% Other Observation, Exte Location : Throughout Explanation : T-12 La       | The Building  | 2024<br>rea Affe | \$22,000<br>ected : 100% | 10             | \$4,000               |          |
| 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 Repl                 | acement    | Maintenance    |                       |          |  |
|-----------------------------|--|-----------------------------|------------|----------------|-----------------------|----------|--|
| System<br>Component<br>Type | % of Fail Date Estima<br>Total (Years) | ted Cost   Year Estin<br>FY | nated Cost | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |  |
| Heating                     |  |                             |            |                |                       |          |  |
| Energy Source               |  |                             |            |                |                       |          |  |
| Natural Gas                 | 100%                                   | 2044                        | * *        | 1              |                       |          |  |
| Conversion Equipment        |  |                             |            |                |                       |          |  |
| Steam Boiler                | 100%                                   | 2037                        | * *        | 1              | \$4,400               |          |  |
|                             | Other Observation, Extent : L          | ight, Area Affected : 100%  | 6          |                |                       |          |  |
|                             | Location: Basement Boiler              | Room                        |            |                |                       |          |  |
|                             | Explanation: 1 Unit                    |                             |            |                |                       |          |  |
| Distribution                |  |                             |            |                |                       |          |  |
| Steam Piping/Pump           | 100%                                   | 2034                        | * *        | 4              | \$300                 |          |  |

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

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

| Mechanical                  |               | Current F            | Repair                | Futur      | e Replacement         | Maintenance    |                       |          |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | <b>Estimated Cost</b> | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | 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               |          |

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

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 |



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

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

Asset #: 1950

| Architecture                |   | Current F                 | lepair                      | Futur      | re Replacement        | M              | aintenance            |          |
|-----------------------------|---|---------------------------|-----------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total   | Fail Date<br>(Years)      | <b>Estimated Cost</b>       | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| xterior                     |   |                           |                             |            |                       |                |                       |          |
| 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               |          |
| terior                      |   |                           |                             |            |                       |                |                       |          |
| Floors                      |   |                           |                             |            |                       |                |                       |          |
| Carpet                      | 60%   | 2-4                       | \$148,200                   | 2025       | \$148,200             | 3              | \$17,800              |          |
|                             | Staining/Discoloring, Extent : Moderate, Area Affected : 50%<br>Location : Throughout |                           |                             |            |                       |                |                       |          |
|                             |   | ded, Extent<br>: Through  | : Moderate, Area A<br>out   | Affected   | : 50%                 |                |                       |          |
| Ceramic Tile                | 5%  |                           |                             | 2032       | * *                   | 5              | \$1,000               |          |
| Vinyl Tile                  | 35%   |                           |                             | 2028       | * *                   | 3              | \$2,600               |          |
|                             | -   | Progress, I               | Extent : Light, Ared<br>out | a Affecte  | d: 50%                |                |                       |          |
| Interior Walls              |   |                           |                             |            |                       |                |                       |          |
| Gypsum Board                | 100%  |                           |                             | LIFE       | * *                   | 5              | \$21,200              |          |
| Ceilings                    |   |                           |                             |            |                       |                | . , ,                 |          |
| AcousTileSusp.Lay-In        | 100%  |                           |                             | 2028       | * *                   | 5              | \$19,900              |          |
| 1 7                         | Staining/L  | Discoloring,<br>: Through | Extent : Moderate<br>out    |            | ffected : 25%         |                | . ,                   |          |

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

Lighting

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

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

Asset #: 1950

| Electrical                  | Current Rep                                      | Current Repair Future Replacement |                       | M              | aintenance            |          |
|-----------------------------|--|-----------------------------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Es<br>Total (Years)               | stimated Cost Year<br>FY          | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Lighting                    |  |                                   |                       |                |                       |          |
| Interior Lighting           |  |                                   |                       |                |                       |          |
| Fluorescent                 | 95%  | 2023                              | \$136,500             | 10             | \$11,500              |          |
|                             | Other Observation, Exten                         | nt : Moderate, Area Affe          | cted : 100%           |                |                       |          |
|                             | Location: Throughout                             |                                   |                       |                |                       |          |
|                             | Explanation: Lamp T-                             | 12                                |                       |                |                       |          |
| Fluorescent                 | 5%   | 2028                              | * *                   | 10             | \$600                 |          |
|                             | Other Observation, Exter<br>Location : Staircase | nt : Moderate, Area Affe          | ected : 100%          |                |                       |          |
|                             | Explanation: Compact                             | t 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, Exten                         | nt : Moderate, Area Affe          | cted : 100%           |                |                       |          |
|                             | Location: Hallways                               |                                   |                       |                |                       |          |
|                             | Explanation : Strobe Li                          | ights And Manual Pull S           | Station, Horns        |                |                       |          |

| Mechanical                  | Current                         | Repair                       | Futur      | e Replacement         | M              | aintenance            |          |
|-----------------------------|---------------------------------|------------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date<br>Total (Years) | Estimated Cost               | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Heating                     |                                 |                              |            |                       |                |                       |          |
| Distribution                |                                 |                              |            |                       |                |                       |          |
| Steam Piping/Pump           | 100% Now                        | \$4,500                      | 2033       | * *                   | 4              | \$700                 |          |
|                             | Location : Through              | Extent : Moderate, A<br>hout | чгеа Ауу   | eciea . 30%           |                |                       |          |
| Terminal Devices            |                                 |                              |            |                       |                |                       |          |
| Convector/Radiator          | 100% Now                        | \$6,100                      | 2028       | * *                   | 1              | \$3,900               |          |
|                             | Malfunctioning, Ext             | ent : Moderate, Area         | Affecte    | d: 30%                |                |                       |          |
|                             | Location : Through              | hout                         |            |                       |                |                       |          |
| 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                 |          |

Plumbing

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

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

| Mechanical                  | (    | Current R           | Repair                | Futur      | e Replacement         | Ma             | aintenance            |          |
|-----------------------------|------|---------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type |      | ail Date<br>(Years) | <b>Estimated Cost</b> | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | 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% |                     |                       |            |                       |                |                       |          |

#### 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

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 |



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

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

Asset #: 1962

| Architecture            |            | Current Re   | epair               | Futur     | e Replacement         | M     | aintenance            |          |
|-------------------------|------------|--------------|---------------------|-----------|-----------------------|-------|-----------------------|----------|
| System<br>Component     |            |              | Estimated Cost      |           | <b>Estimated Cost</b> |       | <b>Estimated Cost</b> | Priority |
| Туре                    | Total      | (Years)      |                     | FY        |                       | (Yrs) |                       |          |
| 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              |          |
|                         | Recent Rep | lace Eviden  | t, Extent : Light,  | Area Affe | ected : 100%          |       |                       |          |
|                         | Location   | : Throughou  | ut                  |           |                       |       |                       |          |
| nterior                 |            |              |                     |           |                       |       |                       |          |
| 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      | * *                   |       |                       |          |
| •                       | Diagonal C | Cracks, Exte | nt : Moderate, Ar   | ea Affect | ed : 10%              |       |                       |          |
|                         | Location   | : Water Tan  | k Bulkhead          |           |                       |       |                       |          |
| Plaster                 | 50%        |              |                     | LIFE      | * *                   | 5     | \$60,800              |          |
| SGFT/Glazed Masonry     | 25%        |              |                     | LIFE      | * *                   | C     | 400,000               |          |
| Ceilings                |            |              |                     |           |                       |       |                       |          |
| AcousTileSusp.Lay-In    | 15%        | 2-4          | \$234,400           | 2043      | * *                   | 5     | \$14,800              |          |
| ricous ricous p. Eug in |            |              | Extent : Light, Are |           | ed: 25%               | 5     | Ψ11,000               |          |
|                         |            | : Throughor  |                     | 55        |                       |       |                       |          |
|                         |            |              | Extent : Moderate   | . Area A  | ffected : 50%         |       |                       |          |
|                         |            | : Throughoi  |                     | ,         | <i>J</i>              |       |                       |          |
| Exposed Concrete        | 25%        |              |                     | LIFE      | * *                   | 5     | \$7,700               |          |
| Plaster                 | 60%        |              |                     | LIFE      | * *                   | 5     | \$7,700               |          |
| Flasiei                 | OU%        |              |                     | LIFE      |                       | 3     | \$74,200              |          |

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

Under 600 Volts

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

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

Asset #: 1962

| Electrical                  | Current Repair                               | Future         | Replacement           | M           |                       |          |
|-----------------------------|--|----------------|-----------------------|-------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Estimated Co<br>Total (Years) | ost Year<br>FY | <b>Estimated Cost</b> | Cycle (Yrs) | <b>Estimated Cost</b> | Priority |
| Under 600 Volts             |  |                |                       |             |                       |          |
| Service Equipment           |  |                |                       |             |                       |          |
| Fused Disc Sw               | 100%   | 2023           | \$41,000              | 5           | \$600                 |          |
|                             | Other Observation, Extent: Modera            | ite, Area Affe | cted : 100%           |             |                       |          |
|                             | Location : Electrical Room                   |                |                       |             |                       |          |
|                             | Explanation : Main Service Switch            | n Rated @ 25   | 00 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 : Modera           | ite, Area Affe | cted: 100%            |             |                       |          |
|                             | Location: Throughout                         |                |                       |             |                       |          |
|                             | Explanation: Lamp T-12                       |                |                       |             |                       |          |
| Fluorescent                 | 5%   | 2028           | * *                   | 10          | \$6,100               |          |
|                             | Other Observation, Extent: Modera            | ite, Area Affe | cted : 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

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

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

Asset #: 1962

| Electrical                  | Current Repair   | Future                | Replacement           | M              |                       |          |  |
|-----------------------------|--|-----------------------|-----------------------|----------------|-----------------------|----------|--|
| System<br>Component<br>Type | % of Fail Date Estin<br>Total (Years)                      | nated Cost Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |  |
| larm                        |  |                       |                       |                |                       |          |  |
| Security System             |  |                       |                       |                |                       |          |  |
| No Component                | 80%  |                       |                       |                |                       |          |  |
| Generic                     | 20%  | 2023                  | \$78,100              | 1              | \$9,900               |          |  |
|                             | Other Observation, Extent :                                | Moderate, Area Affec  | cted: 100%            |                |                       |          |  |
|                             | Location: Front And Back                                   | k Entrances Only      |                       |                |                       |          |  |
|                             | Explanation: CCTV Ca                                       | meras                 |                       |                |                       |          |  |
| Fire/Smoke Detection        |  |                       |                       |                |                       |          |  |
| No Component                | 50%  |                       |                       |                |                       |          |  |
| Generic                     | 50%  | 2028                  | * *                   | 1-3            | \$40,700              |          |  |
|                             | Other Observation, Extent : Moderate, Area Affected : 100% |                       |                       |                |                       |          |  |
|                             | Location : Hallways  |                       |                       |                |                       |          |  |
|                             | Explanation : Smoke Dete                                   | ctor, Manual Pull Sta | tion, Horns And S     | trobe Lig      | hts                   |          |  |

| Mechanical                     | Current Rep                        | air              | Futur      | e Replacement         | M              | Maintenance           |          |  |
|--------------------------------|------------------------------------|------------------|------------|-----------------------|----------------|-----------------------|----------|--|
| System<br>Component<br>Type    | % of Fail Date Es<br>Total (Years) | timated Cost     | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |  |
| Heating                        |                                    |                  |            |                       |                |                       |          |  |
| Energy Source                  |                                    |                  |            |                       |                |                       |          |  |
| Interruptible Gas/Dual<br>Fuel | 100%                               |                  | 2033       | * *                   | 1              |                       |          |  |
|                                | Other Observation, Exten           | nt : Light, Area | Affected   | : 100%                |                |                       |          |  |
|                                | Location: Basement                 |                  |            |                       |                |                       |          |  |
|                                | Explanation: Oil # 2, (            | (2) Tanks Of 5,0 | 000 Gallo  | ons Each              |                |                       |          |  |
| Conversion Equipment           |                                    |                  |            |                       |                |                       |          |  |
| Steam Boiler                   | 100%                               |                  | 2028       | * *                   | 1              | \$130,900             |          |  |
|                                | Other Observation, Exten           | nt : Light, Area | Affected   | : 100%                |                |                       |          |  |
|                                | Location: Boiler Room              | ı                |            |                       |                |                       |          |  |
|                                | Explanation: 4 Units               |                  |            |                       |                |                       |          |  |
| Distribution                   |                                    |                  |            |                       |                |                       |          |  |
| Steam Piping/Pump              | 100% Now                           | \$180,300        | 2033       | * *                   | 4              | \$6,500               |          |  |
|                                | Steam Traps Faulty, Exte           | ent : Severe, Ar | ea Affect  | ed : 70%              |                |                       |          |  |
|                                | Location: Throughout               |                  |            |                       |                |                       |          |  |
| Terminal Devices               |                                    |                  |            |                       |                |                       |          |  |
| Air Handler                    | 20% Now                            | \$2,800          | 2023       | \$139,200             | 1              | \$14,700              |          |  |
|                                | Noisy/Vibrating, Extent:           | Moderate, Are    | a Affecte  | ed : 5%               |                |                       |          |  |
|                                | Location: Penthouse                |                  |            |                       |                |                       |          |  |
| Convector/Radiator             | 80% Now                            | \$19,500         | 2028       | * *                   | 1              | \$30,700              |          |  |
|                                | Corroded, Extent : Mode            | . ,              |            | ó                     | _              | 400,000               |          |  |
|                                | Location : Throughout              | 33               |            |                       |                |                       |          |  |
| Air Conditioning               | 0                                  |                  |            |                       |                |                       |          |  |
| Energy Source                  |                                    |                  |            |                       |                |                       |          |  |
| Electricity                    | 100%                               |                  | 2031       | * *                   | 1              |                       |          |  |
| Conversion Equipment           |                                    |                  |            |                       |                |                       |          |  |
| Window/Wall Unit               | 70%                                |                  | 2018       | \$185,800             | 1              |                       |          |  |
| No Component                   | 30%                                |                  |            | ,,                    |                |                       |          |  |
| r                              |                                    |                  |            |                       |                |                       |          |  |

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

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

Asset #: 1962

| Mechanical   | Curre   | ent Repair                                     | Future                | Future Replacement |                | Maintenance           |          |
|--|---|--|-----------------------|--------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type                              | % of Fail D<br>Total (Year                      | ate Estimated Cost<br>rs)                      | Year<br>FY            | Estimated Cost     | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Air Conditioning<br>Terminal Devices<br>Direct Expansion | Location: R-22                                  | n, Extent : Light, Are<br>Units, Refrigerant R |                       | \$42,100           | 1              |                       |          |
| No Component   | 85%   | Omis, Rejrigerani K                            | -22                   |                    |                |                       |          |
| Heat Rejection Air Condenser Unit No Component           | 15%<br>85%                                      |  | 2023                  | \$27,100           | 2              | \$13,800              |          |
| Ventilation<br>Distribution                              |   |  |                       |                    |                |                       |          |
| Ductwork/Diffusers                                       | 100% Now<br>Corroded, Extent<br>Location : Base | : Moderate, Area Aff                           |                       | * *                | 2-5            | \$73,700              |          |
| Exhaust Fans Interior Roof                               | 80%<br>20%                                      |  | 2023<br>2028          | \$114,200<br>* *   | 2 2            | \$3,200<br>\$800      |          |
| Plumbing   | 2070  |  | 2020                  |                    |                | ΨΘΟΟ                  |          |
| H/C Water Piping<br>Brass/Copper<br>Galv Iron/Steel      | 20%<br>80%                                      |  | 2033<br>2028          | * *                | 1<br>1         |                       |          |
| HW Heat Exchanger<br>Low Temp                            |   | m, Extent : Light, Are<br>ment - Boiler Room   | 2033<br>ea Affected . | * *                | 4              | \$19,600              |          |
| Sanitary Piping Cast Iron                                | 100%  | Ontis  | 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             | Location: B-4                                   | n, Extent : Light, Are                         | LIFE<br>a Affected    | **: 100%           |                |                       |          |
| Cino Cummo asiasa  | Explanation: 1                                  | Unit   |                       |                    |                |                       |          |
| Fire Suppression Standpipe No Component                  | 25%   |  |                       |                    |                |                       |          |
| Generic  | 75%   |  | 2033                  | * *                | 1-5            | \$50,000              |          |

