

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

Asset Name : BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT
Address : 1958 FULTON STREET BTWN: RALPH AVE. - HOWARD AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0024.000 / 1951 **Yr Built/Renovated** : 1912 / 2011
Area Sq Ft : 144,341 **Project Type** : HUMAN RESOURCES
Date of Survey : 18-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 1548 **Lot** : 19 **BIN** : 3042090

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$690,900	\$587,600
Interior Architecture	\$939,100	\$168,900
Electrical	\$1,112,100	\$551,600
Mechanical	\$485,600	\$2,438,900
Total	\$3,227,700	\$3,746,900
Priority A	\$690,900	\$587,600
Priority B	\$1,597,700	\$3,063,800
Priority C	\$939,100	\$95,600
Total	\$3,227,700	\$3,746,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$23,800	\$21,400		\$1,700
Interior Architecture	\$79,500	\$16,600		\$3,900
Electrical		\$2,600	\$3,400	\$61,500
Mechanical	\$24,900	\$43,400	\$24,900	\$48,200
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$133,100	\$89,000	\$33,200	\$120,200
Priority A	\$23,800	\$21,400		\$1,700
Priority B	\$63,900	\$50,900	\$33,200	\$114,600
Priority C	\$45,500	\$16,600		\$3,900
Total	\$133,100	\$89,000	\$33,200	\$120,200



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

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

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

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

Asset # : 1951

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	\$185,600	LIFE	* *	5	\$79,800	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%			LIFE	* *	5	\$91,900	A
Masonry: Brick	40%	0-2	\$268,000	LIFE	* *	5	\$81,700	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney, Air Intake</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Air Intake</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	* *	5	\$7,700	A
Stucco Cement	5%			2035	* *	5	\$25,500	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Low Wall On East Facade</i>								
Windows								
Aluminum	90%			2038	* *	5	\$38,000	A
Aluminum	8%			2047	* *	5	\$3,400	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2025	* *	10	\$5,300	A
Parapets								
Cast Stone/Terra Cotta	5%	0-2	\$6,400	LIFE	* *	5	\$5,700	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$17,400	LIFE	* *	5	\$13,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Clay Tile Coping</i>								
Metal: Cage/Fence	5%			2035	* *	5-10	\$5,700	A
Roof								
Copper/Terne	5%			2050	* *	10	\$8,600	A
Modified Bitumen	60%			2022	\$292,800	10	\$41,400	A
Modified Bitumen	30%	0-2	\$146,400	2032	* *			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between Cafeteria And Gym</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Junction Of High Wall Over Roof On First Floor Corridor To Cafeteria</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Junction Of First Floor Corridor And Gym</i>								
Skylight, Metal/Glass	5%	Now	\$90,900	2032	* *			A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

Asset # : 1951

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2021	\$90,300	3	\$23,500	C
Cast in Place Concrete	10%	Now	\$11,600	LIFE	**	5	\$34,200	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$33,800	2031	**	5	\$3,900	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$5,900	C
Terrazzo	5%			LIFE	**	5	\$6,100	C
Vinyl Tile	20%	Now	\$291,100	2032	**	3	\$11,700	C
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fourth Floor Corridor Near Room 408, Cafeteria</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Cafeteria, Fourth Floor Corridor Near Room 408</i>								
Vinyl Tile	45%			2027	**	3	\$26,400	C
Interior Walls								
Cast in Place Concrete	5%	2-4	\$46,100	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	Now	\$83,300	2025	**	5	\$14,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Gypsum Board	30%			LIFE	**	5	\$52,100	C
Marble Panels	5%			LIFE	**			C
Plaster	50%	0-2	\$518,700	LIFE	**	5	\$43,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2039	**	5	\$15,600	B
Exposed Concrete	5%			LIFE	**	5	\$1,200	B
Gypsum Board	10%			LIFE	**	5	\$19,600	B
Plaster	20%	Now	\$26,200	LIFE	**	5	\$19,600	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ceiling Over Booth Near Auditorium</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Ceiling Over Booth Near Auditorium</i>								
Plaster	55%			LIFE	**	5	\$53,800	B

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

Under 600 Volts

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

Asset # : 1951

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$63,600	5	\$500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : No Ratings Available</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2022	\$145,500	5	\$500	B
Raceway								
Conduit	95%			2022	\$97,200	1		B
Conduit	5%			2032	**	1		B
Panelboards								
Fused Disc Sw	10%			2021	\$16,500	5	\$300	B
Molded Case Bkrs	80%			2021	\$132,300	5	\$2,500	B
Molded Case Bkrs	10%			2030	**	5	\$300	B
Wiring								
Braided Cloth	90%	2-4	\$153,800	2047	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	10%			2032	**	1		B
Motor Controllers								
Locally Mounted	100%			2020	\$113,100	5	\$800	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	B
Lighting								
Interior Lighting								
Fluorescent	85%			2017	\$437,700	10	\$81,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	5%			2027	**	10	\$4,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices</i>							
	<i>Explanation : T-8 Lamps</i>							
HID	3%			2017	\$12,800	10	\$100	B
Incandescent	5%			2017	\$25,800	2	\$100	B
Incandescent	2%			2027	**	2		B
Egress Lighting								
Emergency, Service	25%			2027	**	1		B
Emergency, Battery	25%			2017	\$10,600	10	\$6,300	B
Exit, Service	25%			2027	**	1		B
Exit, Service	25%			2017	\$4,200	1		B
Exterior Lighting								
HID	50%			2017	\$24,100	10	\$200	B
No Component	50%							D
Alarm								

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

Asset # : 1951

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

0-2

\$408,500

2032

**

1-3

\$19,900

D

B

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

Location : Hallways

Explanation : Obsolete Equipment

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

Heating

Energy Source

Fuel Oil No 2

100%

2032

**

5

\$32,400

B

Conversion Equipment

Steam Boiler

100%

2020

\$707,700

1

\$103,600

B

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

Location : Basement Boiler Room

Explanation : 3 Units Which Are Scheduled To Be Replaced By 2 New Units In 2 Months

Distribution

Steam Piping/Pump

100%

Now

\$59,800

2022

\$598,000

4

\$5,200

B

Steam Traps Faulty, Extent : Severe, Area Affected : 50%

Location : Various Areas

Terminal Devices

Air Handler

10%

2022

\$62,700

1

\$6,500

B

Convactor/Radiator

80%

2020

\$648,100

1

\$27,100

B

Fan Coil Unit/Heat

10%

2017

\$174,200

1

\$3,400

B

Air Conditioning

Energy Source

Electricity

100%

2030

**

1

B

Conversion Equipment

Int Pkg Unit - Cooling

5%

2020

\$74,900

2

\$300

B

Other Observation, Extent : Light, Area Affected : 5%

Location : Lower Level

Explanation : 1 Unit

Window/Wall Unit

75%

2017

\$179,400

1

B

No Component

20%

D

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$58,300

B

Exhaust Fans

Interior

100%

Now

\$72,200

2032

**

2

\$2,600

B

Obsolete Equipment, Extent : Severe, Area Affected : 100%

Location : Basement

Plumbing

H/C Water Piping

Brass/Copper

100%

2022

\$347,500

1

B

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

Asset # : 1951

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2015	\$27,100	2	\$1,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit, Scheduled To Be Replaced In 2 Months</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Submersible	100%			2014	\$6,100	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-5</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$54,700	B
Sprinkler								
No Component	98%							D
Generic	2%			2022	\$27,200	1-2	\$600	B

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Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

Asset Name : BROWNSVILLE MULTI SERVICE CTR.
Address : 444 THOMAS S. BOYLAND ST. BTWN: PITKIN AV - E. NEW YORK AV
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0026.000 / 1953 **Yr Built/Renovated** : 1971 /
Area Sq Ft : 36,920 **Project Type** : HUMAN RESOURCES
Date of Survey : 18-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3496 **Lot** : 4 **BIN** : 3080726

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$46,700	\$187,200
Interior Architecture		\$212,200
Electrical	\$1,300	\$163,900
Mechanical	\$45,900	\$207,200
Total	\$93,900	\$770,500
Priority A	\$46,700	\$187,200
Priority B	\$47,200	\$371,100
Priority C		\$212,200
Total	\$93,900	\$770,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$7,000	\$4,900		\$16,800
Interior Architecture	\$58,000	\$1,100	\$3,500	\$12,000
Electrical	\$1,600	\$800	\$1,300	\$9,200
Mechanical	\$6,300	\$9,700	\$4,900	\$24,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$76,900	\$20,500	\$13,600	\$66,200
Priority A	\$7,000	\$4,900		\$16,800
Priority B	\$35,600	\$14,500	\$10,200	\$47,400
Priority C	\$34,200	\$1,100	\$3,500	\$2,000
Total	\$76,900	\$20,500	\$13,600	\$66,200



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$7,000	LIFE	**	5	\$11,200	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	75%			LIFE	**	5	\$20,900	A
Window Wall	20%			2032	**	5	\$33,500	A
Windows								
Aluminum	100%			2030	**	5	\$9,700	A
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,200	A
Concrete Masonry Unit	20%			LIFE	**	5	\$1,300	A
Metal Rail	75%			2027	**	5-10	\$76,900	A
Roof								
Modified Bitumen	100%			2022		10	\$26,500	A
Interior								
Floors								
Carpet	10%			2023	\$23,100	3	\$8,000	C
Cast in Place Concrete	10%			LIFE	**	5	\$8,800	C
Ceramic Tile	3%			2031	**	5	\$1,200	C
Terrazzo	20%	0-2	\$23,400	LIFE	**	5	\$6,300	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	57%			2022	\$212,200	3	\$8,600	C
Interior Walls								
Ceramic Tile	3%			2025	**	5	\$2,200	C
Concrete Masonry Unit	20%			LIFE	**	5	\$5,900	C
Glass: Single Pane	5%	Now	\$8,800	LIFE	**	5	\$2,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	67%			LIFE	**	5	\$29,800	C
Metal Panel	5%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	40%			2027	**	5	\$20,000	B
AcousTileConcealSpLn	5%	Now	\$15,100	2042	**	5	\$1,300	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor Corridor</i>								
AcousTileSusp.Lay-In	10%	4+	\$1,300	2027	**	5	\$2,000	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor</i>								
Exposed Concrete	30%			LIFE	**	5	\$1,900	B
Gypsum Board	15%	0-2	\$7,400	LIFE	**	5	\$7,500	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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BROWNSVILLE MULTI SERVICE CTR.
Asset # : 1953

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2022	\$900	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Ratings Available</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2022	\$14,500	5	\$800	B
Raceway								
Conduit	100%			2022	\$2,500	1		B
Panelboards								
Fused Disc Sw	5%			2021	\$600	5		B
Molded Case Bkrs	95%			2021	\$10,500	5	\$800	B
Wiring								
Thermoplastic	100%			2022	\$3,900	1		B
Motor Controllers								
Locally Mounted	100%			2020	\$7,400	5	\$200	B
Ground								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	94%			2022	\$59,400	10	\$23,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	2%			2017	\$1,300	10	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Light Fixtures (cfl)</i>								
HID	2%			2017	\$200	10		B
Incandescent	2%			2017	\$1,300	2		B
Egress Lighting								
Exit, Service	100%			2017	\$4,300	1		B
Exterior Lighting								
HID	100%			2017	\$1,200	10	\$100	B
Alarm								
Security System								
No Component	80%							D
Generic	20%			2022	\$20,300	1	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And Hallways</i>								
<i>Explanation : Intrusion Alarm & 4 - CCTV</i>								

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BROWNSVILLE MULTI SERVICE CTR.
Asset # : 1953

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2022

\$104,500

1-3

\$5,600

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallway**Explanation : Strobe Lights, Manual Pull Stations And Main Control Panel*

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

Heating

Energy Source

Natural Gas

100%

2032

* *

1

B

Conversion Equipment

Hot Water Boiler

100%

2027

* *

1

\$13,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 12 Multiple Units*

Distribution

Hot Wtr Piping/Pump

100%

2030

* *

4

\$2,000

B

Terminal Devices

Convactor/Radiator

100%

2020

\$207,200

1

\$8,700

B

Air Conditioning

Energy Source

Electricity

100%

2030

* *

1

B

Conversion Equipment

Window/Wall Unit

75%

2017

\$45,900

1

B

*Other Observation, Extent : Light, Area Affected : 1%**Location : Basement**Explanation : 1 Inoperable Centrifugal Unit Remaining In Basement*

No Component

25%

D

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$14,900

B

Exhaust Fans

Interior

95% Now

\$1,800

2017

\$17,500

2

\$600

B

*Not in Service, Extent : Severe, Area Affected : 95%**Location : Basement*

Roof

5%

2022

\$1,200

2

B

Plumbing

H/C Water Piping

Brass/Copper

100%

2032

* *

1

B

Water Heater

Gas Fired

100%

2015

\$6,900

2

\$400

B

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,100	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, G, 2, 3.</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$14,000	B

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

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

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

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

Asset Name : BUSHWICK MULTI SERVICE CENTER
Address : 1420 BUSHWICK AVENUE BTWN: MOFFAT ST. - CHAUNCEY ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0025.000 / 1952 **Yr Built/Renovated** : 1920 /
Area Sq Ft : 54,112 **Project Type** : HUMAN RESOURCES
Date of Survey : 19-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3444 **Lot** : 22 **BIN** : 3080067

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$939,800	\$116,800
Interior Architecture	\$233,800	\$163,700
Electrical	\$83,400	
Total	\$1,256,900	\$280,500
Priority A	\$939,800	\$116,800
Priority B	\$83,400	
Priority C	\$233,800	\$163,700
Total	\$1,256,900	\$280,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$30,600	\$4,500		\$42,100
Interior Architecture	\$39,500		\$4,900	\$7,300
Electrical	\$1,300	\$200	\$500	\$51,200
Mechanical	\$10,300	\$14,900	\$6,000	\$22,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$85,600	\$23,500	\$15,400	\$127,100
Priority A	\$30,600	\$4,500		\$42,100
Priority B	\$25,400	\$19,000	\$10,500	\$80,500
Priority C	\$29,600		\$4,900	\$4,400
Total	\$85,600	\$23,500	\$15,400	\$127,100