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

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

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

| Mechanical                  | Cı   | urrent Repair                    | Futur      | e Replacement         | M              | aintenance            |          |
|-----------------------------|------|----------------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type |      | il Date Estimated Cost<br>Years) | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Fire Suppression            |      |                                  |            |                       |                |                       |          |
| Sprinkler                   |      |                                  |            |                       |                |                       |          |
| No Component                | 90%  |                                  |            |                       |                |                       |          |
| Generic                     | 10%  |                                  | 2033       | * *                   | 1-2            | \$3,700               |          |
| Fire Pump                   |      |                                  |            |                       |                |                       |          |
| Generic                     | 100% |                                  | 2032       | * *                   | 1              | \$24,700              |          |

#### 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

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 |



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

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

Asset #: 1942

| Architecture                |                                      | Current I                       | Repair  | Future Replacement Maintenance |                       | aintenance     |                       |          |
|-----------------------------|--------------------------------------|---------------------------------|---|--------------------------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total                        | Fail Date<br>(Years)            | <b>Estimated Cost</b>                             | Year<br>FY                     | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | 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                    | 4.50                                 |                                 |   |                                | de de                 | _              | Φ2. 700               |          |
| Concrete Masonry Unit       |                                      | pair Evider<br>: Interior       | nt, Extent : Light, A<br>Face                     | LIFE<br>rea Affe               | * *<br>cted : 20%     | 5              | \$3,700               |          |
| Masonry: Brick              | 50%                                  | Now                             | \$10,200  | LIFE                           | * *                   | 5              | \$3,600               |          |
| Musomy. Brek                | Cracking/o<br>Location<br>Misaligned | Crumbling,<br>: West Fac        | Extent : Light, Are<br>cade<br>Extent : Moderate, | ea Affect                      |                       | 3              | ψ3,000                |          |
| 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                    | <b>5</b> 0                           |                                 |   | 2022                           |                       | _              | <b>42.5</b> 22        |          |
| AcousTileSusp.Lay-In        | 70%                                  |                                 |   | 2028                           | * *                   | 5              | \$26,700              |          |
| Gypsum Board                | 20%                                  | <b>3.</b> 7                     | 4000  | LIFE                           | * *                   | 5              | \$9,500               |          |
| Gypsum Board                |                                      | Now<br>issing Elem<br>: Near Do | \$900<br>ents, Extent : Seve<br>or B-1            | LIFE<br>re, Area               | * *<br>Affected : 2%  | 5              | \$2,400               |          |
|                             | Water Pen                            |                                 | xtent : Severe, Arec                              | a Affecte                      | d : 20%               |                |                       |          |
| Metal Panel                 | 5%                                   |                                 |   | LIFE                           | * *                   | 5              | \$2,400               |          |

| Electrical                  | Current Repair                        | Futur                | e Replacement         | M              | aintenance            |          |
|-----------------------------|---------------------------------------|----------------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Estim<br>Total (Years) | ated Cost Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Under 600 Volts             |                                       |                      |                       |                |                       |          |
| Service Equipment           |                                       |                      |                       |                |                       |          |
| Air Circuit Breaker         | 100%                                  | 2033                 | * *                   | 5              | \$200                 |          |
|                             | Other Observation, Extent:            | Moderate, Area Affe  | cted : 100%           |                |                       |          |
|                             | Location : Electrical Room            | ı                    |                       |                |                       |          |
|                             | Explanation : Main Service            | e Power Breakers Ra  | ated @ 1600 Ampe      | res            |                       |          |

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

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

Asset #: 1942

| Electrical                  | Curren                         | t Repair   | Future Replacement |                       | Maintenance    |                       |          |
|-----------------------------|--------------------------------|--|--------------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Dat<br>Total (Years) | e Estimated Cost   | Year<br>FY         | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | 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           | 400                            |  |                    |                       | _              | <b>.</b>              |          |
| Generic                     | 100%                           |  | LIFE               | * *                   | 5              | \$400                 |          |
| Lighting                    |                                |  |                    |                       |                |                       |          |
| Interior Lighting           | 0004                           |  | 2022               | ф <b>одо</b> (00      | 10             | ф <b>22.1</b> 22      |          |
| Fluorescent                 | 99%                            | Estant Mala  | 2023               | \$273,600             | 10             | \$23,100              |          |
|                             |                                | Extent : Moderate, A                                     | area Affe          | eciea : 100%          |                |                       |          |
|                             | _                              | ghout The Building                                       |                    |                       |                |                       |          |
|                             | Explanation: Usi               | ng 1-8 Lamps   | 2010               | <b>#2</b> 000         |                |                       |          |
| Incandescent                | 1%                             |  | 2018               | \$2,800               | 2              |                       |          |
| Egress Lighting             | 500/                           |  | 2022               | <b>017.000</b>        | 10             | <b>#2.100</b>         |          |
| Emergency, Battery          | 50%                            |  | 2023               | \$16,800              | 10             | \$3,100               |          |
| Exit, Service               | 50%                            |  | 2023               | \$3,400               | 1              |                       |          |
| Exterior Lighting           | 1000/                          |  | 2010               | ¢107.000              | 10             | φ1 <b>0</b> 0         |          |
| HID                         | 100%                           |  | 2018               | \$106,200             | 10             | \$100                 |          |
| Alarm                       |                                |  |                    |                       |                |                       |          |
| Security System             | 70%                            |  |                    |                       |                |                       |          |
| No Component<br>Generic     | 70%<br>30%                     |  | 2028               | * *                   | 1              | \$3,200               |          |
| Generic                     |                                | Extent : Moderate  |                    |                       | 1              | \$3,200               |          |
|                             | Location : Hallwa              | Other Observation, Extent: Moderate, Area Affected: 100% |                    |                       |                |                       |          |
|                             |                                | iys<br>usion Alarm; Motior                               | Sonsor             | r.                    |                |                       |          |
| Fire/Smoke Detection        | <i>Елрининон</i> . Inti        | usion Aurm, Mollor                                       | i Sensors          | ,                     |                |                       |          |
| No Component                | 50%                            |  |                    |                       |                |                       |          |
| Generic                     | 50%                            |  | 2028               | * *                   | 1-3            | \$8,900               |          |
| Generale                    |                                | Extent : Moderate, A                                     |                    |                       | 1-3            | φο,500                |          |
|                             | Location : Hallwa              |  | ca 11,50           |                       |                |                       |          |
|                             |                                | obe Lights, Horns, M                                     | anual Pi           | ull Station           |                |                       |          |
| -                           | Елрининон . 5110               | oc Ligins, Homs, M                                       | annut I l          | ni Siunon             |                |                       |          |

| Mechanical                  | Current                         | Repair                | Futur      | e Replacement         | M              | aintenance            |          |
|-----------------------------|---------------------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date<br>Total (Years) | <b>Estimated Cost</b> | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Heating Energy Source       | 1000/                           |                       | 2022       | * *                   | 1              |                       |          |
| Natural Gas                 | 100%                            |                       | 2033       | * *                   | 1              |                       |          |

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

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

Asset #: 1942

| Mechanical  | Current  | ent Repair Future Replacement Maintenance                   |                   |                       |                |                       |          |
|---|--|---|-------------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type                         | % of Fail Date<br>Total (Years)                            | e Estimated Cost  | Year<br>FY        | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Heating   |  |   |                   |                       |                |                       |          |
| Conversion Equipment                                |  |   |                   |                       |                |                       |          |
| Furnace   | Location: Roof   | \$2,100<br>at, Extent : Severe, An<br>Extent : Light, Area  |                   |                       | 1              | \$7,900               |          |
|   | Location : Roof<br>Explanation : 7 U                       | _   | 33                |                       |                |                       |          |
| Hot Water Boiler                                    | 30%  |   | 2028              | * *                   | 1              | \$3,800               |          |
|   | Other Observation,<br>Location: Boiler<br>Explanation: 1 U |   |                   | : 30%                 |                | . ,                   |          |
| Distribution  |  |   |                   |                       |                |                       |          |
| Hot Wtr Piping/Pump No Component                    | 30%<br>70%   |   | 2031              | * *                   | 4              | \$400                 |          |
| Terminal Devices                                    |  |   |                   |                       |                |                       |          |
| Convector/Radiator                                  | 30%  |   | 2028              | * *                   | 1              | \$2,500               |          |
| No Component  | 70%  |   |                   |                       |                |                       |          |
| Air Conditioning                                    |  |   |                   |                       |                |                       |          |
| Energy Source<br>Electricity                        | 100%   |   | 2031              | * *                   | 1              |                       |          |
| Conversion Equipment Ext Pkg Unit - Heating/Cooling | 100% Now   | \$16,400  | 2023              | \$164,100             | 2              | \$1,200               |          |
| reading cooming                                     | Malfunctioning, Ext<br>Location: Roof                      | tent : Moderate, Ared                                       | a Affecte         | d : 60%               |                |                       |          |
|   | R-22 Refrigerant, E<br>Location : Roof                     | xtent : Light, Area A                                       | ffected :         | 100%                  |                |                       |          |
|   | Location: Roof   | Extent : Moderate, A<br>nits - Not Energy Eff               |                   | ected : 100%          |                |                       |          |
| Ventilation   | 2. April. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.           | 1100 21101 8 9 29   |                   |                       |                |                       |          |
| Distribution Ductwork/Diffusers                     |  | \$17,500<br>at : Severe, Area Affe<br>13, 217, B1, Stairwel |                   |                       | 2-5<br>Leaks   | \$14,200              |          |
| Exhaust Fans  |  |   |                   |                       |                |                       |          |
| Roof  | 100% Now Not in Service, Exte Location: Roof               | \$2,000<br>ent : Severe, Area Aff                           | 2023<br>ected : 2 | \$19,800<br>0%        | 2              | \$600                 |          |
| Plumbing  |  |   |                   |                       |                |                       |          |
| H/C Water Piping Brass/Copper                       | 100%   |   | 2033              | * *                   | 1              |                       |          |
| Water Heater<br>Gas Fired                           | 100%   |   | 2021              | \$5,800               | 2              | \$400                 |          |

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

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

| Mechanical                  | Current                         | Repair                | Futur      | e Replacement         | М              | aintenance            |          |
|-----------------------------|---------------------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date<br>Total (Years) | <b>Estimated Cost</b> | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Plumbing                    |                                 |                       |            |                       |                |                       |          |
| Sanitary Piping             |                                 |                       |            |                       |                |                       |          |
| Cast Iron                   | 100% Now                        | \$2,700               | LIFE       | * *                   | 1              |                       |          |
|                             | Blockage /Clogged,              | Extent : Severe, Are  | a Affecte  | ed : 30%              |                |                       |          |
|                             | Location: 1st Floo              | or                    |            |                       |                |                       |          |
| 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, Exter           | ıt : Severe, Area Aff | ected : 5  | 0%                    |                |                       |          |
|                             | Location : Lower I              | evel                  |            |                       |                |                       |          |
| Backflow Preventer          |                                 |                       |            |                       |                |                       |          |
| Generic                     | 100%                            |                       | 2028       | * *                   | 1              | \$1,600               |          |
| Fixtures                    |                                 |                       |            |                       |                |                       |          |
| Generic                     | 100%                            |                       |            |                       |                |                       |          |
| Vertical Transport          |                                 |                       |            |                       |                |                       |          |
| Elevators                   |                                 |                       |            |                       |                |                       |          |
| Hydraulic                   | 100%                            |                       | LIFE       | * *                   |                |                       |          |
|                             | Other Observation, I            | Extent : Light, Area  | Affected   | : 100%                |                |                       |          |
|                             | Location: 1-2                   |                       |            |                       |                |                       |          |
|                             | Explanation : One               | Unit                  |            |                       |                |                       |          |
| Fire Suppression            |                                 |                       |            |                       |                |                       |          |
| Standpipe                   |                                 |                       |            |                       |                |                       |          |
| Generic                     | 100%                            |                       | 2043       | * *                   | 1-5            | \$12,800              |          |

#### 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

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 |



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

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

| rchitecture                | Current Repair                  |                |  | Futur      | e Replacement         | Maintenance    |                       |          |
|----------------------------|---------------------------------|----------------|--|------------|-----------------------|----------------|-----------------------|----------|
| rstem<br>Component<br>Type |                                 | Date I<br>ars) | Estimated Cost                         | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| terior                     |                                 |                |  |            |                       |                |                       |          |
| Exterior Walls             |                                 |                |  |            |                       |                |                       |          |
| Cast Stone/Terra Cotta     | 10% 0-                          |                | \$74,800                               | LIFE       | * *                   | 5              | \$73,500              |          |
|                            |                                 |                | Extent : Moderat                       | e, Area A  | Affected : 15%        |                |                       |          |
|                            | Location : Str                  |                |  | A CC . 1   | 150/                  |                |                       |          |
|                            |                                 |                | Moderate, Area A<br>Ocations, Street F |            | : 1370                |                |                       |          |
| M D:1                      |                                 |                |  |            | * *                   |                | Фс1 100               |          |
| Masonry: Brick             | 65% No                          |                | \$360,300                              | LIFE       | ea Affected : 10%     | 5              | \$61,100              |          |
|                            | _                               |                | ns, Extent . Mou<br>ocations In Areav  |            |                       |                |                       |          |
|                            |                                 |                | Extent : Moderat                       | -          |                       |                |                       |          |
|                            |                                 |                | ades,, Various La                      |            | 2,500,000             |                |                       |          |
|                            |                                 |                | ctent : Severe, Ar                     |            | ed : 15%              |                |                       |          |
|                            | Location : Bu                   | ilding 1.      | 22 @ Anchors Fo                        | or Fire E  | scape                 |                |                       |          |
| Masonry: Brick             | 5%                              |                |  | LIFE       | * *                   | 5              | \$9,400               |          |
| Masonry: Limestone         | 10% 0-                          | 2              | \$111,400                              | LIFE       | * *                   | 5              | \$7,100               |          |
| •                          | Cracking/Crum                   | bling, E       | Extent : Light, Are                    | ea Affecto | ed : 10%              |                |                       |          |
|                            | Location: Bu                    | ildings        | 124, 126 - Varioi                      | ıs Locati  | ons                   |                |                       |          |
|                            |                                 |                | Extent : Moderat                       |            | Affected : 15%        |                |                       |          |
|                            | Location : Str                  | eet Face       | ade, Various Loc                       | ations     |                       |                |                       |          |
| Stucco Cement              | 10% 4                           |                | \$13,300                               | 2031       | * *                   | 5              | \$11,800              |          |
|                            |                                 |                | Extent : Moderate                      |            |                       |                |                       |          |
|                            |                                 |                | ocations, Areawa                       |            |                       |                |                       |          |
|                            | _                               | -              | Extent : Moderate<br>ocations, Areawa  | -          | -                     |                |                       |          |
| Windows                    | Locuiton . vu                   | ious Le        | canons, Areawa                         | ys Ana N   | eur rucuae            |                |                       |          |
| Aluminum                   | 95% No                          | 1117           | \$245,400                              | 2051       | * *                   | 5              | \$3,000               |          |
| 7 Hullingin                |                                 |                | : Severe, Area Af                      |            | 35%                   | 3              | Ψ3,000                |          |
|                            | Location : Re                   |                |  |            |                       |                |                       |          |
|                            | Broken/Missing                  | Elemer         | its, Extent : Ligh                     | t, Area A  | ffected : 10%         |                |                       |          |
|                            | Location: Th                    | roughou        | ıt                                     |            |                       |                |                       |          |
|                            |                                 |                | Extent: Modera                         | te, Area   | Affected : 35%        |                |                       |          |
|                            | Location : Th                   |                |  |            |                       |                |                       |          |
|                            | Glazing Cloude<br>Location : Th |                | nt : Moderate, Ar<br>nt                | ea Affeci  | ted : 40%             |                |                       |          |
|                            | Unit Inoperable                 | , Extent       | : Moderate, Are                        | a Affecte  | ed : 30%              |                |                       |          |
|                            | Location: The                   | oughou         | t                                      |            |                       |                |                       |          |
| Metal Clad                 | 5% No                           | w              | \$3,200                                | 2034       | * *                   | 5              | \$1,000               |          |
|                            |                                 |                | nts, Extent : Mod                      | erate, Ar  | ea Affected : 20%     |                |                       |          |
|                            | Location : Sta                  | irwells        |  |            |                       |                |                       |          |