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$16,400	A
Masonry: Brick	65%			LIFE	**	5	\$42,600	A
Masonry: Brick	10%	Now	\$21,500	LIFE	**	5	\$6,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Bulkheads</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads</i>								
Masonry: Granite	10%	Now	\$172,500	LIFE	**	5	\$4,900	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steps At East Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steps At East Entrance</i>								
Masonry: Limestone	10%	Now	\$89,100	LIFE	**	5	\$4,900	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Balusters Over North And South Entrances</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	5%			2025	**	10	\$4,500	A
Wood	95%	Now	\$414,900	2047	**	5	\$67,800	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$97,600	LIFE	**	5	\$7,500	A
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Stair Bulkhead</i>								
Metal Rail	10%			2027	**	5-10	\$15,000	A

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Cast in Place Concrete	10%	Now	\$9,100	LIFE	**			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Terrace Over Basement</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Terrace Over Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Basement Corridor</i>								
Single Ply Membrane	85%			2017	\$114,600	10	\$33,000	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	0-2	\$51,100	2042	**			A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	10%	0-2	\$6,800	2021	\$33,800	3	\$8,800	C
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$8,700	LIFE	**	5	\$12,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$12,700	2031	**	5	\$1,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	25%	Now	\$85,700	LIFE	**	5	\$11,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridor</i>								
Vinyl Tile	20%			2017	\$109,100	3	\$5,900	C
Vinyl Tile	30%			2022	\$163,700	3	\$6,600	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Ceramic Tile	5%			2031	**	5	\$5,400	C
Gypsum Board	10%			LIFE	**	5	\$6,500	C
Masonry: Brick	5%			LIFE	**			C
Plaster	10%	Now	\$38,900	LIFE	**	5	\$3,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Bulkheads, Boiler Room, Basement Corridor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads</i>								
Plaster	65%			LIFE	**	5	\$21,200	C

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

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%			2027	**	5	\$5,900	B
Plaster	10%	Now	\$9,800	LIFE	**	5	\$3,700	B

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

Location : North And South Bulkheads, Basement Corridor

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

Location : North And South Bulkheads

Plaster	80%			LIFE	**	5	\$29,300	B
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Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2022	\$900	5	\$200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2022	\$14,500	5	\$1,200	B
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Raceway

Conduit	95%			2022	\$2,400	1		B
Conduit	5%			2032	**	1		B

Panelboards

Molded Case Bkrs	90%			2021	\$9,900	5	\$1,100	B
Molded Case Bkrs	10%			2030	**	5	\$100	B

Wiring

Braided Cloth	10%	2-4	\$400	2047	**	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Basement

Thermoplastic	80%			2022	\$3,200	1		B
Thermoplastic	10%			2032	**	1		B

Motor Controllers

Locally Mounted	100%			2020	\$11,000	5	\$300	B
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Ground

Grounding Devices

Generic	100%	2-4	\$900	LIFE	**	5	\$700	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

Lighting

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2017	\$83,400	10	\$32,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	10%			2017	\$9,300	2	\$100	B
Egress Lighting								
Emergency, Battery	40%			2027	**	10	\$3,800	B
Emergency, Battery	10%			2017	\$1,600	10	\$900	B
Exit, Service	10%			2017	\$600	1		B
Exit, Service	40%			2027	**	1		B
Exterior Lighting								
HID	100%			2017	\$1,800	10	\$100	B
Alarm								
Fire/Smoke Detection Under Construction	100%							D
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2032	**	1		B
Conversion Equipment								
Steam Boiler	100%			2027	**	1	\$38,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10 Multiple Units, Converted Steam System</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	4	\$2,900	B
Terminal Devices								
Convactor/Radiator	100%			2027	**	1	\$12,700	B
Air Conditioning								
Energy Source Electricity	100%			2030	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2015	\$9,000	1		B
No Component	90%							D
Plumbing								
H/C Water Piping Brass/Copper	100%	0-2	\$2,600	2032	**	1		B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Connecting Pipe At Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2020	\$10,200	2	\$600	B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2017	\$10,100	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$20,500	B

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

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

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

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

Asset Name : EAST HARLEM MULTI SERVICE CENTER
Address : 413 EAST 120TH STREET BTWN: FIRST AVE - PLEASANT AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0037.000 / 1553 **Yr Built/Renovated** : 1924 / 2002
Area Sq Ft : 94,529 **Project Type** : HUMAN RESOURCES
Date of Survey : 21-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1808 **Lot** : 8 **BIN** : 1054888

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$428,800	\$229,100
Interior Architecture	\$584,900	\$97,100
Electrical		\$217,900
Mechanical	\$125,300	\$468,200
Total	\$1,139,100	\$1,012,200
Priority A	\$428,800	\$229,100
Priority B	\$125,300	\$740,500
Priority C	\$584,900	\$42,700
Total	\$1,139,100	\$1,012,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$19,800			\$15,800
Interior Architecture	\$55,000			\$11,300
Electrical	\$3,200	\$2,900	\$3,000	\$6,100
Mechanical	\$16,400	\$12,400	\$21,300	\$37,400
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$99,400	\$20,200	\$29,200	\$75,500
Priority A	\$19,800			\$15,800
Priority B	\$34,100	\$20,200	\$29,200	\$48,400
Priority C	\$45,400			\$11,300
Total	\$99,400	\$20,200	\$29,200	\$75,500



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$208,400	LIFE	**	5	\$127,100	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%	Now	\$41,000	LIFE	**	5	\$5,000	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	100%	Now	\$130,200	2038	**	5	\$13,800	A
	<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$8,400	LIFE	**	5	\$3,800	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	78%	Now	\$49,300	LIFE	**	5	\$7,600	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	2%	Now	\$2,300	LIFE	**	5	\$200	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Stucco Cement	15%	Now	\$9,200	2035	**	5	\$1,900	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : South Facade, East Facade</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : South Facade, East Facade</i>							
Roof								
Modified Bitumen	35%			2027	**	10	\$15,800	A
Single Ply Membrane	65%			2022		10	\$29,400	A
Interior								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	2%	0-2	\$2,400	2018	\$11,800	3	\$3,100	C
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	4+	\$3,800	LIFE	**	5	\$11,200	C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%	0-2	\$3,300	2031	**	5	\$1,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$4,000	C
Vinyl Tile	80%	Now	\$457,500	2027	**	3	\$30,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Wood	5%	4+	\$10,600	2037	**	5	\$4,800	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Gymnasium</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Gymnasium</i>								
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$14,000	LIFE	**	5	\$7,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	Now	\$11,300	LIFE	**	5	\$7,100	C
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Plaster	75%	0-2	\$127,400	LIFE	**	5	\$42,700	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%			LIFE	**			C
Ceilings								
Exposed Concrete	5%	Now	\$9,600	LIFE	**	5	\$800	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Ash Hoist</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Ash Hoist</i>								
Exposed Struc: Steel	5%			LIFE	**			B
Fiber Board	5%			2027	**			B
Plaster	85%			LIFE	**	5	\$54,400	B