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

Asset #: 4352

| Architecture                | Current Repair Future Replacement |                            |  |             | М                     | aintenance     |                       |          |
|-----------------------------|-----------------------------------|----------------------------|--|-------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total                     | Fail Date<br>(Years)       | <b>Estimated Cost</b>                    | Year<br>FY  | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Exterior                    |                                   |                            |  |             |                       |                |                       |          |
| Parapets                    |                                   |                            |  |             |                       |                |                       |          |
| Cast Stone/Terra Cotta      | 10%                               |                            | \$15,800                                 | LIFE        | **                    | 5              | \$3,300               |          |
|                             |                                   | _                          | ents, Extent : Seve<br>124, Cornice Miss |             | Ађестеа : 10%         |                |                       |          |
|                             |                                   | _                          | Extent: Moderate                         | _           | ffeeted · 30%         |                |                       |          |
|                             | _                                 | n : All Para               |  | , Areu A    | ijeciea . 3070        |                |                       |          |
|                             |                                   |                            | extent : Moderate, A                     | Area Affe   | cted : 15%            |                |                       |          |
|                             |                                   |                            | Throughout                               |             |                       |                |                       |          |
| Masonry: Brick              | 77%                               |                            | \$55,200                                 | LIFE        | * *                   | 5              | \$3,300               |          |
| Musomy. Brick               |                                   |                            | Extent : Moderate                        |             | ffected : 20%         | 3              | Ψ3,300                |          |
|                             | _                                 | n : Through                |  | ,           | J                     |                |                       |          |
|                             |                                   | _                          | tent : Moderate, Ai                      | rea Affec   | ted : 35%             |                |                       |          |
|                             | Location                          | n : Street Fo              | acades                                   |             |                       |                |                       |          |
|                             | Vegetatio                         | n Growth, I                | Extent : Severe, Are                     | ea Affecte  | ed : 15%              |                |                       |          |
|                             | Location                          | n : Building               | 122                                      |             |                       |                |                       |          |
|                             |                                   |                            | nt : Moderate, Are                       |             | ed : 10%              |                |                       |          |
|                             | Locatio                           | n : Building               | 126 - Street Facad                       | le          |                       |                |                       |          |
| Pre-Cast Concrete           | 3%                                | )                          |  | LIFE        | * *                   | 5              | \$1,600               |          |
| Stucco Cement               | 10%                               |                            | \$3,200                                  | 2031        | * *                   | 5              | \$500                 |          |
|                             |                                   |                            | Extent : Moderate                        | , Area A    | ffected : 25%         |                |                       |          |
|                             |                                   | n : Through                |  | A CC        | . 1 200/              |                |                       |          |
|                             |                                   |                            | tent : Moderate, Ai                      | еа Ађес     | tea : 20%             |                |                       |          |
|                             |                                   | n : Parapet                | Corners<br>Extent : Severe, Are          | a Affaata   | 4.200/                |                |                       |          |
|                             |                                   | n : Through                |  | и Ајјесте   | a. 2070               |                |                       |          |
|                             |                                   | _                          | e, Extent : Moderat                      | e Area A    | Affected · 20%        |                |                       |          |
|                             |                                   | n : Various                |  | c, 11, cu 1 | ijjeeled . 2070       |                |                       |          |
| Roof                        |                                   |                            |  |             |                       |                |                       |          |
| Modified Bitumen            | 95%                               | Now                        | \$186,200                                | 2036        | * *                   |                |                       |          |
|                             | Alligatori                        | ing, Extent :              | Moderate, Area A                         | ffected :   | 20%                   |                |                       |          |
|                             | Location                          | n : At Seam.               | s  |             |                       |                |                       |          |
|                             |                                   |                            | ere, Area Affected .                     | 40%         |                       |                |                       |          |
|                             |                                   | n : All Build              |  |             |                       |                |                       |          |
|                             | _                                 |                            | tent : Moderate, Ai                      | rea Affec   | ted : 15%             |                |                       |          |
|                             |                                   | n : Various                |  | 1 200       | ,                     |                |                       |          |
|                             |                                   | Extent : Mo<br>n : Through | oderate, Area Affec                      | ted : 30%   | <i>o</i>              |                |                       |          |
|                             |                                   | _                          | oui<br>Extent : Moderate, A              | Aroa Affa   | etad · 20%            |                |                       |          |
|                             |                                   |                            | or Residences - All                      |             |                       | g 122          |                       |          |
| Skylight, Metal/Glass       | 5%                                |                            | \$24,900                                 | 2036        | **                    |                |                       |          |
| Skylight, Weth Glass        |                                   |                            | xtent : Moderate, A                      |             | ected : 10%           |                |                       |          |
|                             |                                   | n : Over Bul               |  | <i>JJ</i> - |                       |                |                       |          |
|                             |                                   |                            | ked, Extent : Mode                       | rate, Are   | ea Affected : 5%      |                |                       |          |
|                             | _                                 | n : Over Bui               |  |             |                       |                |                       |          |
| nterior                     |                                   |                            |  |             |                       |                |                       |          |

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

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

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

| rchitecture                | Current Repair                    |   | Futu  | Future Replacement |                       | Maintenance    |                       |          |  |
|----------------------------|-----------------------------------|---|---|--------------------|-----------------------|----------------|-----------------------|----------|--|
| ystem<br>Component<br>Type | % of<br>Total                     | Fail Date<br>(Years)  | <b>Estimated Cost</b>   | Year<br>FY         | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |  |
| terior                     |                                   |   |   |                    |                       |                |                       |          |  |
| Floors                     | 1.00/                             |   |   |                    | de de                 | _              | <b>#</b> 44 000       |          |  |
| Cast in Place Concrete     | 10%                               |   | ¢44.400   | LIFE               | * *                   | 5              | \$41,000              |          |  |
| Ceramic Tile               | Cracking/                         | 25% 0-2 \$44,400 2029 ** 5 \$11,700 acking/Crumbling, Extent: Light, Area Affected: 10% ocation: Throughout |   |                    |                       |                |                       |          |  |
| Vinyl Tile                 | Location Worn/Ero                 | Crumbling,<br>1 : Through<br>ded, Extent  | \$15,600 Extent: Moderate out : Severe, Area Affi                               |                    | -                     | 3              | \$3,500               |          |  |
| Wood                       | 55%                               |   | \$83,000  | 2041               | * *                   | 5              | \$48,300              |          |  |
| Wood                       | Deteriora<br>Location<br>Uneven S | ted Finish,<br>1 : Through<br>urface, Exte  | \$83,000 Extent : Moderate, out Residences ent : Light, Area Af, out Residences | Area Af            |                       | 5              | φ <del>4</del> 8,300  |          |  |
| Interior Walls             |                                   |   |   |                    |                       |                |                       |          |  |
| Ceramic Tile               | _                                 |   | \$22,700<br>Extent : Light, Are<br>out  | 2029<br>ea Affect  | * *<br>ed : 10%       | 5              | \$8,400               |          |  |
| Concrete Masonry Unit      | 5%                                |   |   | LIFE               | * *                   | 5              | \$4,500               |          |  |
| Gypsum Board               | Location<br>Water Per             | Crumbling,<br>1 : Through<br>1etration, E   | xtent : Moderate, A   | Area Affe          | ected : 10%           | 5              | \$37,000              |          |  |
| DI .                       |                                   |   | loor Residences - 6   |                    | **                    |                | ΦΩ 400                |          |  |
| Plaster                    | Location<br>Paint Pee             | Crumbling,<br>1 : Bulkhea   | : Moderate, Area  |                    | ffected : 10%         | 5              | \$8,400               |          |  |
| Ceilings                   |                                   |   |   |                    |                       | _              |                       |          |  |
| AcousTileSusp.Lay-In       | _                                 |   | Extent : Moderate,<br>126, First Floor  | 2031<br>Area Afj   | * *<br>fected : 10%   | 5              | \$9,400               |          |  |
| Exposed Struc: Steel       | 8%                                |   |   | LIFE               | * *                   | 10             | \$15,000              |          |  |
|                            | Location                          | servation, E<br>n : Through<br>tion : Meta  |   |                    | ! : 100%              |                |                       |          |  |
| Gypsum Board               | Location                          | ıl Cracks, E<br>ı : Through   |   |                    |                       | 5              | \$96,100              |          |  |
|                            |                                   |   | xtent : Light, Area<br>loor Residences - 6                                      |                    |                       |                |                       |          |  |

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

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

| Electrical                  | Current Repair                                     | Futur                  | e Replacement         | Maintenance    |                       |          |
|-----------------------------|--|------------------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Estin<br>Total (Years)              | nated Cost Year<br>FY  | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Inder 600 Volts             |  |                        |                       |                |                       |          |
| Service Equipment           |  |                        |                       | _              |                       |          |
| Fused Disc Sw               | 100%   | 2052                   | **                    | 5              | \$300                 |          |
|                             | Recent Installation, Extent                        |                        | : 100%                |                |                       |          |
|                             | Location: Electrical Roo                           | ···                    | . 1 1000/             |                |                       |          |
|                             | Other Observation, Extent Location: Electrical Roo |                        | cted : 100%           |                |                       |          |
|                             |  | • •                    | Anim Dinnamant S      | uit ala        |                       |          |
| Switchgear / Switchboard    | Explanation: One 200 Ar                            | nps, 1wo 100 Amps, N   | tain Disconnect S     | witch          |                       |          |
| Molded Case Bkrs            | 100%   | 2046                   | * *                   | 5              | \$1,700               |          |
| Raceway                     | 10070  | 2040                   |                       |                | \$1,700               |          |
| Conduit                     | 100%   | 2046                   | * *                   | 1              |                       |          |
| Panelboards                 | 100/0  | 2040                   | ·                     | 1              |                       |          |
| Fused Disc Sw               | 10%  | 2042                   | * *                   | 5              | \$100                 |          |
| Molded Case Bkrs            | 90% 4+   | \$3,000 2042           | * *                   | 5              | \$800                 |          |
| Moraca Case Bars            | Other Observation, Extent                          | T-,                    | cted : 100%           | 5              | φοσσ                  |          |
|                             | Location : Electrical Roo                          |                        |                       |                |                       |          |
|                             | Explanation : All Main C                           | ircuit Breaker Protect | ors In Each Unit I    | nadeaua        | te To Hold The        |          |
|                             | Load - Need To Be Upgra                            |                        |                       | 4              |                       |          |
| Wiring                      |  |                        |                       |                |                       |          |
| Thermoplastic               | 100%   | 2046                   | * *                   | 1              |                       |          |
| Motor Controllers           |  |                        |                       |                |                       |          |
| Locally Mounted             | 100%   | 2039                   | * *                   | 5              | \$400                 |          |
| round                       |  |                        |                       |                |                       |          |
| Grounding Devices           |  |                        |                       |                |                       |          |
| Generic                     | 100%   | LIFE                   | * *                   | 5              | \$1,900               |          |
| ighting                     |  |                        |                       |                |                       |          |
| Interior Lighting           | 2.50   | 2021                   | de de                 | 4.0            | <b>41.4.400</b>       |          |
| Fluorescent                 | 25%  | 2031                   | **                    | 10             | \$14,400              |          |
|                             | Other Observation, Extent                          |                        |                       |                |                       |          |
|                             | Location : Basement, Offi                          |                        | Firs. Hailway         |                |                       |          |
|                             | Explanation: T-12 Lamps                            |                        |                       |                | <b>**</b> • • • •     |          |
| Fluorescent                 | 5%   | 2031                   | * *                   | 10             | \$2,900               |          |
|                             | Other Observation, Extent                          |                        | cted : 100%           |                |                       |          |
|                             | Location: Lobby And Fir                            | st Floor Hallway       |                       |                |                       |          |
|                             | Explanation: T-5 Lamps                             |                        |                       |                |                       |          |
| Fluorescent                 | 5%   | 2034                   | **                    | 10             | \$2,900               |          |
|                             | T-8 Lamps, Extent: Moder                           | ==                     | 10%                   |                |                       |          |
|                             | Location: Recreation Ro                            | om                     |                       |                |                       |          |
| Fluorescent                 | 20%  | 2031                   | * *                   | 10             | \$11,500              |          |
|                             | Compact Fluorescent Light                          |                        | rea Affected : 100    | %              |                       |          |
|                             | Location: Various Locati                           | ions                   |                       |                |                       |          |
| Incandescent                | 45%  | 2031                   | * *                   | 2              | \$600                 |          |

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

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

Asset #: 4352

| Electrical                  | trical Current Repair Future R                             |                        | e Replacement | Maintenance           |                |                       |          |
|-----------------------------|--|------------------------|---------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Dat<br>Total (Years                              | te Estimated Cost      | Year<br>FY    | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| 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 : Variou  | s Locations Through    | out           |                       |                |                       |          |
| Exterior Lighting           |  |                        |               |                       |                |                       |          |
| HID                         | 100%   |                        | 2031          | * *                   | 10             | \$200                 |          |
|                             | Malfunctioning, Ex   | tent : Moderate, Ared  | a Affecte     | d : 50%               |                |                       |          |
|                             | Location: Rear Y   | ard                    |               |                       |                |                       |          |
| 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 : Hig  | gh Def Cameras W/ N    | ight Visi     | on                    |                |                       |          |
| Fire/Smoke Detection        |  |                        |               |                       |                |                       |          |
| No Component                | 70%  |                        |               |                       |                |                       |          |
| Generic, Analog             | 30%  |                        | 2026          | \$193,400             |                |                       |          |

| lechanical                 | Current Re                        | pair                 | Future     | e Replacement         | M              | aintenance            |          |
|----------------------------|-----------------------------------|----------------------|------------|-----------------------|----------------|-----------------------|----------|
| ystem<br>Component<br>Type | % of Fail Date I<br>Total (Years) | Estimated Cost       | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| eating                     |                                   |                      |            |                       |                |                       |          |
| Energy Source              |                                   |                      |            |                       |                |                       |          |
| Electricity                | 3%                                |                      | 2036       | * *                   | 1              |                       |          |
|                            | Other Observation, Ext            | ent : Light, Area A  | ffected    | : 100%                |                |                       |          |
|                            | Location: Throughou               | t Basement           |            |                       |                |                       |          |
|                            | Explanation: 10 Elec              | tric Heaters - Ceili | ng Moi     | ınted                 |                |                       |          |
| Natural Gas                | 97%                               |                      | 2046       | * *                   | 1              |                       |          |
| Conversion Equipment       |                                   |                      |            |                       |                |                       |          |
| Hot Water Boiler           | 95%                               |                      | 2046       | * *                   | 1              | \$29,400              |          |
|                            | Other Observation, Ext            | ent : Light, Area A  | ffected    | : 100%                |                |                       |          |
|                            | Location: Basement                | Of 126               |            |                       |                |                       |          |
|                            | Explanation: 1 Boile              | r Serves All Four B  | Building   | 'S                    |                |                       |          |
| Hot Water Boiler           | 2% 0-2                            | \$2,800              | 2046       | * *                   | 1              | \$600                 |          |
|                            | Corroded, Extent : Seve           | ere, Area Affected : | 2%         |                       |                |                       |          |
|                            | Location : Court Yard             | l, Deteriorated Boi  | ler Stad   | ck                    |                |                       |          |
| Radiant Heater             | 3%                                |                      | 2026       | \$8,100               | 2              | \$900                 |          |
| Distribution               |                                   |                      |            |                       |                |                       |          |
| Hot Wtr Piping/Pump        | 100%                              |                      | 2034       | * *                   | 4              | \$4,600               |          |
| Terminal Devices           |                                   |                      |            |                       |                |                       |          |
| Convector/Radiator         | 100%                              |                      | 2031       | * *                   | 1              | \$20,200              |          |

Air Conditioning

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

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

Asset #: 4352

| Mechanical                  | Current Repair  | Future R               | Future Replacement |             | Maintenance           |          |
|-----------------------------|---|------------------------|--------------------|-------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Estimated<br>Total (Years)                 | l Cost Year Es<br>FY   | timated Cost       | Cycle (Yrs) | <b>Estimated Cost</b> | Priority |
| Air Conditioning            | •   | •                      |                    |             |                       |          |
| Energy Source               |   |                        |                    |             |                       |          |
| Electricity                 | 100%  | 2042                   | * *                | 1           |                       |          |
| Conversion Equipment        |   |                        |                    |             |                       |          |
| Window/Wall Unit            | 80%   | 2024                   | \$100,600          | 1           |                       |          |
| No Component                | 20%   |                        |                    |             |                       |          |
| Terminal Devices            |   | -0                     | <b></b>            |             |                       |          |
| Direct Expansion            | 5%  | 2026                   | \$7,600            | 1           |                       |          |
|                             | Other Observation, Extent: Light                          |                        | 00%                |             |                       |          |
|                             | Location : Offices In First Floo                          |                        |                    |             |                       |          |
|                             | Explanation: Ceiling Mounted                              |                        | ***                |             |                       |          |
| Fan Coil - Cooling          | 5%  | 2026                   | \$18,800           | 1           | \$1,000               |          |
|                             | Other Observation, Extent: Light                          |                        | 00%                |             |                       |          |
|                             | Location: Computer And Com                                |                        |                    |             |                       |          |
| N. G                        | Explanation: Overhead Mount                               | rea                    |                    |             |                       |          |
| No Component                | 90%   |                        |                    |             |                       |          |
| Heat Rejection              | 100/  | 2021                   | ata ata            |             | <b></b>               |          |
| Air Condenser Unit          | 10%   | 2031                   | **                 | 2           | \$4,400               |          |
|                             | Other Observation, Extent : Light<br>Location : Rear Yard | it, Area Affectea : 10 | 00%                |             |                       |          |
|                             |   | 1 5 T E l.             |                    |             |                       |          |
| No Component                | Explanation: 2 Units - About 1 90%                        | 1.3 Ton Each           |                    |             |                       |          |
| No Component Ventilation    | 90%   |                        |                    |             |                       |          |
| Distribution                |   |                        |                    |             |                       |          |
| Ductwork/Diffusers          | 20%   | LIFE                   | * *                | 2-5         | \$11,100              |          |
| No Component                | 80%   | LITE                   |                    | 2-3         | \$11,100              |          |
| Exhaust Fans                | 0070  |                        |                    |             |                       |          |
| Roof                        | 2% Now \$1  | 1,000 2036             | * *                | 2           |                       |          |
| 1001                        | Unit Inoperable, Extent : Modera                          |                        | 2%                 | -           |                       |          |
|                             | Location: Roof 1 Of 10 Defect                             |                        |                    |             |                       |          |
| Roof                        | 18%   | 2026                   | \$8,800            | 2           | \$300                 |          |
| No Component                | 80%   | 2020                   | ψ0,000             | 2           | Ψ300                  |          |
| Plumbing                    | 0070  |                        |                    |             |                       |          |
| H/C Water Piping            |   |                        |                    |             |                       |          |
| Brass/Copper                | 5% 0-2 \$9  | 9,100 2056             | * *                | 1           |                       |          |
| этавы сорры                 | Damaged, Extent : Moderate, Ar                            | *                      |                    | -           |                       |          |
|                             | Location : Roof, Defective Roo                            |                        | Controls           |             |                       |          |
| Brass/Copper                | 95%   | 2046                   | * *                | 1           |                       |          |
| HW Heat Exchanger           | 7570  | 2010                   |                    | *           |                       |          |
| Low Temp                    | 100%  | 2046                   | * *                | 4           | \$9,300               |          |
| Sanitary Piping             | 200,0   | 20.0                   |                    | •           | 42,200                |          |
| Cast Iron                   | 100%  | LIFE                   | * *                | 1           |                       |          |
|                             | Recent Repair Evident, Extent : I                         |                        | : 5%               | -           |                       |          |
|                             | Location : Basement                                       | 5 , 33                 |                    |             |                       |          |

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

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

| Mechanical                  | Current Repair  | Future Rep              | lacement     | M              | aintenance            |          |  |  |  |
|-----------------------------|---|-------------------------|--------------|----------------|-----------------------|----------|--|--|--|
| System<br>Component<br>Type | % of Fail Date Estimate<br>Total (Years)                | ed Cost Year Estin      | nated Cost   | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |  |  |  |
| Plumbing                    |   |                         |              |                |                       |          |  |  |  |
| Storm Drain Piping          |   |                         |              |                |                       |          |  |  |  |
| Cast Iron                   | 95%   | LIFE                    | * *          | 1              |                       |          |  |  |  |
|                             | Other Observation, Extent: Lig                          |                         | %            |                |                       |          |  |  |  |
|                             | Location : Side Of The Buildi                           | · ·                     |              |                |                       |          |  |  |  |
|                             | Explanation : Roof Scuppers : Building                  | To Galvanized Steel Led | ider To Cast | Iron Pip       | ing Intothe           |          |  |  |  |
| Cast Iron                   | 5% 0-2  | 64,300 LIFE             | * *          | 1              |                       |          |  |  |  |
|                             | Leak Evident, Extent : Moderat                          | e, Area Affected : 5%   |              |                |                       |          |  |  |  |
|                             | Location : North West Corner<br>Building                | Of Building 126, Prob   | able Leak Fr | om Lead        | er Into The           |          |  |  |  |
| Backflow Preventer          |   |                         |              |                |                       |          |  |  |  |
| Generic                     | 100%  | 2026                    | \$5,900      | 1              | \$3,800               |          |  |  |  |
|                             | Other Observation, Extent : Mo                          |                         | 5%           |                |                       |          |  |  |  |
|                             | Location: Basement, Back Fl                             | ow Prevention Device    |              |                |                       |          |  |  |  |
|                             | Explanation : Drain Is Not St                           | ıfficient 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                 |          |  |  |  |

<sup>\*\*</sup> 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

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 |



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

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

| rchitecture                | Current Repair  | Future Replacement   | М              | aintenance            |          |  |  |  |  |
|----------------------------|---|--|----------------|-----------------------|----------|--|--|--|--|
| vstem<br>Component<br>Type | % of Fail Date Estimated Cost<br>Total (Years)              | Year Estimated Cost<br>FY                                    | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |  |  |  |  |
| terior                     |   |  |                |                       |          |  |  |  |  |
| Exterior Walls             |   |  |                |                       |          |  |  |  |  |
| Masonry: Brick             | 88% Now \$123,100<br>Corrosion/Rusting, Extent: Moderate, A | LIFE ** Area Affected : 10%                                  | 5              | \$20,900              |          |  |  |  |  |
|                            | Location : Perimeter Fire Escapes                           | <i>J</i> J · · · · · · · · · · · · · · · · · ·               |                |                       |          |  |  |  |  |
|                            | Int 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                              | -, <del>.</del>  |                |                       |          |  |  |  |  |
|                            | Water Penetration, Extent : Severe, Are                     | a Affected : 25%   |                |                       |          |  |  |  |  |
|                            | Location: North Street Facade - @ 31                        |  |                |                       |          |  |  |  |  |
|                            | Worn/Eroded, Extent : Severe, Area Aff                      | ected : 25%  |                |                       |          |  |  |  |  |
|                            | Location : North Street Facade                              |  |                |                       |          |  |  |  |  |
| Masonry: Limestone         | 5% Now \$12,700   | LIFE **  | 5              | \$900                 | 1        |  |  |  |  |
| Masom y. Emicstone         | Loose Units, Extent : Severe, Area Affect                   |  |                | Ψ, σσ                 | -        |  |  |  |  |
|                            | Location : North Facade - Window Si                         |  |                |                       |          |  |  |  |  |
| 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, A                     | Area Affected : 25%  |                |                       |          |  |  |  |  |
|                            | Location: Rear And Side Facades                             |  |                |                       |          |  |  |  |  |
|                            | Spalling, Extent : Moderate, Area Affect                    | ted : 25%  |                |                       |          |  |  |  |  |
|                            | Location: Rear And Side Facades                             |  |                |                       |          |  |  |  |  |
|                            | Staining/Discoloring, Extent: Moderate                      | e, Area Affected : 10%                                       |                |                       |          |  |  |  |  |
|                            | Location: Rear And Side Facades                             |  |                |                       |          |  |  |  |  |
| Windows                    |   |  |                |                       |          |  |  |  |  |
| Aluminum                   | 90% 2-4 \$2,900   | 2041 **  | 5              | \$700                 |          |  |  |  |  |
|                            | Ctrwt/Balnc Not Funct, Extent: Modera                       | ute, Area Affected : 15%                                     |                |                       |          |  |  |  |  |
|                            | Location: Throughout  |  |                |                       |          |  |  |  |  |
| Metal Clad                 | 10% Now \$8,100   | 2050 **  | 5              | \$500                 |          |  |  |  |  |
|                            | Thermally Inefficient, Extent : Moderate                    | e, Area Affected : 100%                                      |                |                       |          |  |  |  |  |
|                            | Location: Stairs  |  |                |                       |          |  |  |  |  |
|                            | Unit Inoperable, Extent : Severe, Area A                    | Affected : 100%  |                |                       |          |  |  |  |  |
|                            | Location: Stairs  |  |                |                       |          |  |  |  |  |

Asset #: 4346

| Architecture                       | Current Repair Future Replacem  |  |                                       | e Replacement                | nent Maintenance |                       |          |
|------------------------------------|---|--|---------------------------------------|------------------------------|------------------|-----------------------|----------|
| System<br>Component<br>Type        | % of Fail Date<br>Total (Years)   | <b>Estimated Cost</b>  | Year<br>FY                            | <b>Estimated Cost</b>        | Cycle<br>(Yrs)   | <b>Estimated Cost</b> | Priority |
| Exterior                           |   |  |                                       |                              |                  |                       |          |
| Parapets                           | #0/ 3T  | <b>44.200</b>  |                                       | de de                        | _                | Φ=00                  |          |
| Cast Stone/Terra Cotta             | 5% Now Cracking/Crumbling, Location: Through Vertical Cracks, Exte  | out Perimeter Cop<br>ent : Moderate, Are   | ing Caps<br>a Affecte                 |                              | 5                | \$700                 |          |
| Masonry: Brick                     | 75% Now Horizontal Cracks, E Location: North St Jnt Mortar Miss/Eroc Location: North Fo Loose Units, Extent: Location: North Fo Sidewalk Shed Below Location: North St Water Penetration, E Location: @ North | reet Facade<br>d, Extent : Severe, A<br>acade<br>Severe, Area Affec<br>acade<br>e, Extent : Light, Ar<br>reet Facade<br>Extent : Moderate, A | Area Affe<br>ted : 25%<br>ea Affect   | cted : 25%<br>6<br>ed : 25%  | 5                | \$1,400               | 1        |
| Pre-Cast Concrete<br>Stucco Cement | 2% 18% Now Cracking/Crumbling, Location: Interior Horizontal Cracks, E Location: North Fo Misaligned/Bulging, Location: North Fo  | & Exterior Faces A<br>xtent : Severe, Area<br>acade, Bulkheads, A<br>Extent : Severe, Ar   | At Rear A<br>a Affected<br>Exterior I | nd Sides<br>d : 35%<br>Faces | 5<br>5           | \$200<br>\$400        |          |
| Roof                               |   |  |                                       |                              |                  |                       |          |
| Modified Bitumen                   | 95% Now Alligatoring, Extent: Location: At Seam. Blisters, Extent: Mod Location: Through Patching Evident, Ex Location: Through Ridging, Extent: Mod Location: Through  | s<br>derate, Area Affecto<br>out<br>tent : Moderate, Ar<br>out<br>derate, Area Affect  | ed : 25%<br>rea Affect<br>ed : 40%    | ted : 25%                    |                  |                       |          |
| 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               |          |
| Ceramic The                        |   |  |                                       |                              |                  |                       |          |
| Quarry Tile                        | 25%   |  | 2030                                  | * *                          | 5                | \$9,700               |          |
|                                    | 25%<br>10%  |  | 2030<br>2025                          | * *<br>\$21,500              | 3                | \$9,700<br>\$1,000    |          |

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

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

Asset #: 4346

| Architecture                |               | Current F            | Repair                | Futur      | e Replacement         | M              | aintenance            |          |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | <b>Estimated Cost</b> | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Interior                    |               |                      |                       |            |                       |                |                       |          |
| Interior Walls              |               |                      |                       |            |                       |                |                       |          |
| Ceramic Tile                | 10%           |                      |                       | 2034       | * *                   | 5              | \$3,100               |          |
| Concrete Masonry Unit       | 5%            |                      |                       | LIFE       | * *                   | 5              | \$600                 |          |
| Gypsum Board                | 65%           |                      |                       | LIFE       | * *                   | 5              | \$12,100              |          |
| Plaster                     | 20%           |                      |                       | LIFE       | * *                   | 5              | \$1,900               |          |
| Ceilings                    |               |                      |                       |            |                       |                |                       |          |
| Exposed Struc: Steel        | 5%            |                      |                       | LIFE       | * *                   |                |                       |          |
| Gypsum Board                | 75%           |                      |                       | LIFE       | * *                   | 5              | \$24,300              |          |
| Plaster                     | 20%           |                      |                       | LIFE       | * *                   | 5              | \$3,200               |          |

| Electrical                  |  | Current Repair      |                     | Future Replacement |                       | Maintenance    |                       |          |
|-----------------------------|--|---------------------|---------------------|--------------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type |  | ail Date<br>(Years) | Estimated Cost      | Year<br>FY         | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Under 600 Volts             |  |                     |                     |                    |                       |                |                       |          |
| Service Equipment           |  |                     |                     |                    |                       |                |                       |          |
| Fused Disc Sw               | 100%   |                     |                     | 2035               | * *                   | 5              | \$100                 |          |
|                             |  |                     | xtent : Moderate, A | rea Affe           | cted : 100%           |                |                       |          |
|                             | Location :   |                     |                     |                    |                       |                |                       |          |
|                             | Explanatio   | on : One 6          | 00 Amps Main Dis    | connect            | Switch                |                |                       |          |
| Switchgear / Switchboard    |  |                     |                     |                    |                       |                |                       |          |
| Molded Case Bkrs            | 100%   |                     |                     | 2035               | * *                   | 5              | \$500                 |          |
| Raceway                     |  |                     |                     |                    |                       |                |                       |          |
| Conduit                     | 100%   |                     |                     | 2045               | * *                   | 1              |                       |          |
| Panelboards                 |  |                     |                     |                    |                       |                |                       |          |
| Fused Disc Sw               | 10%  |                     |                     | 2033               | * *                   | 5              |                       |          |
| Molded Case Bkrs            | 90%  |                     |                     | 2033               | * *                   | 5              | \$400                 |          |
| Wiring                      |  |                     |                     |                    |                       |                |                       |          |
| Thermoplastic               | 100%   |                     |                     | 2035               | * *                   | 1              |                       |          |
| Motor Controllers           |  |                     |                     |                    |                       |                |                       |          |
| Locally Mounted             | 100%   |                     |                     | 2030               | * *                   | 5              | \$100                 |          |
| Ground                      |  |                     |                     |                    |                       |                |                       |          |
| Grounding Devices           |  |                     |                     |                    |                       |                |                       |          |
| Generic                     | 100%   |                     |                     | LIFE               | * *                   | 5              | \$300                 |          |
|                             |  |                     | xtent : Moderate, A | rea Affe           | cted : 100%           |                |                       |          |
|                             | Location :   |                     |                     |                    |                       |                |                       |          |
|                             | Explanatio   | on : Water          | Main                |                    |                       |                |                       |          |
| Lighting                    |  |                     |                     |                    |                       |                |                       |          |
| Interior Lighting           |  |                     |                     |                    |                       |                |                       |          |
| Fluorescent                 | 30%  |                     |                     | 2025               | \$284,700             | 10             | \$4,800               |          |
|                             | Other Observation, Extent: Moderate, Area Affected: 100% |                     |                     |                    |                       |                |                       |          |
|                             | Location:  | _                   |                     |                    |                       |                |                       |          |
|                             | Explanatio   | on : T-12 I         | Lamps               |                    |                       |                |                       |          |
| Incandescent                | 70%  |                     |                     | 2025               | \$664,400             | 2              | \$300                 |          |
| Egress Lighting             |  |                     |                     |                    |                       |                |                       |          |
| Emergency, Service          | 50%  |                     |                     | 2025               | \$4,200               | 1              |                       |          |
| Exit, Service               | 50%  |                     |                     | 2025               | \$2,800               | 1              |                       |          |

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

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

Asset #: 4346

| Electrical                  | Current Repair                           | Future R                | Future Replacement |                | Maintenance           |          |  |
|-----------------------------|--|-------------------------|--------------------|----------------|-----------------------|----------|--|
| System<br>Component<br>Type | % of Fail Date Estima<br>Total (Years)   | ted Cost   Year   Es    | timated Cost       | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |  |
| 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 : M            | Ioderate, Area Affected | d: 100%            |                |                       |          |  |
|                             | Location : Outside And Hal               | lways                   |                    |                |                       |          |  |
|                             | Explanation: C C T V Surveillance System |                         |                    |                |                       |          |  |
| Fire/Smoke Detection        |  |                         |                    |                |                       |          |  |
| No Component                | 70%                                      |                         |                    |                |                       |          |  |
| Generic, Analog             | 30%                                      | 2030                    | * *                |                |                       |          |  |

| Mechanical                  | Current Repair               |                        | Futur      | e Replacement         | Maintenance    |                       |          |
|-----------------------------|------------------------------|------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Da<br>Total (Years | te Estimated Cost      | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| 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: Basen              | ient                   |            |                       |                |                       |          |
|                             | Explanation: 3 U             | 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              |                       |          |