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$1,600	5	\$300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 1600 Amps And One 800 Amps Main Disconnect Switch</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2022	\$29,100	5	\$300	B
Raceway								
Conduit	80%			2032	**	1		B
Conduit	20%			2032	**	1		B
Panelboards								
Fused Disc Sw	10%			2021	\$2,200	5	\$200	B
Molded Case Bkrs	70%			2021	\$15,400	5	\$1,400	B
Molded Case Bkrs	20%			2030	**	5	\$400	B
Wiring								
Braided Cloth	10%	2-4	\$1,000	2047	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Braided Cloth	20%			2030	**	1		B
Thermoplastic	70%			2022	\$6,900	1		B
Motor Controllers								
Locally Mounted	20%			2020	\$3,700	5	\$100	B
Locally Mounted	80%			2027	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	B
Lighting								
Interior Lighting								
Fluorescent	97%			2022	\$157,000	10	\$60,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
HID	3%			2022	\$800	10	\$100	B
Egress Lighting								
Emergency, Battery	50%			2022	\$13,900	10	\$8,300	B
Exit, Service	50%			2022	\$5,500	1		B
Exterior Lighting								
HID	100%			2017	\$3,100	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2027	**	1	\$8,700	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2027	**	1-3	\$14,300	B

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Energy Source								
Fuel Oil No 2	100%			2032	* *	5	\$21,200	B
Conversion Equipment								
Steam Boiler	100%			2027	* *	1	\$67,900	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Steam Piping/Pump	100%			2032	* *	4	\$3,400	B
Terminal Devices								
Air Handler	20%			2022	\$82,200	1	\$8,500	B
Convactor/Radiator	70%			2027	* *	1	\$15,500	B
Fan Coil Unit/Heat	10%			2022	\$114,100	1	\$2,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Window/Wall Unit	80%			2017	\$125,300	1		B
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$38,200	B
Exhaust Fans								
Interior	70%			2022	\$33,100	2	\$1,500	B
Roof	10%			2022	\$6,100	2	\$200	B
No Component	20%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
Water Heater								
Gas Fired	100%			2020	\$17,700	2	\$1,000	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Three 75 Gal Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	50%			2017	\$5,000	4	\$700	B
Submersible	50%			2014	\$3,000	4	\$1,000	B
Backflow Preventer								
Generic	100%			2027	* *	1	\$4,200	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-5</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2022	\$271,900	1-5	\$34,600	B
Sprinkler								
No Component	97%							D
Generic	3%			2022	\$26,700	1-2	\$600	B
Fire Pump								
Generic	100%			2025	* *	1	\$12,800	B

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

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

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$112,200	\$126,500
Interior Architecture	\$91,500	\$44,300
Total	\$203,700	\$170,800
Priority A	\$112,200	\$126,500
Priority B	\$43,800	\$44,300
Priority C	\$47,700	
Total	\$203,700	\$170,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$56,600	\$400		
Interior Architecture	\$46,800	\$18,500	\$3,700	
Electrical	\$100	\$300	\$100	\$23,100
Mechanical	\$3,000	\$2,100	\$11,100	\$13,500
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$111,500	\$26,200	\$19,900	\$41,500
Priority A	\$56,600	\$400		
Priority B	\$8,100	\$7,300	\$16,100	\$41,500
Priority C	\$46,800	\$18,500	\$3,700	
Total	\$111,500	\$26,200	\$19,900	\$41,500



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	48%	0-2	\$112,200	LIFE	**	5	\$17,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	50%			LIFE	**	5	\$17,800	A
Masonry: Limestone	2%	Now	\$8,700	LIFE	**	5	\$500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$5,300	2038	**	5	\$1,100	A
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%			2030	**	5	\$700	A
Parapets								
Cast Stone/Terra Cotta	5%	0-2	\$2,000	LIFE	**	5	\$900	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%			LIFE	**	5	\$900	A
Masonry: Brick	50%	Now	\$14,700	LIFE	**	5	\$1,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%	Now	\$700	LIFE	**	5	\$100	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	98%	0-2	\$25,300	2022	\$126,500			A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%			2032	**	10	\$1,200	A
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$8,200	C
Ceramic Tile	20%			2031	**	5	\$7,500	C
Quarry Tile	20%			2035	**	5	\$11,200	C
Vinyl Tile	15%			2027	**	3	\$2,100	C
Wood	35%			2050	**	5	\$24,500	C
Interior Walls								
Ceramic Tile	25%	Now	\$32,100	2025	**	5	\$5,600	C
	<i>Loose/Delam Surface, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Throughout Stairs And First Floor</i>							
Glass: Single Pane	5%			LIFE	**	5	\$1,700	C
Gypsum Board	60%	Now	\$47,700	LIFE	**	5	\$16,100	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	10%	0-2	\$14,800	LIFE	**			C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Ceilings								
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	95%	0-2	\$43,800	LIFE	**	5	\$44,300	B
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Gas Meter Room</i>						
		<i>Explanation : Water Main</i>						
Lighting								
Interior Lighting								
Fluorescent	100%			2027	**	10	\$22,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Egress Lighting								
Emergency, Service	30%			2027	**	1		B
Emergency, Service	10%			2030	**	1		B
Exit, Service	60%			2027	**	1		B
Exterior Lighting								
HID	100%			2022	\$1,000	10	\$100	B
Alarm								
Fire/Smoke Detection								
No Component	90%							D
Generic	10%			2030	**	1-3	\$1,600	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2032	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	1	\$12,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 5 Multiple Boilers Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$1,800	B
Terminal Devices								
Convactor/Radiator	100%			2027	**	1	\$8,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	1		B

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning Conversion Equipment Window/Wall Unit	20%			2017	\$11,400	1		B
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : Office Space Only</i>						
No Component	80%							D
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,900	B
Exhaust Fans Roof	100%			2022	\$22,100	2	\$800	B
Plumbing H/C Water Piping Brass/Copper	100%			2042	* *	1		B
Water Heater Gas Fired	100%			2020	\$6,500	2	\$400	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Plastic/PVC	100%			2035	* *	1		B
Sump Pump(s) Submersible	100%			2016	\$6,100	4	\$1,300	B
Fixtures Generic	100%							B
Vertical Transport Elevators Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-5</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression Sprinkler No Component	90%							D
Generic	10%			2032	* *	1-2	\$700	B

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

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

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

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$265,300	\$35,500
Interior Architecture	\$86,100	\$203,600
Electrical		\$52,200
Mechanical	\$63,800	\$168,500
Total	\$415,200	\$459,900
Priority A	\$265,300	\$35,500
Priority B	\$101,300	\$220,700
Priority C	\$48,600	\$203,600
Total	\$415,200	\$459,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$57,700		\$2,400	
Interior Architecture	\$38,200	\$1,200		\$3,700
Electrical	\$25,500	\$1,700	\$2,400	\$2,100
Mechanical	\$17,000	\$8,300	\$14,400	\$8,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$142,300	\$15,100	\$23,100	\$18,200
Priority A	\$57,700		\$2,400	
Priority B	\$59,500	\$13,900	\$20,700	\$14,400
Priority C	\$25,200	\$1,200		\$3,700
Total	\$142,300	\$15,100	\$23,100	\$18,200



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

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$44,400	A
Masonry: Brick	80%			LIFE	**	5	\$71,100	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Window Wall	10%	Now	\$47,700	2033	**	5	\$8,300	A
<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	100%	Now	\$182,000	2039	**	5	\$4,800	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	15%			LIFE	**	5	\$17,500	A
Masonry: Brick	70%			LIFE	**	5-10	\$27,000	A
Metal Rail	10%			2028	**	5-10	\$10,200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$3,600	A
Roof								
Metal Panel	5%			2036	**	10	\$2,400	A
Modified Bitumen	90%			2028	**	10	\$23,700	A
Modified Bitumen	5%	Now	\$1,900	2028	**			A
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Main Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Main Lobby</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$8,700	C
Ceramic Tile	5%			2032	**	5	\$2,000	C
Panel/Paver: Cer/Brk	10%			2039	**	5	\$9,000	C
Vinyl Tile	55%			2023		3	\$10,900	C
Vinyl Tile	25%			2033	**	3	\$3,700	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd And 3rd Floor Offices, 2012</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$5,900	C
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Gypsum Board	35%			LIFE	**	5-10	\$43,800	C
Gypsum Board	25%			LIFE	**	5-10	\$31,300	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd And 3rd Floor Offices, 2012</i>								
Metal Panel	20%			LIFE	**	10	\$6,600	C
Plaster	10%			LIFE	**	5-10	\$6,300	C
Ceilings								
AcousTileSusp.Lay-In	50%	4+	\$13,000	2028	**	5	\$9,900	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%			2043	**	5	\$9,900	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd And 3rd Floor Offices, 2012</i>								
Exposed Concrete	25%	0-2	\$37,400	LIFE	**	5	\$1,600	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$900	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$14,500	5	\$800	B
Raceway								
Conduit	95%			2023	\$2,400	1		B
Conduit	5%			2049	**	1		B
Panelboards								
Fused Disc Sw	10%			2022	\$1,100	5	\$100	B
Molded Case Bkrs	90%			2022	\$9,900	5	\$700	B
Wiring								
Thermoplastic	95%			2023	\$3,800	1		B
Thermoplastic	5%			2049	**	1		B

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2021	\$7,400	5	\$200	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
Fluorescent	10%			2031	**	10	\$2,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st & 3rd Floor</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	83%			2018	\$52,200	10	\$20,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
HID	2%			2018	\$200	10		B
Incandescent	5%			2018	\$3,100	2		B
Egress Lighting								
Emergency, Battery	40%			2018	\$4,300	10	\$2,600	B
Emergency, Battery	10%			2031	**	10	\$600	B
Exit, LED	20%			2058	**	1		B
Exit, Service	30%			2018	\$1,300	1		B
Exterior Lighting								
HID	100%			2018	\$1,200	10	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$18,500	B

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2031	**	4	\$2,000	B
Terminal Devices								
Air Handler	40%			2028	**	1	\$6,600	B
Convactor/Radiator	60%			2036	**	1	\$5,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	80%	Now	\$63,800	2038	**	1	\$20,700	B
		<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 3rd Floor Mechanical Room</i>						
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$2,300	2033	**	4	\$1,300	B
		<i>Broken, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Circulation Pump</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$100,600	1	\$16,500	B
Heat Rejection								
Water Cool Tower	100%	Now	\$1,400	2021	\$68,000	2	\$21,400	B
		<i>Malfunctioning, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Automatic Make-up Water Valve Malfunctioning</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,500	B
Exhaust Fans								
Interior	20%			2023	\$3,700	2	\$200	B
Roof	80%			2023	\$18,800	2	\$700	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2036	**	1		B
Water Heater								
Gas Fired	100%			2022	\$6,900	2	\$400	B
HW Heat Exchanger								
Low Temp	100%			2033	**	4	\$2,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
Vertical Transport								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Vertical Transport Elevators Hydraulic	100%			LIFE	* *		C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Floors 1-3</i>							
<i>Explanation : One Unit</i>							
Fire Suppression Standpipe Generic	100%			2033	* *	1-5	\$13,400 B

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

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

Asset Name : JOSE GONZALEZ HOUSE
Address : 1177 HOE AVENUE
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 : 12-Jul-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2745 **Lot** : 29 **BIN** : 2006057

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$43,500	
Interior Architecture	\$48,200	
Total	\$91,700	
Priority A	\$43,500	
Priority C	\$48,200	
Total	\$91,700	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$84,700			
Interior Architecture	\$3,700	\$100		\$600
Electrical	\$1,200	\$500	\$1,200	\$600
Mechanical	\$500	\$600	\$5,600	\$700
Total	\$90,200	\$1,300	\$6,700	\$2,000
Priority A	\$84,700			
Priority B	\$5,300	\$1,100	\$6,700	\$1,300
Priority C	\$200	\$100		\$600
Total	\$90,200	\$1,300	\$6,700	\$2,000



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$43,500	LIFE	**	5	\$4,400	A
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade & Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$30,100	LIFE	**	5	\$800	A
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	25%	Now	\$28,300	2034	**	5	\$2,300	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$4,800	2037	**	5	\$500	A
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$1,600	2046	**	5	\$300	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,700	LIFE	**	5	\$300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	45%	Now	\$9,100	LIFE	**	5	\$400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$4,100	LIFE	**	5	\$100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	35%	2-4	\$3,900	2041	**	5	\$900	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Ceramic Tile	5%			2030	**	5	\$300	C
Vinyl Tile	95%	Now	\$48,200	2031	**	3	\$1,900	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2024	**	5	\$400	C
Gypsum Board	70%			LIFE	**	5	\$3,000	C
Wood	25%			LIFE	**	5	\$7,200	C
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$3,600	2026	**	5	\$2,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2031	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 200 Amps Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$100	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	**	1	\$1,100	B
Generators								
Natural Gas	100%			2024	**	1	\$1,400	B
Batteries								
Lead/Acid	100%	Now	\$600	2016	\$600	5	\$100	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Generator</i>								
<i>Explanation : Batteries Are Missing</i>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	97%			2021	\$8,400	10	\$3,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Using T-12 Lamps</i>							
Incandescent	3%			2021	\$300	2		B
Egress Lighting								
Emergency, Battery	50%			2021	\$700	10	\$400	B
Exit, Service	50%			2021	\$300	1		B
Exterior Lighting								
HID	100%			2021	\$100	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2026	**	1	\$400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor, 2nd Floor And Basement Hallways</i>							
	<i>Explanation : Standard</i>							
Fire/Smoke Detection								
Generic	100%			2026	**	1-3	\$2,300	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$3,600	B
Distribution								
Steam Piping/Pump	100%			2041	**	4	\$200	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$1,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Window/Wall Unit	60%			2016	\$5,000	1		B
No Component	40%							D
Ventilation								
Exhaust Fans								
Roof	100%			2021	\$3,200	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		B

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater								
Gas Fired	100%			2019	\$900	2	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2041	* *	1-2	\$1,000	B

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

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

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

CAPITAL

Total
 Priority
 Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$72,900		\$400	
Interior Architecture	\$88,000		\$700	\$5,300
Electrical	\$200	\$200	\$400	\$200
Mechanical	\$10,500	\$400	\$500	\$400
Total	\$171,600	\$500	\$2,000	\$5,800
Priority A	\$72,900		\$400	
Priority B	\$10,700	\$500	\$900	\$500
Priority C	\$88,000		\$700	\$5,300
Total	\$171,600	\$500	\$2,000	\$5,800