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

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

| echanical                 | Curren  | Current Repair      |            | Future Replacement    |                | Maintenance           |          |
|---------------------------|---|---------------------|------------|-----------------------|----------------|-----------------------|----------|
| stem<br>Component<br>Type | % of Fail Dat<br>Total (Years                             | e Estimated Cost    | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| mbing                     |   |                     |            |                       |                |                       |          |
| Water Heater              |   |                     |            |                       |                |                       |          |
| Gas Fired                 | 100%  |                     | 2023       | \$3,900               | 2              | \$300                 |          |
|                           | Other Observation,  | Extent: Light, Area | Affected   | : 100%                |                |                       |          |
|                           | Location: Basem   | ent                 |            |                       |                |                       |          |
|                           | Explanation: 2 U  | nits                |            |                       |                |                       |          |
| Sanitary Piping           |   |                     |            |                       |                |                       |          |
| Cast Iron                 | 100% Now  | \$700               | LIFE       | * *                   | 1              |                       |          |
|                           | Blockage /Clogged   | Extent : Moderate,  | Area Affe  | cted : 5%             |                |                       |          |
|                           | Location : Backyo   | ırd                 |            |                       |                |                       |          |
| 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%  |                     |            |                       |                |                       |          |

#### 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

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 |



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

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

Asset #: 4345

| rchitecture                     | Current Re  | epair              | Future        | Replacement            | Ma             | aintenance            |          |
|---------------------------------|---|--------------------|---------------|------------------------|----------------|-----------------------|----------|
| ystem<br>Component<br>Type      | % of Fail Date 1<br>Total (Years)                           | Estimated Cost     | Year<br>FY    | Estimated Cost         | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| terior                          |   |                    |               |                        |                |                       |          |
| Exterior Walls                  |   |                    |               |                        |                |                       |          |
| Masonry: Brick                  | 85% Now   | \$172,700          | LIFE          | * *                    | 5              | \$29,300              |          |
|                                 | Cracking/Crumbling, I                                       | Extent : Moderate  | , Area Aff    | ected : 20%            |                |                       |          |
|                                 | Location : Street Fac                                       | ades               |               |                        |                |                       |          |
|                                 | Diagonal Cracks, Exte                                       | nt : Moderate, Ai  | rea Affecte   | ed : 20%               |                |                       |          |
|                                 | Location: North And   | East Facades       |               |                        |                |                       |          |
|                                 | Jnt Mortar Miss/Erod,                                       | Extent : Moderai   | te, Area Aj   | ffected : 25%          |                |                       |          |
|                                 | Location: Window L  | intels And Throu   | ghout Stre    | et Facades             |                |                       |          |
|                                 | Staining/Discoloring, I                                     | Extent : Moderate  | e, Area Afj   | fected : 10%           |                |                       |          |
|                                 | Location : Perimeter  | Facades            |               |                        |                |                       |          |
|                                 | Vegetation Growth, Ex                                       | tent : Moderate, . | Area Affe     | cted : 20%             |                |                       |          |
|                                 | Location : Perimeter  | Facades            |               |                        |                |                       |          |
|                                 | Vertical Cracks, Exten                                      | t : Moderate, Are  | a Affected    | ! : 20%                |                |                       |          |
|                                 | Location: North And   |                    |               |                        |                |                       |          |
|                                 | Water Penetration, Ext                                      |                    |               | ted : 10%              |                |                       |          |
|                                 | Location : Baement F  |                    | 33            |                        |                |                       |          |
| Masonry: Limestone              | 5% 0-2  | \$18,400           | LIFE          | * *                    | 5              | \$1,300               |          |
|                                 | Cracking/Crumbling, I                                       |                    |               | ed · 10%               | 3              | Ψ1,500                |          |
|                                 | Location : At Main E  |                    | rearijjeer    | ca . 1070              |                |                       |          |
|                                 | Jnt Mortar Miss/Erod,                                       |                    | te. Area A    | ffected : 15%          |                |                       |          |
|                                 | Location : At Window  |                    | _             | =                      |                |                       |          |
|                                 | Vegetation Growth, Ex                                       |                    |               | _                      |                |                       |          |
|                                 | Location : Throughou  |                    | 111001111100  | .ica . 1570            |                |                       |          |
| Motel Commented                 | 2%  |                    | 2045          | * *                    | 1              |                       |          |
| Metal, Corrugated Stucco Cement | 2%<br>8% Now  | \$7,800            | 2043          | * *                    | 1<br>5         | \$3,400               |          |
| Stucco Cement                   | 6% Now Cracking/Crumbling, I                                |                    |               |                        | 3              | \$3,400               |          |
|                                 | Location: Interior Co                                       |                    |               | естей . 1570           |                |                       |          |
|                                 | Diagonal Cracks, Exte                                       | =                  |               | ad . 25%               |                |                       |          |
|                                 | Location : Interior Co                                      |                    |               |                        |                |                       |          |
|                                 | Staining/Discoloring, I                                     |                    |               |                        |                |                       |          |
|                                 | Location : Interior Co                                      |                    |               |                        |                |                       |          |
| Windows                         | Locuiton : Interior Co                                      | ouriyaras Ana Ke   | ar Pucuu      | -                      |                |                       |          |
| Windows<br>Aluminum             | 90% Now   | \$85,200           | 2050          | * *                    | 5              | \$1,000               |          |
| Alummum                         | Broken/Missing Elemen                                       |                    |               | a Affected · 50%       | 3              | φ1,000                |          |
|                                 | Location : Throughou  |                    | c. a.c, 11. c | a 1255 corea 1 2 0 7 0 |                |                       |          |
|                                 | Ctrwt/Balnc Not Funct, Extent: Moderate, Area Affected: 50% |                    |               |                        |                |                       |          |
|                                 | Location : Throughou  |                    | iic, 111cu 1  | gjeeieu . 5070         |                |                       |          |
|                                 | Weather Strip Missing,                                      |                    | Area Affa     | cted : 100%            |                |                       |          |
|                                 | Location : Throughou  |                    | инси пуре     |                        |                |                       |          |
| W 1                             |   |                    | 2070          | * *                    |                | φ1 <b>2</b> 00        |          |
| Wood                            | 10% Now   | \$6,300            | 2050          |                        | 5              | \$1,200               |          |
|                                 | Ctrwt/Balnc Not Funct<br>Location : Stairwell V             |                    | ие, Area A    | ъдества : 100%         |                |                       |          |
|                                 | Location : Stairwell \                                      | viriaows           |               |                        |                |                       |          |

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

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

Asset #: 4345

| Architecture                |               | Current I                         | Repair                                     | Futur       | e Replacement         | М              | aintenance            |          |
|-----------------------------|---------------|-----------------------------------|--|-------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years)              | <b>Estimated Cost</b>                      | Year<br>FY  | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| xterior                     |               |                                   |  |             |                       |                |                       |          |
| Parapets                    |               |                                   |  |             |                       |                |                       |          |
| Cast Stone/Terra Cotta      | 8%            |                                   | \$500                                      | LIFE        | **                    | 5              | \$1,700               |          |
|                             | _             | _                                 | Extent : Moderate                          | , Area Aj   | ffected : 10%         |                |                       |          |
|                             |               | ı : Through                       |  |             |                       |                |                       |          |
| Masonry: Brick              | 82%           |                                   | \$50,300                                   | LIFE        | **                    | 5              | \$2,200               | 1        |
|                             | _             | Crumbung,<br>1 : Through          | Extent : Moderate                          | , Area Aj   | ffectea : 25%         |                |                       |          |
|                             |               |                                   | oui<br>tent : Moderate, Ar                 | oa Affac    | tad · 20%             |                |                       |          |
|                             | _             |                                   | ast Exterior, Interio                      |             |                       |                |                       |          |
|                             |               |                                   | Extent : Severe, Area                      | _           | =                     |                |                       |          |
|                             |               |                                   | /Exterior Faces Th                         |             |                       |                |                       |          |
|                             | Misaligne     | d/Bulging,                        | Extent : Moderate,                         | Area Afj    | fected : 15%          |                |                       |          |
|                             | Location      | : Stepped                         | Up Parapets                                |             |                       |                |                       |          |
| Pre-Cast Concrete           | 3%            | Now                               | \$300                                      | LIFE        | * *                   | 5              | \$500                 |          |
|                             | Horizonta     | l Cracks, E                       | Extent : Moderate, A                       | Area Affe   | cted : 20%            |                |                       |          |
|                             | Location      | ı : Undersid                      | de Of Coping Throi                         | ughout      |                       |                |                       |          |
|                             |               |                                   | d, Extent : Moderat                        | e, Area A   | Affected : 10%        |                |                       |          |
|                             |               | ı : Through                       |  |             |                       |                |                       |          |
|                             | _             |                                   | Extent : Moderate, 1                       | Area Affe   | ected : 40%           |                |                       |          |
|                             |               | ı : Through                       |  |             |                       |                |                       |          |
| Stucco Cement               | 7%            |                                   | \$1,900                                    | 2030        | **                    | 5              | \$200                 |          |
|                             | _             | _                                 | Extent : Moderate                          | , Area Aj   | ffected: 20%          |                |                       |          |
|                             |               | ı : Through                       |  | .a.a. Affaa | 40d - 400/            |                |                       |          |
|                             |               | стаск <i>s, Ex</i><br>1 : Through | tent : Moderate, Ar                        | ей Ајјес    | iea . 40%             |                |                       |          |
|                             |               | _                                 | Extent : Severe, Arec                      | a Affecte   | d · 25%               |                |                       |          |
|                             |               | ı : Through                       |  |             | . 20,0                |                |                       |          |
| Roof                        |               |                                   |  |             |                       |                |                       |          |
| Modified Bitumen            | 95%           | Now                               | \$119,400                                  | 2035        | * *                   |                |                       | 1        |
|                             | Alligatori    | ng, Extent :                      | Moderate, Area A                           | ffected :   | 25%                   |                |                       |          |
|                             |               | ı : Through                       |  |             |                       |                |                       |          |
|                             |               |                                   | ere, Area Affected :                       | 40%         |                       |                |                       |          |
|                             |               |                                   | out Roof Surface                           |             |                       |                |                       |          |
|                             | -             | -                                 | ctent : Severe, Area                       | Affected    | !: 20%                |                |                       |          |
|                             |               | ı : Through                       |  | Luca ACC    | ata d . 250/          |                |                       |          |
|                             |               |                                   | Extent : Moderate, A<br>out. Water Leaking |             |                       | c              |                       |          |
| Chalight Motol/Class        |               | i . Iniough                       | on. Huter Leaking                          |             | * *                   |                | \$2.700               |          |
| Skylight, Metal/Glass       | 5%            |                                   |  | 2045        |                       | 10             | \$3,700               |          |

Interior

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

Asset #: 4345

| rchitecture                |               | Current I                 | Repair                                  | Futur      | e Replacement         | M              | aintenance              |          |
|----------------------------|---------------|---------------------------|---|------------|-----------------------|----------------|-------------------------|----------|
| ystem<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years)      | <b>Estimated Cost</b>                   | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b>   | Priority |
| terior                     |               |                           |   |            |                       |                |                         |          |
| 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%           |                           | \$26,000                                | 2040       | * *                   | 5              | \$15,200                |          |
|                            |               |                           | Extent : Moderate,                      | Area Afj   | fected : 30%          |                |                         |          |
|                            | Location      | n : Various               | Apartments                              |            |                       |                |                         |          |
| Interior Walls             | 4.0           |                           |   |            |                       | _              | <b>*</b> 4 <b>*</b> 0 0 |          |
| Ceramic Tile               | 10%           |                           | <b></b>                                 | 2028       | * *                   | 5              | \$4,500                 |          |
| Concrete Masonry Unit      | 5%            |                           | \$2,400                                 | LIFE       | **                    | 5              | \$900                   |          |
|                            | _             | Crumbling,<br>n : Through | Extent : Light, Are                     | ea Affect  | ed : 10%              |                |                         |          |
| Gypsum Board               | 45%           |                           | \$1,600                                 | LIFE       | * *                   | 5              | \$12,100                |          |
|                            |               |                           | xtent : Moderate, A<br>ms And Window So |            |                       |                |                         |          |
| Masonry: Brick             | 10%           | Now                       | \$8,600                                 | LIFE       | * *                   |                |                         |          |
|                            |               | Crumbling,<br>n : Basemer | Extent : Moderate<br>nt Walls           | , Area A   | ffected : 20%         |                |                         |          |
| Plaster                    | 30%           | Now                       | \$5,300                                 | LIFE       | * *                   | 5              | \$4,000                 |          |
|                            |               | Crumbling,<br>n : Bulkhea | Extent : Moderate<br>ds                 | , Area A   | ffected : 5%          |                |                         |          |
|                            | Water Per     | netration. E              | xtent : Severe, Are                     | a Affecte  | d : 5%                |                |                         |          |
|                            |               | n : Bulkhead              |   | 55         |                       |                |                         |          |
| Ceilings                   |               |                           |   |            |                       |                |                         |          |
| AcousTileSusp.Lay-In       | 15%           |                           |   | 2030       | * *                   | 5              | \$5,600                 |          |
| Exposed Concrete           | 5%            |                           |   | LIFE       | * *                   | 5              | \$300                   |          |
| Gypsum Board               | 60%           |                           | \$4,500                                 | LIFE       | * *                   | 5              | \$28,200                |          |
|                            |               |                           | xtent : Moderate, A                     |            |                       |                |                         |          |
|                            | Location      | n : Bathrooi              | ms And Window So                        | ffits With | hin Apartments        |                |                         |          |
| Plaster                    | 20%           | Now                       | \$1,900                                 | LIFE       | * *                   | 5              | \$4,700                 |          |
|                            |               | Crumbling,<br>n : Bulkhea | Extent : Moderate<br>ds At Stairs       | , Area A   | ffected : 5%          |                |                         |          |
|                            |               |                           | xtent : Moderate, A                     | rea Affe   | cted : 10%            |                |                         |          |
|                            |               | n : Bulkhea               |   | 500 1 2550 |                       |                |                         |          |

| Electrical                  | Current Repair                                 | Future Replacement        | Maintenance                   |          |
|-----------------------------|--|---------------------------|-------------------------------|----------|
| System<br>Component<br>Type | % of Fail Date Estimated Cost<br>Total (Years) | Year Estimated Cost<br>FY | Cycle Estimated Cost<br>(Yrs) | Priority |
| Under 600 Volts             |  |                           |                               |          |
| Service Equipment           |  |                           |                               |          |
| Fused Disc Sw               | 100%   | 2045 **                   | 5 \$100                       |          |
|                             | Other Observation, Extent: Moderate,           | Area Affected : 100%      |                               |          |
|                             | Location: Electrical Room                      |                           |                               |          |
|                             | Explanation : Main Service Switch Ra           | ited @ 600 Amperes        |                               |          |

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

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

Asset #: 4345

| Electrical                        | Current Repair   | Future R                | eplacement       | Maintenance    |                       |          |
|-----------------------------------|--|-------------------------|------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type       | % of Fail Date Estima<br>Total (Years)   | ted Cost Year Ex        | stimated Cost    | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Under 600 Volts                   |  |                         |                  |                |                       |          |
| Switchgear / Switchboard          |  |                         |                  |                |                       |          |
| Fused Disc Sw                     | 100%   | 2045                    | * *              | 5              | \$100                 |          |
| Raceway                           | 1000/  | 2045                    | ماد ماد          |                |                       |          |
| Conduit                           | 100%   | 2045                    | * *              | 1              |                       |          |
| Panelboards                       | 50/  | 2041                    | * *              | _              |                       |          |
| Fused Disc Sw<br>Molded Case Bkrs | 5%<br>95%  | 2041<br>2041            | **               | 5<br>5         | \$600                 |          |
| Wiring                            | 93%  | 2041                    |                  | 3              | \$600                 |          |
| Thermoplastic                     | 100%   | 2045                    | * *              | 1              |                       |          |
| Motor Controllers                 | 100%   | 2043                    |                  | 1              |                       |          |
| Locally Mounted                   | 100%   | 2030                    | * *              | 5              | \$200                 |          |
| Ground                            | 10070  | 2030                    |                  |                | Ψ200                  |          |
| Grounding Devices                 |  |                         |                  |                |                       |          |
| Generic                           | 100%   | LIFE                    | * *              | 5              | \$400                 |          |
|                                   | Other Observation, Extent : M  |                         | d : 100%         |                | 7                     |          |
|                                   | Location : Basement  | . 30                    |                  |                |                       |          |
|                                   | Explanation : Water Main   |                         |                  |                |                       |          |
| Lighting                          |  |                         |                  |                |                       |          |
| Interior Lighting                 |  |                         |                  |                |                       |          |
| Fluorescent                       | 95%  | 2025                    | \$1,309,700      | 10             | \$21,900              |          |
|                                   | Other Observation, Extent: N<br>Location: Throughout The<br>Explanation: T-8 Lamps |                         | d : 100%         |                |                       |          |
| Fluorescent                       | 2%   | 2030                    | * *              | 10             | \$500                 |          |
| Tractescent                       | Other Observation, Extent : M<br>Location : Basement                               |                         | d: 100%          | 10             | Ψ300                  |          |
|                                   | Explanation: Compact Flue  | orescent Light Fixtures | :                |                |                       |          |
| 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                   | 1000/  | 2020                    | ماء ماء          |                | <b>40.600</b>         |          |
| Generic                           | 100%   | 2030                    | **               | 1              | \$9,600               |          |
|                                   | Other Observation, Extent: M<br>Location: Hallways And Ot                          | utside                  |                  |                |                       |          |
| E' (C 1 D : :'                    | Explanation : Internet Prote   | ocoi Digital Video Sur  | veillance Systen | ı              |                       |          |
| Fire/Smoke Detection              | 1000/  | 2020                    | * *              |                |                       |          |
| Generic, Analog                   | 100% Other Observation, Extent: N  |                         |                  |                |                       |          |
|                                   | Location: Throughout The   |                         | A 10: 1 7        |                |                       |          |
|                                   | Explanation : Smoke Detect   | or, Manual Pull Statio  | n And Strobe L   | ghts           |                       |          |

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

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

Asset #: 4345

| Mechanical                                   | Current l   | Repair                        | Future Replaceme    |                       | ment Maintenance |                       |          |
|--|---|-------------------------------|---------------------|-----------------------|------------------|-----------------------|----------|
| System<br>Component<br>Type                  | % of Fail Date<br>Total (Years)                               | <b>Estimated Cost</b>         | Year<br>FY          | <b>Estimated Cost</b> | Cycle<br>(Yrs)   | <b>Estimated Cost</b> | Priority |
| Heating                                      |   |                               |                     |                       |                  |                       |          |
| Energy Source<br>Natural Gas                 | 100%  |                               | 2035                | * *                   | 1                |                       |          |
| Conversion Equipment                         | 100%  |                               | 2033                |                       | 1                |                       |          |
| Hot Water Boiler                             | 100% Other Observation, E Location: Basemen Explanation: 3 Mu | nt Boiler Room                | 2023<br>Affected    | \$55,200<br>: 100%    | 1                | \$12,400              |          |
| Distribution                                 |   |                               |                     |                       |                  |                       |          |
| Hot Wtr Piping/Pump                          | 100% Now Leak Evident, Extent Location: Next To               |                               | 2033<br>ected : 5%  | **                    | 4                | \$1,200               |          |
| Terminal Devices Convector/Radiator          | 100%  |                               | 2030                | * *                   | 1                | \$8,100               |          |
| Air Conditioning                             |   |                               |                     |                       |                  |                       |          |
| Energy Source Electricity                    | 100%  |                               | 2033                | * *                   | 1                |                       |          |
| Conversion Equipment                         | 10070   |                               | 2033                |                       | 1                |                       |          |
| Int Pkg Unit - Cooling                       | 15% Other Observation, E Location: Ist Floo Explanation: 4 Un | r                             | 2023<br>Affected    | \$47,400<br>: 15%     | 2                | \$200                 |          |
| Window/Wall Unit                             | 25%   |                               | 2020                | \$12,600              | 1                |                       |          |
| No Component                                 | 60%   |                               | 2020                | Ψ1 <b>2</b> ,000      | •                |                       |          |
| /entilation                                  |   |                               |                     |                       |                  |                       |          |
| Distribution                                 |   |                               |                     |                       |                  |                       |          |
| Ductwork/Diffusers                           | 20%   |                               | LIFE                | * *                   | 2-5              | \$2,800               |          |
| No Component Exhaust Fans                    | 80%   |                               |                     |                       |                  |                       |          |
| Roof   | 20% Now Not in Service, Exten Location: Roof                  | \$200<br>t : Severe, Area Aff | 2025<br>fected : 10 | \$3,900               | 2                | \$100                 |          |
| No Component                                 | 80%   |                               |                     |                       |                  |                       |          |
| Plumbing<br>H/C Water Piping<br>Brass/Copper | 100% 0-2<br>Corroded, Extent : So<br>Location : Water M       |                               | 2035<br>d : 10%     | **                    | 1                |                       |          |
| Water Heater                                 |   | <del>·</del>                  |                     |                       |                  |                       |          |
| Gas Fired                                    | 100%<br>Recent Installation, E<br>Location : Basemen          | _                             | 2024<br>Affected    | \$5,700<br>: 100%     | 2                | \$400                 |          |
| Sanitary Piping<br>Cast Iron                 | 100% Now Blockage /Clogged, 1 Location: Boiler R              |                               | LIFE<br>Area Affe   | * *<br>cted : 10%     | 1                |                       |          |
| Storm Drain Piping<br>Cast Iron              | 100%  |                               | LIFE                | * *                   | 1                |                       |          |

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

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

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

#### 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

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 |



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

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

| Architecture                       | Current   | Current Repair Future Replacement   |                                       |   |                |   |          |
|------------------------------------|---|---|---------------------------------------|---|----------------|---|----------|
| System<br>Component<br>Type        | % of Fail Date<br>Total (Years)   | <b>Estimated Cost</b>   | Year<br>FY                            | <b>Estimated Cost</b>                     | Cycle<br>(Yrs) | <b>Estimated Cost</b>                         | Priority |
| Exterior                           | •   |   |                                       |   |                |   |          |
| Exterior Walls                     | 40  | <b>***</b>  |                                       |   | _              | <b>**</b> * * * * * * * * * * * * * * * * * * |          |
| Cast Stone/Terra Cotta             | 10% 0-2 Cracking/Crumbling Location: Through  | _   | LIFE<br>ea Affecte                    | * *<br>ed : 10%                           | 5              | \$21,000                                      |          |
| Masonry: Brick                     | 80% Now<br>Cracking/Crumbling<br>Location: Through<br>Jnt Mortar Miss/Ero<br>Location: Through  | out<br>d, Extent : Light, A   |                                       |   | 5              | \$21,500                                      |          |
| Stucco Cement                      | 10% Now Cracking/Crumbling Location: Through  | nout  |                                       |   | 5              | \$3,400                                       |          |
|                                    | Staining/Discoloring<br>Location: Window  |   | -                                     | -   |                |   |          |
| Windows                            |   |   |                                       |   |                |   |          |
| Aluminum                           | 90%   |   | 2034                                  | * *                                       | 5              | \$1,600                                       |          |
| Metal Clad                         | 10%   |   | 2034                                  | * *                                       | 5              | \$1,100                                       |          |
| Parapets Cast Stone/Terra Cotta    | 10% 0-2 Miss/Damaged Copi Location: Flashing Open Joints, Extent Location: Coping   | g Under Coping Ine  | effective                             |   | 5              | \$1,100                                       |          |
| Masonry: Brick                     | 75% Now Cracking/Crumbling Location: Through Diagonal Cracks, Ex Location: Corners Horizontal Cracks, I Location: Through Jnt Mortar Miss/Ero Location: Through Spalling, Extent: Ma Location: Interior | tout<br>Stent : Moderate, An<br>Of Parapets<br>Extent : Moderate, A<br>tout<br>d, Extent : Moderat<br>tout<br>oderate, Area Affec | rea Affect<br>Area Affe<br>te, Area A | ted : 25%<br>cted : 25%<br>Affected : 20% | 5              | \$1,100                                       |          |
| Metal: Cage/Fence<br>Stucco Cement | 5% 10% Now Diagonal Cracks, Ex Location: Both Sia Horizontal Cracks, I Location: Both Sia Location Surfac Location: Various   | les Of Parapet Wal.<br>Extent : Moderate, A<br>les Of Parapet Wal.<br>e, Extent : Moderat   | !<br>Area Affe                        | cted : 30%                                | 5-10<br>5      | \$500<br>\$200                                |          |

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

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

Asset #: 4349

| Architecture              | Current Re   | pair                | Future Rep           | lacement                          | M      | aintenance            |          |  |
|---------------------------|--|---------------------|----------------------|-----------------------------------|--------|-----------------------|----------|--|
| System                    | % of Fail Date I   | Estimated Cost      | Year Estir           | nated Cost                        | Cycle  | <b>Estimated Cost</b> | Priority |  |
| Component<br>Type         | Total (Years)  |                     | FY                   |                                   | (Yrs)  |                       |          |  |
| Exterior                  |  | l                   |                      |                                   |        |                       |          |  |
| Roof                      |  |                     |                      |                                   |        |                       |          |  |
| Modified Bitumen          | 95% Now  | \$62,000            | 2036                 | * *                               |        |                       | 1        |  |
|                           | Alligatoring, Extent: L  |                     | : 10%                |                                   |        |                       |          |  |
|                           | Location: Throughou  |                     |                      |                                   |        |                       |          |  |
|                           | Blisters, Extent : Mode  |                     | : 25%                |                                   |        |                       |          |  |
|                           | Location : Both Roofs  |                     | A A CC .             | 1 2007                            |        |                       |          |  |
|                           | Broken/Missing Elements, Extent: Severe, Area Affected: 30%                    |                     |                      |                                   |        |                       |          |  |
|                           | Location: Throughout  Miss/Damaged Flashings Extent: Light Area Affected: 20%  |                     |                      |                                   |        |                       |          |  |
|                           | Miss/Damaged Flashings, Extent: Light, Area Affected: 20% Location: Throughout |                     |                      |                                   |        |                       |          |  |
|                           | Seams Open/Split, Exte   |                     | fected : 20%         | ó                                 |        |                       |          |  |
|                           | Location : Throughou   | -                   | ,                    |                                   |        |                       |          |  |
|                           | Water Penetration, Ext   | ent : Moderate, Are | a Affected :         | 15%                               |        |                       |          |  |
|                           | Location: Residences   | s 5u, 6t            |                      |                                   |        |                       |          |  |
| Skylight, Metal/Glass     | 5%   | 2                   | 2036                 | * *                               | 10     | \$1,900               |          |  |
| nterior                   |  |                     |                      |                                   |        |                       |          |  |
| Floors                    |  | _                   |                      |                                   | _      |                       |          |  |
| Cast in Place Concrete    | 10%  |                     | LIFE                 | * *                               | 5      | \$12,000              |          |  |
| Ceramic Tile              | 5%   |                     | 2035                 | **                                | 5      | \$1,400               |          |  |
| Quarry Tile<br>Vinyl Tile | 25%<br>20% 0-2   |                     | 2039<br>2026         | \$45,400                          | 5<br>3 | \$10,200<br>\$2,000   |          |  |
| v myr rne                 | Worn/Eroded, Extent:   |                     |                      | ψ <del>4</del> 3, <del>4</del> 00 | 3      | \$2,000               |          |  |
|                           | Location : Kitchens In   |                     |                      |                                   |        |                       |          |  |
| Wood                      | 40% Now  | \$35,200            | 2041                 | * *                               | 5      | \$10,200              |          |  |
|                           | Broken/Missing Elemen  |                     |                      | ected : 20%                       | -      | 7-0,-00               |          |  |
|                           | Location : Throughou   | ıt                  |                      |                                   |        |                       |          |  |
|                           | Deteriorated Finish, Ex  |                     | ea Affected          | : 40%                             |        |                       |          |  |
|                           | Location : Residences  | S                   |                      |                                   |        |                       |          |  |
| Interior Walls            | 40-1   |                     |                      | de de                             | _      | 42.200                |          |  |
| Ceramic Tile              | 10%  |                     | 2029                 | * *                               | 5      | \$3,300               |          |  |
| Concrete Masonry Unit     | 15%  |                     | LIFE                 | **                                | 5<br>5 | \$3,900               |          |  |
| Gypsum Board              | 50% Now Water Penetration, Ext   |                     | LIFE<br>a Affected : |                                   | 3      | \$9,800               |          |  |
|                           | Location : Residences  |                     | a rijjecica .        | 10,0                              |        |                       |          |  |
| Plaster                   | 25%  |                     | LIFE                 | * *                               | 5-10   | \$6,900               |          |  |
| Ceilings                  | 2370   |                     | 3H L                 |                                   | 3 10   | ψο,>οο                |          |  |
| AcousTileSusp.Lay-In      | 15%  | :                   | 2031                 | * *                               | 5      | \$4,100               |          |  |
| Exposed Struc: Steel      | 5%   | 1                   | LIFE                 | * *                               | 10     | \$2,700               |          |  |
| Gypsum Board              | 55% Now  |                     | LIFE                 | * *                               | 5      | \$18,800              |          |  |
|                           | Water Penetration, Ext   |                     | a Affected :         | 10%                               |        |                       |          |  |
|                           | Location : Residences  |                     |                      |                                   |        |                       |          |  |
| Plaster                   | 25%  | ]                   | LIFE                 | * *                               | 5-10   | \$11,700              |          |  |

| Electrical                  | Current Repair |                   | Future Replacement    |            | Maintenance           |                |                       |          |
|-----------------------------|----------------|-------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type |                | il Date<br>Years) | <b>Estimated Cost</b> | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |

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

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

Asset #: 4349

| Electrical                  | Current Repa  | ir Futur               | Future Replacement    |                | Maintenance           |          |
|-----------------------------|---|------------------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Est<br>Total (Years)                 | imated Cost Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Under 600 Volts             |   |                        |                       |                |                       |          |
| Service Equipment           |   |                        |                       | _              |                       |          |
| Fused Disc Sw               | 100%  | 2046                   | * *                   | 5              | \$100                 |          |
|                             | Other Observation, Extens                           |                        | cted : 100%           |                |                       |          |
|                             | Location: Electrical Ro                             |                        | . d O 100 A 1         | Ania Din       | ann ant Switch        |          |
| Raceway                     | Explanation : One 600 A                             | imps, One 200 Amps Ai  | na one 100 Amps n     | nain Dis       | connect Switch        |          |
| Conduit                     | 100%  | 2046                   | * *                   | 1              |                       |          |
| Panelboards                 | 10070   | 2010                   |                       | 1              |                       |          |
| Fused Disc Sw               | 10%   | 2042                   | * *                   | 5              |                       |          |
| Molded Case Bkrs            | 90%   | 2042                   | * *                   | 5              | \$400                 |          |
| Wiring                      | 70,0  |                        |                       |                | Ψ.00                  |          |
| 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, Extens                           | : Moderate, Area Affe  | cted : 100%           |                |                       |          |
|                             | Location: Basement                                  |                        |                       |                |                       |          |
|                             | Explanation: Corroded                               |                        |                       |                |                       |          |
| Lighting                    |   |                        |                       |                |                       |          |
| Interior Lighting           | 2.50/   | 2021                   | ماد ماد               | 10             | Φ.4. <b>2</b> .0.0    |          |
| Fluorescent                 | 25%   | 2031                   | **                    | 10             | \$4,200               |          |
|                             | Other Observation, Extens                           |                        |                       | ACC: a a g     |                       |          |
|                             | Location: Basement, Mi                              |                        | mjori koom Ana O      | yjices         |                       |          |
| T.                          | Explanation: T-12 Lam                               |                        | * *                   | 1.0            | φ1. <b>7</b> 00       |          |
| Fluorescent                 | 10%   | 2031                   |                       | 10             | \$1,700               |          |
|                             | Other Observation, Extens                           |                        |                       |                |                       |          |
|                             | Location : Halways - Fit<br>Explanation : T-5 Lamp. |                        | 3                     |                |                       |          |
| T 1                         |   |                        | Φ.σ. 1. 200           |                | Ф200                  |          |
| Incandescent                | 65%   | 2026                   | \$651,200             | 2              | \$300                 |          |
| Egress Lighting             | <b>50</b> 0/  | 2021                   | * *                   | 10             | ¢2.200                |          |
| Emergency, Battery          | 50%<br>50%  | 2031                   | * *                   | 10             | \$2,200               |          |
| Exit, Service               | 30%   | 2031                   |                       | 1              |                       |          |
| Exterior Lighting<br>HID    | 500/  | 2026                   | \$34,300              | 10             |                       |          |
| HID<br>LED                  | 50%<br>50%  | 2026                   | \$34,300<br>* *       | 10             |                       |          |
| Alarm                       | JU%0  | 2034                   |                       |                |                       |          |
| Security System             |   |                        |                       |                |                       |          |
| No Component                | 70%   |                        |                       |                |                       |          |
| Generic                     | 30%   | 2034                   | * *                   | 1              | \$2,100               |          |
| Fire/Smoke Detection        | 20,0  | 2031                   |                       |                | Ψ2,100                |          |
| - HO SHIONS DOUGHOH         |   |                        |                       |                |                       |          |
| No Component                | 70%   |                        |                       |                |                       |          |