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

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

Asset # : 1950

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$29,400	A
Masonry: Brick	90%			LIFE	**	5	\$67,800	A
Masonry: Limestone	5%			LIFE	**	5	\$2,800	A
Windows								
Aluminum	100%			2039	**	5	\$5,100	A
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5-10	\$15,700	A
Masonry: Brick	50%			LIFE	**	5-10	\$9,400	A
Metal: Cage/Fence	15%			2028	**	5-10	\$3,200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$1,700	A
Stucco Cement	10%			2036	**	5	\$700	A
Roof								
Modified Bitumen	100%			2028	**	10	\$6,700	A
Interior								
Floors								
Carpet	60%	2-4	\$56,100	2025	**	3	\$14,600	C
								<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>
								<i>Location : Throughout</i>
								<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>
								<i>Location : Throughout</i>
Ceramic Tile	5%			2032	**	5	\$800	C
Vinyl Tile	35%			2028	**	3	\$2,100	C
								<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>
								<i>Location : Throughout</i>
Interior Walls								
Gypsum Board	100%			LIFE	**	5-10	\$49,200	C
Ceilings								
AcousTileSusp.Lay-In	100%			2028	**	5	\$16,300	B
								<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>
								<i>Location : Throughout</i>

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

Lighting

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

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

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

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

Asset # : 1950

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2023	\$24,300	10	\$9,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Lamp T-12</i>							
Fluorescent	5%			2028	**	10	\$500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Staircase</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
Egress Lighting Emergency, Service	50%			2028	**	1		B
Exit, Service	50%			2028	**	1		B
Exterior Lighting HID	100%			2028	**	10		B
Alarm								
Fire/Smoke Detection No Component	70%							D
Generic	30%			2028	**	1-3	\$2,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Strobe Lights And Manual Pull Station, Horns</i>							
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution Steam Piping/Pump	100%	Now	\$4,200	2033	**	4	\$500	B
	<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Terminal Devices Convactor/Radiator	100%	Now	\$5,700	2028	**	1	\$3,200	B
	<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Air Conditioning								
Conversion Equipment Window/Wall Unit	75%			2018	\$18,600	1		B
No Component	25%							D
Ventilation								
Distribution Ductwork/Diffusers	15%			LIFE	**	2-5	\$1,400	B
No Component	85%							D
Exhaust Fans Roof	100%			2028	**	2	\$300	B
Plumbing								

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

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

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

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

Asset # : 1950

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

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

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

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

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$216,100	\$151,000
Interior Architecture	\$623,400	\$1,124,800
Electrical		\$424,700
Mechanical	\$272,000	\$448,800
Total	\$1,111,500	\$2,149,400
Priority A	\$216,100	\$151,000
Priority B	\$580,800	\$934,200
Priority C	\$314,600	\$1,064,100
Total	\$1,111,500	\$2,149,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$48,100		\$11,300	
Interior Architecture	\$25,600		\$4,000	\$17,200
Electrical	\$5,600	\$3,800	\$5,900	\$4,100
Mechanical	\$36,100	\$23,800	\$33,200	\$27,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$119,300	\$31,600	\$58,400	\$52,200
Priority A	\$48,100		\$11,300	
Priority B	\$45,600	\$31,600	\$43,100	\$35,000
Priority C	\$25,600		\$4,000	\$17,200
Total	\$119,300	\$31,600	\$58,400	\$52,200



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

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

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

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

Asset # : 1962

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$184,800	A
Masonry: Granite	5%			LIFE	**	5	\$8,700	A
Masonry: Limestone	10%			LIFE	**	5	\$17,300	A
Stucco Cement	5%			2028	**	5	\$14,400	A
Windows								
Aluminum	100%			2039	**	5	\$43,000	A
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$144,900	A
Masonry: Limestone	5%			LIFE	**	5-10	\$15,200	A
Metal: Cage/Fence	10%			2036	**	5-10	\$19,300	A
Roof								
Built-Up (BUR)	5%			2028	**	10	\$3,100	A
Modified Bitumen	95%			2031	**	10	\$58,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	5%			2022	\$46,700	3	\$12,100	C
Cast in Place Concrete	10%			LIFE	**	5	\$70,800	C
Ceramic Tile	5%			2032	**	5	\$8,100	C
Quarry Tile	5%			2028	**	5	\$12,100	C
Vinyl Tile	65%			2023	\$979,000	3	\$52,600	C
Wood	10%			2038	**	5	\$30,300	C
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$24,900	C
Gypsum Board	10%			LIFE	**	5-10	\$56,400	C
Masonry: Brick	10%	Now	\$110,000	LIFE	**			C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Tank Bulkhead</i>								
Plaster	50%			LIFE	**	5-10	\$141,000	C
SGFT/Glazed Masonry	25%			LIFE	**	10	\$41,500	C
Ceilings								
AcousTileSusp.Lay-In	15%	2-4	\$158,300	2043	**	5	\$12,100	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout, Kitchen</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%			LIFE	**	5-10	\$50,600	B
Plaster	60%			LIFE	**	5-10	\$166,900	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								

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

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

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

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

Asset # : 1962

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$3,000	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	**	5	\$200	B
Fused Disc Sw	50%			2023	\$21,800	5	\$200	B
Raceway								
Conduit	90%			2033	**	1		B
Conduit	10%			2043	**	1		B
Panelboards								
Fused Disc Sw	10%			2031	**	5	\$300	B
Molded Case Bkrs	60%			2031	**	5	\$1,700	B
Molded Case Bkrs	10%			2039	**	5	\$300	B
Molded Case Bkrs	20%			2022	\$6,600	5	\$600	B
Wiring								
Thermoplastic	80%			2033	**	1		B
Thermoplastic	20%			2043	**	1		B
Motor Controllers								
Locally Mounted	80%			2028	**	5	\$600	B
Locally Mounted	20%			2036	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,200	B
Lighting								
Interior Lighting								
Fluorescent	93%			2023	\$237,800	10	\$92,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T-12</i>								
Fluorescent	5%			2028	**	10	\$5,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2023	\$400	10		B
Incandescent	1%			2018	\$2,600	2		B
Egress Lighting								
Emergency, Service	50%			2028	**	1		B
Exit, Service	50%			2028	**	1		B
Exterior Lighting								
HID	100%			2028	**	10	\$300	B
Alarm								

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

Asset # : 1962

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

Alarm

Security System

No Component

80%

D

Generic

20%

2023

\$72,900

1

\$8,100

B

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

Location : Front And Back Entrances Only

Explanation : C C T V Cameras

Fire/Smoke Detection

No Component

50%

D

Generic

50%

2028

**

1-3

\$33,400

B

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

Location : Hallways

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

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2033

**

1

B

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

Location : Basement

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

Conversion Equipment

Steam Boiler

100%

2028

**

1

\$107,200

B

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

Location : Boiler Room

Explanation : 4 Units

Distribution

Steam Piping/Pump

100%

Now

\$168,100

2033

**

4

\$5,300

B

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

Location : Throughout

Terminal Devices

Air Handler

20%

Now

\$2,600

2023

\$129,800

1

\$12,100

B

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

Location : Penthouse

Convactor/Radiator

80%

Now

\$18,200

2028

**

1

\$25,200

B

Corroded, Extent : Moderate, Area Affected : 5%

Location : Throughout

Air Conditioning

Energy Source

Electricity

100%

2031

**

1

B

Conversion Equipment

Window/Wall Unit

70%

2018

\$173,300

1

B

No Component

30%

D

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

Asset # : 1962

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Direct Expansion	15%			2023	\$39,200	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : R-22</i>							
	<i>Explanation : 4 Units, Refrigerant R-22</i>							
No Component	85%							D
Heat Rejection								
Air Condenser Unit	15%			2023	\$25,300	2	\$11,300	B
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$103,900	LIFE	**	2-5	\$60,300	B
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
Exhaust Fans								
Interior	80%			2023	\$106,500	2	\$2,700	B
Roof	20%			2028	**	2	\$700	B
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2033	**	1		B
Galv Iron/Steel	80%			2028	**	1		B
HW Heat Exchanger								
Low Temp	100%			2033	**	4	\$10,700	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement - Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2016	\$6,100	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2023	\$10,100	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-4</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Standpipe								
No Component	25%							D
Generic	75%			2033	**	1-5	\$41,000	B

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

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

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

Asset # : 1962

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

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

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

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

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$194,600
Interior Architecture	\$44,500	\$232,200
Electrical		\$48,800
Mechanical		\$153,000
Total	\$44,500	\$628,600
Priority A		\$194,600
Priority B		\$201,800
Priority C	\$44,500	\$232,200
Total	\$44,500	\$628,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$52,900			
Interior Architecture	\$25,400		\$2,300	\$9,700
Electrical	\$1,300	\$900	\$1,500	\$900
Mechanical	\$40,000	\$2,000	\$4,100	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$123,600	\$6,800	\$12,000	\$16,400
Priority A	\$52,900			
Priority B	\$61,900	\$6,800	\$9,600	\$6,700
Priority C	\$8,800		\$2,300	\$9,700
Total	\$123,600	\$6,800	\$12,000	\$16,400



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$1,800	A
Masonry: Brick	95%			LIFE	**	5	\$55,000	A
Windows								
Aluminum	100%			2039	**	5	\$6,700	A
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5-10	\$14,600	A
				<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Interior Face</i>				
Masonry: Brick	50%	Now	\$9,600	LIFE	**	5	\$3,000	A
				<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>				
				<i>Location : West Facade</i>				
				<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : West Facade</i>				
Metal Panel	5%			2043	**	5	\$1,100	A
Roof								
Modified Bitumen	100%			2023		10	\$27,600	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,800	C
Ceramic Tile	5%			2032	**	5	\$1,600	C
Quarry Tile	10%			2036	**	5	\$4,700	C
Vinyl Tile	80%			2023		3	\$12,500	C
Interior Walls								
Ceramic Tile	20%			2032	**	5	\$11,600	C
Concrete Masonry Unit	10%			LIFE	**	5	\$4,600	C
Gypsum Board	70%			LIFE	**	5-10	\$68,700	C
Ceilings								
AcousTileSusp.Lay-In	70%			2028	**	5	\$21,800	B
Gypsum Board	20%			LIFE	**	5-10	\$21,400	B
Gypsum Board	5%	Now	\$1,000	LIFE	**	5	\$2,000	B
				<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>				
				<i>Location : Near Door B-1</i>				
				<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : Near Door B-1</i>				
Metal Panel	5%			LIFE	**	5	\$3,900	B

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	* *	5	\$600	B
Raceway								
Conduit	100%			2033	* *	1		B
Panelboards								
Fused Disc Sw	2%			2022	\$200	5		B
Molded Case Bkrs	98%			2031	* *	5	\$600	B
Wiring								
Thermoplastic	100%			2033	* *	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$5,500	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$700	B
Lighting								
Interior Lighting								
Fluorescent	99%			2023	\$48,800	10	\$18,900	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Using T-8 Lamps</i>					
Incandescent	1%			2018	\$500	2		B
Egress Lighting								
Emergency, Battery	50%			2023	\$4,200	10	\$2,500	B
Exit, Service	50%			2023	\$1,700	1		B
Exterior Lighting								
HID	100%			2018	\$900	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2028	* *	1	\$2,600	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Intrusion Alarm; Motion Sensors</i>					
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2028	* *	1-3	\$7,300	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Strobe Lights, Horns, Manual Pull Station</i>					

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

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	70%	Now	\$2,000	2018	\$19,800	1	\$6,500	B
<i>Not Energy Efficient, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Units</i>								
Hot Water Boiler	30%			2028	**	1	\$3,100	B
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	30%			2031	**	4	\$500	B
No Component	70%							D
Terminal Devices								
Convactor/Radiator	30%			2028	**	1	\$2,000	B
No Component	70%							D
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	Now	\$15,300	2023	\$153,000	2	\$1,000	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Units - Not Energy Efficient</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$16,300	LIFE	**	2-5	\$11,600	B
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rms 213, 217, B1, Stairwell Condensate Water & Air Leaks</i>								
Exhaust Fans								
Roof	100%	Now	\$1,800	2023	\$18,500	2	\$500	B
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
Water Heater								
Gas Fired	100%			2021	\$5,400	2	\$300	B

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

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

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

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

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

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

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

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

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$94,400	\$69,300
Interior Architecture	\$382,700	\$124,600
Electrical		\$180,400
Mechanical		\$124,500
Total	\$477,100	\$498,800
Priority A	\$94,400	\$69,300
Priority B	\$80,500	\$386,400
Priority C	\$302,200	\$43,100
Total	\$477,100	\$498,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$117,100			
Interior Architecture	\$23,300	\$3,800		\$500
Electrical	\$2,500	\$1,800	\$1,800	\$20,400
Mechanical	\$21,000	\$7,200	\$6,700	\$13,000
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$170,800	\$19,700	\$15,400	\$40,800
Priority A	\$117,100			
Priority B	\$30,300	\$19,700	\$15,400	\$40,300
Priority C	\$23,300			\$500
Total	\$170,800	\$19,700	\$15,400	\$40,800



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	**	5	\$23,100	A
Masonry: Brick	60%	Now	\$30,300	LIFE	**	5	\$46,200	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Areaways</i>							
	<i>Explanation : Stucco On Brick</i>							
Masonry: Limestone	10%	0-2	\$94,400	LIFE	**	5	\$5,800	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	95%	Now	\$23,100	2038	**	5	\$2,500	A
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Clad	5%	Now	\$3,000	2030	**	5	\$800	A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$1,800	LIFE	**	5	\$800	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	25%	Now	\$5,700	LIFE	**	5	\$900	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	70%	Now	\$15,800	LIFE	**	5	\$2,400	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 0%</i>							
	<i>Location : Interior Face And Areaways</i>							
	<i>Explanation : Stucco On Brick</i>							
Pre-Cast Concrete	2%			LIFE	**	5	\$400	A
Roof								
Modified Bitumen	95%	Now	\$18,900	2027	**			A
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%	Now	\$18,500	2032	**			A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over Bulkhead</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Over Bulkhead</i>							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,800	C
Ceramic Tile	25%	0-2	\$41,500	2031	**	5	\$9,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	0-2	\$3,600	2027	**	3	\$1,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	60%	4+	\$47,600	2050	**	5	\$43,100	C
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	15%	0-2	\$19,800	2031	**	5	\$6,900	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	C
Gypsum Board	55%	0-2	\$90,000	LIFE	**	5	\$30,300	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	25%	Now	\$123,200	LIFE	**	5	\$6,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Bulkhead</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Bulkhead</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2035	**	5	\$7,700	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	85%	0-2	\$80,500	LIFE	**	5	\$81,500	B
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$100	B
Molded Case Bkrs	90%	4+	\$1,000	2038	**	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : All Main Circuit Breaker Protectors In Each Unit Inadequate To Hold The Load - Need To Be Upgraded</i>								
Wiring								
Thermoplastic	100%			2042	**	1		B
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	B
Lighting								
Interior Lighting								
Fluorescent	25%			2027	**	10	\$11,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Offices And 2nd Thru 7th Flrs. Hallway</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2027	**	10	\$2,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And First Floor Hallway</i>								
<i>Explanation : T-5 Lamps</i>								
Incandescent	70%			2027	**	2	\$800	B
Egress Lighting								
Emergency, Service	20%			2027	**	1		B
Emergency, Battery	30%			2027	**	10	\$3,700	B
Exit, Service	50%			2027	**	1		B
Exterior Lighting								
HID	100%			2027	**	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2027	**	1	\$5,900	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2022	\$180,400	1-3	\$9,700	B