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

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

Asset #: 4349

| Mechanical                               | Cui  | Current Repair  |                    | Future Replacement    |                | Maintenance           |          |
|--|--|---|--------------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type              |  | Date Estimated Cost<br>ars)                                       | Year<br>FY         | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Heating                                  |  |   |                    |                       |                |                       |          |
| Energy Source                            | 1000/  |   | 20.46              | * *                   | 1              |                       |          |
| Natural Gas                              | 100%   |   | 2046               | * *                   | 1              |                       |          |
| Conversion Equipment<br>Hot Water Boiler | 2% 0-<br>Damaged, Exte                       | 2 \$800<br>nt : Light, Area Affected                              | 2046<br>d : 100%   | * *                   | 1              | \$200                 |          |
|  | Location : Ro                                | of, Missing Boiler Stack  | Rain Cap           | o, Moderate Corro     | sion On I      | Boiler Stack          |          |
| Hot Water Boiler                         | Location : Bo                                | ion, Extent : Light, Ared<br>iler Room<br>1 Gas Fired Sectional 1 |                    |                       | 1              | \$8,800               |          |
| Distribution                             |  |   |                    |                       |                |                       |          |
| Hot Wtr Piping/Pump                      | 100%   |   | 2034               | * *                   | 4              | \$1,400               |          |
| Terminal Devices                         |  |   |                    |                       |                |                       |          |
| Convector/Radiator                       | 90%  |   | 2031               | * *                   | 1              | \$5,300               |          |
| Fan Coil Unit/Heat                       | 10%  |   | 2026               | \$26,700              | 1              | \$600                 |          |
| Air Conditioning                         |  |   |                    |                       |                |                       |          |
| Energy Source                            | 1000/  |   | 20.42              | * *                   | 1              |                       |          |
| Electricity                              | 100%   |   | 2042               | * *                   | 1              |                       |          |
| Conversion Equipment<br>Window/Wall Unit | 80%  | ion, Extent : Light, Are  | 2025               | \$29,300              | 1              |                       |          |
|  | Location : Th                                | _   | и Ајјестеи         | . 100/0               |                |                       |          |
| No Commonant                             |  | ougnoui   |                    |                       |                |                       |          |
| No Component Ventilation                 | 20%  |   |                    |                       |                |                       |          |
| Distribution                             |  |   |                    |                       |                |                       |          |
| Ductwork/Diffusers                       | 20%  |   | LIFE               | * *                   | 2-5            | \$3,200               |          |
| No Component                             | 80%  |   | LII L              |                       | 23             | Ψ3,200                |          |
| Exhaust Fans                             | 3070   |   |                    |                       |                |                       |          |
| 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                       | 4.0.0  |   |                    |                       | _              |                       |          |
| Cast Iron                                |  | ion, Extent : Light, Area   | LIFE<br>a Affected | **                    | 1              |                       |          |
|  | Location : Sid<br>Explanation :<br>Building. | e Of Bunaing<br>Roof Scuppers To Galv                             | anized Ste         | eel Leader To Cast    | Iron Pip       | ing Into The          |          |
| Backflow Preventer                       | U  |   |                    |                       |                |                       |          |
| Generic                                  | 100%   |   | 2026               | \$1,700               |                | \$1,100               |          |

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

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

## HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING-HELP HAVEN

| Mechanical                  | Current Repair            |                             | Futu       | Future Replacement    |                | Maintenance           |          |
|-----------------------------|---------------------------|-----------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail I<br>Total (Yea | Oate Estimated Cost<br>ars) | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Plumbing                    |                           |                             |            |                       |                |                       |          |
| Fixtures                    |                           |                             |            |                       |                |                       |          |
| Generic                     | 100%                      |                             |            |                       |                |                       |          |
| Fire Suppression            |                           |                             |            |                       |                |                       |          |
| Sprinkler                   |                           |                             |            |                       |                |                       |          |
| No Component                | 95%                       |                             |            |                       |                |                       |          |
| Generic                     | 5%                        |                             | 2036       | * *                   | 1-2            | \$300                 |          |

#### 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

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 |



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

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

Asset #: 4347

| chitecture                | Current Re  | Current Repair Future Replacement Maintenance   |                                       |  |                | aintenance            |          |  |  |
|---------------------------|---|---|---------------------------------------|--|----------------|-----------------------|----------|--|--|
| stem<br>Component<br>Type | % of Fail Date I<br>Total (Years)   | Estimated Cost  | Year<br>FY                            | <b>Estimated Cost</b>                          | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |  |  |
| erior                     |   |   |                                       |  |                |                       |          |  |  |
| Exterior Walls            |   |   |                                       |  |                |                       |          |  |  |
| Masonry: Brick            | 82% Now Diagonal Cracks, Exte Location: Main Entr Jnt Mortar Miss/Erod, Location: South Stre Caulking Deteriorated  | ance, Bulkheads,<br>Extent : Moderai<br>et Facade<br>. Extent : Modera                                      | South Fa<br>te, Area A<br>ute, Area A | icade<br>ffected : 10%                         | 5              | \$68,300              |          |  |  |
|                           | Location: Vertical Jo<br>Spalling, Extent: Seven<br>Location: East And S<br>Vertical Cracks, Exten  | re, Area Affected<br>South Facades  | : 20%                                 | d : 15%  |                |                       |          |  |  |
|                           | Location : South Stre   |   | 33                                    |  |                |                       |          |  |  |
| Masonry: Fieldstone       | 5% Now Diagonal Cracks, Exte Location : At Rear Yo  |   |                                       | * *<br>ed : 5%                                 | 5              | \$3,100               |          |  |  |
| Pre-Cast Concrete         | 5% Now Broken/Missing Eleme Location: Decorativ Jnt Mortar Miss/Erod, Location: Window S  | e Banding At Stre<br>Extent : Severe, 1   | et Facad<br>Area Affe                 | e  | 5              | \$13,500              | 1        |  |  |
| Stucco Cement             | 8% Now Cracking/Crumbling, I Location : East, West  |   | 2030<br>e, Area Af                    | * *<br>fected : 20%                            | 5              | \$8,300               |          |  |  |
|                           | Diagonal Cracks, Exte<br>Location: East, West<br>Horizontal Cracks, Ext<br>Location: East, West<br>Loose/Delam Surface,<br>Location: East Faca<br>Staining/Discoloring, I<br>Location: East, West | t, North Facades<br>tent : Moderate, A<br>t, North Facades<br>Extent : Severe, A<br>de<br>Extent : Moderate | & Basem<br>Area Affeo<br>Area Affeo   | ent Window Sills F<br>cted : 25%<br>cted : 15% | Rear Yarc      | 1                     |          |  |  |
| Windows                   |   |   |                                       |  |                |                       |          |  |  |
| Aluminum                  | 95% Now Air Infiltration, Extent Location: North Ana Ctrwt/Balnc Not Funct Location: North & E  | ! East Facade Wi<br>, Extent : Moderc   | ndows<br>ute, Area 1                  |  | 5              | \$2,700               |          |  |  |
| Metal Clad                | 5% Now Corrosion/Rusting, Ext Location: East And Ctrwt/Balnc Not Funct  | West Stairwells<br>, Extent : Severe,   |                                       |  | 5              | \$900                 |          |  |  |
|                           | Location: East And V<br>Deteriorated Finish, E.<br>Location: East And V<br>Thermally Inefficient, I   | xtent : Moderate,<br>West Stairwells  |                                       |  |                |                       |          |  |  |
|                           | Location: East And  |   | ,, лгеи лу                            | jecieu . 100/0                                 |                |                       |          |  |  |

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

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

| Architecture                | Current Repair Future Replacement Maintenance  |   |  | aintenance                           |                |                       |          |
|-----------------------------|--|---|--|--------------------------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date<br>Total (Years)  | Estimated Cost  | Year<br>FY   | <b>Estimated Cost</b>                | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Exterior                    |  |   |  |                                      |                |                       |          |
| Parapets                    |  |   |  |                                      |                |                       |          |
| Cast Stone/Terra Cotta      | 4% Now Horizontal Cracks, Ex Location: Coping Jnt Mortar Miss/Erod, Location: Coping Vertical Cracks, Exten Location: Coping   | Extent : Moderat  | e, Area A  | ffected : 25%                        | 5              | \$1,400               |          |
| Masonry: Brick              | 70% Now  | \$51,900  | LIFE   | * *                                  | 5              | \$3,100               | 1        |
|                             | Diagonal Cracks, Externation: Interior & Horizontal Cracks, Extended Location: Interior & Jnt Mortar Miss/Erod, Location: South Street Spalling, Extent: Seven Location: Exterior Howater Penetration, Exterior: South Street Location: South Street Locatio | a Exterior Permete<br>tent : Moderate, A<br>Exterior Permete<br>Extent : Severe, A<br>eet Facade<br>re, Area Affected<br>Perimeter Facades<br>tent : Severe, Area | er Facade<br>Area Affec<br>er Facade<br>Area Affec<br>: 35%  | es<br>cted : 25%<br>es<br>cted : 25% |                |                       |          |
| Metal: Cage/Fence           | 15% 0-2 Corrosion/Rusting, Ex Location: Througho Staining/Discoloring, Location: Througho  | ut<br>Extent : Severe, A  |  |                                      | 5              | \$2,100               | 1        |
| Pre-Cast Concrete           | 3% Now Horizontal Cracks, Ex Location: South Cop Jnt Mortar Miss/Erod, Location: South Cop Vegetation Growth, Ex Location: South Cop Water Penetration, Ex Location: South Cop   | oing<br>Extent : Moderat<br>oing<br>ctent : Moderate, A<br>oing<br>tent : Severe, Area  | e, Area A<br>Area Affe                                       | ffected : 25%                        | 5              | \$800                 | 1        |
| Stucco Cement               | 8% Now Diagonal Cracks, Exte Location: Interior & Horizontal Cracks, Ex Location: Interior & Loose/Delam Surface, Location: Exterior B Water Penetration, Ex Location: Interior S  | Exterior Permete<br>tent : Severe, Area<br>Exterior Permete<br>Extent : Severe, A<br>East And North Fa<br>tent : Severe, Area                                     | er Facade<br>a Affected<br>er Facade<br>Area Affec<br>acades | es<br>1 : 50%<br>es<br>cted : 30%    | 5              | \$500                 |          |

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

Asset #: 4347

| Architecture                |                                     | Current F                               | Repair   | Futu       | e Replacement         | М           | aintenance            |          |
|-----------------------------|-------------------------------------|---|--|------------|-----------------------|-------------|-----------------------|----------|
| System<br>Component<br>Type | % of<br>Total                       | Fail Date<br>(Years)                    | <b>Estimated Cost</b>  | Year<br>FY | <b>Estimated Cost</b> | Cycle (Yrs) | <b>Estimated Cost</b> | Priority |
| Exterior<br>Roof            |                                     |   |  | •          |                       |             |                       |          |
| Modified Bitumen            | Location<br>Patching E              | : Through                               | tent : Moderate, Ai  |            | * *<br>ted : 25%      |             |                       | 1        |
|                             | Seams Ope<br>Location<br>Water Pend | n/Split, Ex<br>: Through<br>etration, E | tent : Moderate, A   | a Affecte  |                       |             |                       |          |
| Skylight, Metal/Glass       | Location<br>Water Pen               | : Over Ea.<br>etration, E               | \$25,700<br>ings, Extent : Mod<br>st & West Stair Bu<br>(xtent : Moderate, A<br>st Stair Bukhead | lkheads    |                       |             |                       |          |
| nterior<br>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              |          |
|                             | Location<br>Worn/Eroa               | : At 6th Fl                             | xtent : Severe, Ared<br>loor Windows On S<br>: Moderate, Area A<br>out                           | South An   | d East Facades        |             |                       |          |
| Plaster                     | 10%                                 |   |  | LIFE       | * *                   | 5           | \$3,000               |          |
| Ceilings                    |                                     |   |  |            |                       |             |                       |          |
| Exposed Concrete            | 10%                                 |   |  | LIFE       | * *                   | 5           | \$1,300               |          |
| Gypsum Board                |                                     |   | \$33,500<br>Extent : Moderate, A<br>r - A, B, D, G And   |            |                       | 5           | \$84,700              |          |
| Plaster                     | Location                            | : Bulkhead                              | \$5,400<br>Extent : Light, Are<br>ds<br>extent : Moderate, A                                     |            |                       | 5           | \$5,300               |          |
|                             |                                     | : Bulkhead                              |  | ireu Ayje  | . 10/0                |             |                       |          |

| Electrical                  | Current Repair                        | Future Replacement               | Maintenance           |               |
|-----------------------------|---------------------------------------|----------------------------------|-----------------------|---------------|
| System<br>Component<br>Type | % of Fail Date Estim<br>Total (Years) | ated Cost Year Estimated Cost FY | Cycle Estimated (Yrs) | Cost Priority |

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

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

Asset #: 4347

| Electrical                  | Current Repair   | Future F                   | Future Replacement                           |                | Maintenance           |          |
|-----------------------------|--|----------------------------|--|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Estimated C<br>Total (Years)                      | Cost Year E<br>FY          | stimated Cost                                | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Under 600 Volts             |  |                            |  |                |                       |          |
| Service Equipment           | 1000/  | 2027                       | de de  | _              | <b>#200</b>           |          |
| Fused Disc Sw               | 100%   | 2035                       | **   | 5              | \$200                 |          |
|                             | Other Observation, Extent : Modera<br>Location : Electrical Room | ate, Area Affecte          | a: 100%                                      |                |                       |          |
|                             | Explanation : Main Service Switch                                | h Rated @ 400 4            | Imperes                                      |                |                       |          |
| Switchgear / Switchboard    | Explanation . Main Service Switch                                | n Kaiea & 400 F            | imperes                                      |                |                       |          |
| 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           | 1000/  | LIEE                       | ale ale                                      | _              | Φ000                  |          |
| Generic                     | 100%   | LIFE                       | **   | 5              | \$800                 |          |
|                             | Other Observation, Extent : Modera<br>Location : Basement        | ate, Area Affecte          | a: 100%                                      |                |                       |          |
|                             | Explanation : Water Main   |                            |  |                |                       |          |
| Lighting                    | Explanation . Water Main   |                            |  |                |                       |          |
| Interior Lighting           |  |                            |  |                |                       |          |
| Fluorescent                 | 98%  | 2025                       | \$3,045,800                                  | 10             | \$50,900              |          |
| 11001000110                 | Other Observation, Extent : Modero                               |                            |  |                | φε ο,> ο ο            |          |
|                             | Location : Throughout The Buildi                                 | ng                         |  |                |                       |          |
|                             | 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%  |                            | <b>***</b> ********************************* |                | <b></b>               |          |
| Generic                     | 30%  | 2025                       | \$51,100                                     | 1              | \$6,500               |          |
|                             | Other Observation, Extent: Moderate, Area Affected: 100%         |                            |  |                |                       |          |
|                             | Location: Outside And Hallways                                   |                            |  |                |                       |          |
| Fire/Smoke Detection        | Explanation: C C T V Surveillan                                  | ice System                 |  |                |                       |          |
| Generic, Analog             | 100%   | 2020                       | \$582,900                                    |                |                       |          |
| Generic, Allaiog            | Other Observation, Extent : Modera                               |                            |  |                |                       |          |
|                             | Location: Hallways   | , 111 - 01 1 1 1 1 1 1 1 1 | . 100/0                                      |                |                       |          |
|                             | Explanation : Smoke Detectors, S.                                | trohe Lights And           | l Manual Pull Si                             | tations        |                       |          |

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

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

| Mechanical                               | Current Rep   | air Futuro                        | Future Replacement    |                | Maintenance           |          |
|--|---|-----------------------------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type              | % of Fail Date Es<br>Total (Years)                      | timated Cost Year<br>FY           | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Heating                                  |   |                                   |                       |                |                       |          |
| Energy Source<br>Natural Gas             | 100%  | 2035                              | * *                   | 1              |                       |          |
| Conversion Equipment<br>Steam Boiler     | 100%<br>Other Observation, Exter<br>Location : Basement | 2030<br>nt : Light, Area Affected | **                    | 1              | \$56,100              |          |
|  |   | l Gas Burning Steam Bo            | ilor                  |                |                       |          |
| Distribution                             | Ехрининон . 1 Тчинич                                    | i Gus Burning Steam Bo            | iiei                  |                |                       |          |
| Steam Piping/Pump                        | 100%  | 2035                              | * *                   | 4              | \$2,800               |          |
| Terminal Devices                         |   |                                   |                       |                | , ,                   |          |
| Convector/Radiator                       | 100%  | 2030                              | * *                   | 1              | \$18,300              |          |
| Air Conditioning                         |   |                                   |                       |                |                       |          |
| Energy Source<br>Electricity             | 100%  | 2033                              | * *                   | 1              |                       |          |
| Conversion Equipment<br>Window/Wall Unit | 70%   | 2020                              | \$79,600              | 1              |                       |          |
| No Component                             | 30%   |                                   |                       |                |                       |          |
| Ventilation                              |   |                                   |                       |                |                       |          |
| Distribution Ductwork/Diffusers          | 100%  | LIFE                              | * *                   | 2-5            | \$31,600              |          |
| Exhaust Fans                             | 100%  | LIFE                              |                       | 2-3            | \$51,000              |          |
| Roof                                     | 100%<br>Malfunctioning, Extent :                        | 2025<br>Light, Area Affected : 33 | \$44,000              | 2              | \$1,700               |          |
|  | Location: Roof, 1 Of 3                                  | Defective Exhaust Fan I           | Motor                 |                |                       |          |
| Plumbing                                 |   |                                   |                       |                |                       |          |
| H/C Water Piping<br>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                                 | 1000/   |                                   |                       |                |                       |          |
| Generic                                  | 100%  |                                   |                       |                |                       |          |
| Fire Suppression                         |   |                                   |                       |                |                       |          |
| Sprinkler<br>No Component                | 98%   |                                   |                       |                |                       |          |
| Generic Generic                          | 2%  | 2035                              | * *                   | 1-2            | \$300                 |          |
|  | = / ~   | 2033                              |                       |                | \$200                 |          |

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

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

#### Print Date: 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

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 |



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

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

Asset #: 4348

| chitecture                | Curre  | nt Repair                         | Future               | Replacement           | M           | aintenance            |         |
|---------------------------|--|-----------------------------------|----------------------|-----------------------|-------------|-----------------------|---------|
| stem<br>Component<br>Type | % of Fail Da<br>Total (Year                  | ate Estimated Cost<br>'s)         | Year<br>FY           | <b>Estimated Cost</b> | Cycle (Yrs) | <b>Estimated Cost</b> | Priorit |
| erior                     |  |                                   |                      |                       |             |                       |         |
| Exterior Walls            |  |                                   |                      |                       |             |                       |         |
| Masonry: Brick            | 25%  |                                   | LIFE                 | * *                   | 5           | \$19,500              |         |
| Masonry: Fieldstone       | 12%  | <b>450 500</b>                    | LIFE                 | * *                   | 5           | \$7,000               |         |
| Slate Panels              | 3% Now Broken/Missing E Location: Wind       | Elements, Extent : Sev            | LIFE<br>ere, Area A  | * *<br>Affected : 50% | 5           | \$900                 |         |
|                           | Location : Wind                              |                                   |                      |                       |             |                       |         |
| Stucco Cement             | 60% Now Cracking/Crumbl Location: Thro       | ing, Extent : Moderat             | 2031<br>te, Area Aff | * *<br>fected : 40%   | 5           | \$29,200              |         |
| Windows                   |  |                                   |                      |                       |             |                       |         |
| Aluminum                  | Location: Thro                               | Funct, Extent : Moder<br>ughout   |                      |                       | 5           | \$1,200               |         |
|                           | Location : Thro                              |                                   |                      |                       |             |                       |         |
| Metal Clad                | 5% Now Deteriorated Finit Location: Stair    | sh, Extent : Moderate             | 2051<br>e, Area Affe | * *<br>ected : 50%    | 5           | \$400                 |         |
|                           | Location : Stair                             |                                   |                      |                       |             |                       |         |
|                           | Water Penetration Location: Stair            | n, Extent : Moderate,<br>(s)      | Area Affec           | ted : 10%             |             |                       |         |
| Parapets                  | 20/ Na                                       | \$000                             | LIDE                 | * *                   | _           | \$<00                 |         |
| Cast Stone/Terra Cotta    | 3% Now Cracking/Crumbl Location : Copin      | ing, Extent : Moderat             | LIFE<br>te, Area Aff |                       | 5           | \$600                 |         |
|                           | Jnt Mortar Miss/I<br>Location : Copin        | Erod, Extent : Moderd<br>ng       | ate, Area Ą          | ffected : 50%         |             |                       |         |
| Masonry: Brick            | Location : South                             | Moderate, Area Affed<br>a Facade  |                      | **                    | 5           | \$500                 |         |
|                           | Worn/Eroded, Ex. Location: South             | tent : Moderate, Area<br>n Facade |                      | 10%                   |             |                       |         |
| Masonry: Limestone        | 2%   |                                   | LIFE                 | * *                   | 5-10        | \$600                 |         |
| Metal: Cage/Fence         | 20% Now Corrosion/Rusting Location: Thro     | g, Extent : Moderate,             | 2031<br>Area Affec   | * *<br>ted : 10%      | 5           | \$1,600               |         |
|                           | Staining/Discolor<br>Location : Thro         | ing, Extent : Moderai<br>ughout   | te, Area Afj         | fected : 25%          |             |                       |         |
| Stucco Cement             | 55% Now<br>Cracking/Crumbl<br>Location: Thro | ing, Extent : Moderat             | 2031<br>te, Area Aff | * *<br>fected : 20%   | 5           | \$1,700               |         |

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

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

| Architecture                        |               | Current              | Repair                | Futur      | e Replacement           | M           | aintenance            |          |
|-------------------------------------|---------------|----------------------|-----------------------|------------|-------------------------|-------------|-----------------------|----------|
| system<br>Component<br>Type         | % of<br>Total | Fail Date<br>(Years) | <b>Estimated Cost</b> | Year<br>FY | <b>Estimated Cost</b>   | Cycle (Yrs) | <b>Estimated Cost</b> | Priority |
| xterior                             |               |                      |                       |            |                         |             |                       |          |
| Roof                                |               |                      |                       |            |                         |             |                       |          |
| Modified Bitumen                    | 95%           | 0-2                  | \$107,900             | 2036       | * *                     |             |                       |          |
|                                     |               |                      | derate, Area Affecto  | ed : 25%   |                         |             |                       |          |
|                                     |               | : Over 5b,           |                       |            |                         |             |                       |          |
|                                     |               |                      | Extent : Moderate, A  | Area Affe  | cted : 10%              |             |                       |          |
|                                     | Location      | : Over 5b,           | ·<br>                 |            |                         |             |                       |          |
| Skylight, Metal/Glass               | 5%            |                      | \$28,800              | 2036       | * *                     |             |                       |          |
|                                     |               | _                    | nings, Extent : Mod   | erate, Ar  | ea Affected : 10%       |             |                       |          |
|                                     |               | : Stair(s)           |                       |            |                         |             |                       |          |
|                                     |               |                      | Extent : Light, Area  | Affected   | : 10%                   |             |                       |          |
|                                     | Location      | : Stair(s)           |                       |            |                         |             |                       |          |
| nterior                             |               |                      |                       |            |                         |             |                       |          |
| Floors Cast in Place Concrete       | 10%           |                      |                       | LIEE       | * *                     | 5           | ¢17.900               |          |
| Cast in Place Concrete Ceramic Tile | 10%           |                      |                       | LIFE 2035  | * *                     | 5<br>5      | \$17,800<br>\$4,100   |          |
| Quarry Tile                         | 20%           |                      |                       | 2033       | * *                     | 5           | \$12,200              |          |
| Vinyl Tile                          | 10%           |                      |                       | 2026       | \$33,800                | 3           | \$2,000               |          |
| Vinyl Tile                          | 5%            | Now                  | \$16,900              | 2036       | ψ33 <b>,</b> 000<br>* * | 3           | \$800                 |          |
| v myr rne                           |               |                      | , Extent : Severe, A  |            | ted : 50%               | 3           | φοσο                  |          |
|                                     | _             | : Basemer            |                       | 33         |                         |             |                       |          |
|                                     | Worn/Ero      | ded, Exteni          | t : Severe, Area Affe | ected : 50 | 0%                      |             |                       |          |
|                                     |               | : Basemer            |                       |            |                         |             |                       |          |
| Wood                                | 45%           | Now                  | \$29,500              | 2041       | * *                     | 5           | \$17,200              |          |
|                                     | Deteriora     | ted Finish,          | Extent : Moderate,    |            | fected : 20%            |             | +,                    |          |
|                                     |               | : Through            |                       | 55         |                         |             |                       |          |
| Interior Walls                      |               |                      |                       |            |                         |             |                       |          |
| Ceramic Tile                        | 5%            | Now                  | \$3,300               | 2035       | * *                     | 5           | \$1,200               |          |
|                                     | _             | _                    | , Extent : Moderate   | , Area Aj  | ffected : 10%           |             |                       |          |
|                                     | Location      | : Through            | out                   |            |                         |             |                       |          |
| Concrete Masonry Unit               | 10%           | Now                  | \$10,600              | LIFE       | * *                     | 5           | \$1,900               |          |
|                                     | Cracking/     | Crumbling,           | , Extent : Moderate   | , Area Aj  | ffected : 10%           |             |                       |          |
|                                     | Location      | : Through            | out                   |            |                         |             |                       |          |
| Gypsum Board                        | 75%           | Now                  | \$14,800              | LIFE       | * *                     | 5           | \$21,900              |          |
|                                     | Cracking/     | Crumbling            | , Extent : Moderate   | , Area Aj  | ffected : 10%           |             |                       |          |
|                                     | Location      | : Through            | out                   |            |                         |             |                       |          |
| Plaster                             | 10%           | Now                  | \$1,900               | LIFE       | * *                     | 5           | \$1,500               |          |
|                                     | Cracking/     | Crumbling            | , Extent : Moderate   | , Area Aj  | ffected : 10%           |             |                       |          |
|                                     | Location      | : Bulkhea            | ds                    |            |                         |             |                       |          |
|                                     |               |                      | Extent : Moderate, A  | Area Affe  | cted : 10%              |             |                       |          |
|                                     | Location      | : Bulkhea            | ds                    |            |                         |             |                       |          |

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

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

Asset #: 4348

| Architecture                | Current Repa  | ir Futu                | Future Replacement    |                | Maintenance           |          |
|-----------------------------|---|------------------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Date Est<br>Total (Years)                   | imated Cost Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Interior                    |   |                        |                       |                |                       |          |
| Ceilings                    |   |                        |                       |                |                       |          |
| Gypsum Board                | 85%   | LIFE                   | * *                   | 5-10           | \$119,100             |          |
|                             | Water Penetration, Extent                             | : Moderate, Area Affa  | ected : 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 | l : 10%               |                |                       |          |
|                             | Location: Throughout                                  | - ••                   |                       |                |                       |          |

| Electrical                  | Current Repair                          | Future Replacement             | N              | Maintenance           |          |  |
|-----------------------------|---|--------------------------------|----------------|-----------------------|----------|--|
| System<br>Component<br>Type | % of Fail Date Estimated (Total (Years) | Cost Year Estimated Cost<br>FY | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |  |
| Jnder 600 Volts             |   |                                |                |                       |          |  |
| Service Equipment           |   |                                |                |                       |          |  |
| Fused Disc Sw               | 100%                                    | 2036 * *                       | 5              | \$100                 |          |  |
|                             | Other Observation, Extent: Mode         | rate, Area Affected : 100%     |                |                       |          |  |
|                             | Location : Electrical Room              |                                |                |                       |          |  |
|                             | Explanation : Two 300a Main D           | isconnect 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              |                       |          |  |
| round                       |   |                                |                |                       |          |  |
| Grounding Devices           |   |                                |                |                       |          |  |
| Generic                     | 100%                                    | LIFE **                        | 5              | \$800                 |          |  |
| ighting                     |   |                                |                |                       |          |  |
| Interior Lighting           |   |                                |                |                       |          |  |
| Fluorescent                 | 99%                                     | 2034 **                        | 10             | \$24,700              |          |  |
|                             | Other Observation, Extent: Mode         |                                |                |                       |          |  |
|                             | Location: Throughout The Build          | ling                           |                |                       |          |  |
|                             | Explanation: T-8 Lamps                  |                                |                |                       |          |  |
| Incandescent                | 1%                                      | 2026 \$14,900                  | 2              |                       |          |  |
| Egress Lighting             |   |                                |                |                       |          |  |
| Emergency, Battery          | 50%                                     | 2026 \$17,900                  |                | \$3,300               |          |  |
| Exit, Service               | 50%                                     | 2026 \$4,400                   | 1              |                       |          |  |
| Exterior Lighting           |   |                                |                |                       |          |  |
| HID                         | 100%                                    | 2026 \$102,200                 | 10             | \$100                 |          |  |

Alarm

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

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

Asset #: 4348

| Electrical                  | Curren                        | t Repair          | Futur      | e Replacement         | M              | aintenance            |          |
|-----------------------------|-------------------------------|-------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type | % of Fail Dat<br>Total (Years | te Estimated Cost | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | 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 R            | epair               | Futur      | e Replacement         | М              | aintenance            |          |
|-------------------------------------|-------------|----------------------|---------------------|------------|-----------------------|----------------|-----------------------|----------|
| System<br>Component<br>Type         | % of Total  | Fail Date<br>(Years) | Estimated Cost      | Year<br>FY | <b>Estimated Cost</b> | Cycle<br>(Yrs) | <b>Estimated Cost</b> | Priority |
| Heating                             |             |                      |                     |            |                       |                |                       |          |
| Energy Source                       |             |                      |                     |            |                       |                |                       |          |
| Natural Gas                         | 100%        |                      |                     | 2036       | * *                   | 1              |                       |          |
| Conversion Equipment                | 100-        |                      |                     | • • • •    |                       |                | <b></b>               |          |
| Steam Boiler                        | 100%        |                      | 7.1.4               | 2039       | **                    | 1              | \$27,000              |          |
|                                     |             |                      | tent : Light, Area  | Affected   | : 100%                |                |                       |          |
|                                     |             | : Basement           | 1.C. D.             | C. D       | •1                    |                |                       |          |
| D' + '1'                            | Explanati   | on : 1 Natu          | ral Gas Burning S   | Steam Bo   | oiler                 |                |                       |          |
| Distribution                        | 100%        |                      |                     | 2036       | * *                   | 4              | \$1,300               |          |
| Steam Piping/Pump                   | 100%        |                      |                     | 2036       |                       | 4              | \$1,300               |          |
| Terminal Devices Convector/Radiator | 100%        |                      |                     | 2031       | * *                   | 1              | \$8,800               |          |
| Air Conditioning                    | 100%        |                      |                     | 2031       |                       | 1              | \$6,600               |          |
| Energy Source                       |             |                      |                     |            |                       |                |                       |          |
| Electricity                         | 100%        |                      |                     | 2042       | * *                   | 1              |                       |          |
| Conversion Equipment                | 10070       |                      |                     | 2042       |                       | 1              |                       |          |
| Window/Wall Unit                    | 90%         | 0-2                  | \$2,500             | 2024       | \$49,200              | 1              |                       |          |
| window/ wan eme                     |             |                      | t : Light, Area Aff |            |                       |                |                       |          |
|                                     | -           | -                    | 1echanical Defect   |            |                       |                |                       |          |
| 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                 |          |
|                                     | Malfunction | ning, Exten          | t : Light, Area Aff | ected : 3. | 3%                    |                |                       |          |
|                                     | Location    | : 1 Of 2 De          | fective Exhaust F   | an Motor   | S                     |                |                       |          |
| 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              |                       |          |

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

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

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

| Mechanical                  | Current Repair  | Future Replacement           | Maintenance                |          |  |  |  |  |  |
|-----------------------------|---|------------------------------|----------------------------|----------|--|--|--|--|--|
| System<br>Component<br>Type | % of Fail Date Estimated Co<br>Total (Years)                | St Year Estimated Cost<br>FY | Cycle Estimated Cost (Yrs) | Priority |  |  |  |  |  |
| Plumbing                    |   |                              |                            | ·        |  |  |  |  |  |
| Fixtures                    |   |                              |                            |          |  |  |  |  |  |
| Generic                     | 100%  |                              |                            |          |  |  |  |  |  |
|                             | Obsolete Fixtures, Extent : Severe, A                       | rea 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   |                              |                            |          |  |  |  |  |  |