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

Heating

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Electricity	3%			2042	**	1	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Throughout Basement</i>						
	<i>Explanation : 10 Electric Heaters - Ceiling Mounted</i>						
Natural Gas	97%			2042	**	1	B
Conversion Equipment							
Hot Water Boiler	97%			2020	\$124,500	1	\$24,600 B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement Of 126</i>						
	<i>Explanation : 1 Boiler Serves All Four Buildings</i>						
Radiant Heater	3%			2022	\$7,500	2	\$700 B
Distribution							
Hot Wtr Piping/Pump	100%			2030	**	4	\$3,800 B
Terminal Devices							
Convactor/Radiator	100%			2027	**	1	\$16,600 B
Air Conditioning							
Energy Source							
Electricity	100%			2038	**	1	B
Conversion Equipment							
Window/Wall Unit	10%			2020	\$11,700	1	B
No Component	90%						D
Terminal Devices							
Direct Expansion	5%			2022	\$900	1	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Offices In First Floor</i>						
	<i>Explanation : Ceiling Mounted</i>						
Fan Coil - Cooling	5%			2022	\$2,200	1	\$800 B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Computer And Communication Room</i>						
	<i>Explanation : Overhead Mounted</i>						
No Component	90%						D
Heat Rejection							
Air Condenser Unit	10%			2027	**	2	\$3,600 B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Rear Yard</i>						
	<i>Explanation : 2 Units - About 1.5 Ton Each</i>						
No Component	90%						D
Ventilation							
Distribution							
Ductwork/Diffusers	20%			LIFE	**	2-5	\$5,700 B
No Component	80%						D

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	20%	Now	\$500	2022	\$9,100	2	\$300	B
		<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2042	**	1		B
Galv Iron/Steel	80%			2027	**	1		B
Water Heater								
Gas Fired	100%	Now	\$13,300	2022	\$13,300	2	\$600	B
		<i>Cracked, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Burner & Tank</i>						
		<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>						
		<i>Location : Storage Capacity (250 Gals) Is Insufficient For Peak Demand Of Apartment Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
		<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Generic	100%	Now	\$600	2022	\$5,500	1	\$2,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Basement, Back Flow Prevention Device</i>						
		<i>Explanation : Drain Is Not Sufficient To Handle The Back Flow</i>						
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-7</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$25,900	B
Sprinkler								
No Component	95%							D
Generic	5%			2032	**	1-2	\$700	B

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

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

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

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

Asset Name : TRANSITIONAL HOUSING - HORIZONS
Address : 970 DEKALB AVENUE BTWN: LEWIS AVE - STUYVESANT AVE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0069.000 / 4346 **Yr Built/Renovated** : 1931 / 1995
Area Sq Ft : 17,600 **Project Type** : HUMAN RESOURCES
Date of Survey : 19-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1602 **Lot** : 13 **BIN** : 3043244

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$210,500	\$83,500
Total	\$210,500	\$83,500
Priority A	\$210,500	\$83,500
Total	\$210,500	\$83,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$34,600			
Interior Architecture	\$25,800	\$4,200	\$1,200	
Electrical	\$300	\$600	\$300	\$600
Mechanical	\$7,600	\$1,200	\$1,400	\$30,000
Total	\$68,400	\$6,000	\$2,900	\$30,500
Priority A	\$34,600			
Priority B	\$11,900	\$1,800	\$1,700	\$30,500
Priority C	\$21,900	\$4,200	\$1,200	
Total	\$68,400	\$6,000	\$2,900	\$30,500



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$95,600	LIFE	**	5	\$9,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Metal Panel Above North Facade Windows</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Stucco Cement	50%	Now	\$59,700	2027	**	5	\$12,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	4+	\$55,100	2047	**	5	\$600	A
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%	Now	\$7,600	2047	**	5	\$400	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$800	LIFE	**	5	\$400	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%	Now	\$2,500	LIFE	**	5	\$400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$7,000	LIFE	**	5	\$1,100	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face, Rear And Side Facades</i>								
<i>Explanation : Stucco Covering On Brick</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$200	A
Roof								
Modified Bitumen	95%	Now	\$16,700	2022	\$83,500			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Apartments 4b And 4c</i>								
<i>Water Penetration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Over Apartments 4b And 4c</i>								
Skylight, Metal/Glass	5%			2042	**	10	\$2,100	A

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$4,600	C	
Ceramic Tile	5%			2031	**	5	\$1,100	C	
Quarry Tile	25%			2035	**	5	\$7,900	C	
Vinyl Tile	10%			2027	**	3	\$800	C	
Wood	50%	Now	\$21,900	2050	**	5	\$9,900	C	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Ceramic Tile	5%			2031	**	5	\$1,300	C	
Concrete Masonry Unit	5%			LIFE	**	5	\$500	C	
Gypsum Board	65%			LIFE	**	5	\$9,900	C	
Plaster	25%			LIFE	**	5	\$1,900	C	
Ceilings									
Exposed Concrete	5%			LIFE	**	5	\$200	B	
Gypsum Board	75%	2-4	\$3,900	LIFE	**	5	\$19,900	B	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Rooms 4b and 4c</i>									
Plaster	20%			LIFE	**	5	\$2,600	B	
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2032	**	5	\$100	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 600 Amps Main Disconnect Switch</i>									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2032	**	5	\$400	B	
Raceway									
Conduit	100%			2042	**	1		B	
Panelboards									
Fused Disc Sw	10%			2030	**	5		B	
Molded Case Bkrs	90%			2030	**	5	\$300	B	
Wiring									
Thermoplastic	100%			2032	**	1		B	
Motor Controllers									
Locally Mounted	100%			2027	**	5	\$100	B	
Ground									
Grounding Devices									
Generic	100%			LIFE	**	5	\$200	B	
Lighting									

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2022	\$10,000	10	\$3,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	70%			2022	\$23,400	2	\$200	B
Egress Lighting								
Emergency, Service	50%			2022	\$1,100	1		B
Exit, Service	50%			2022	\$1,100	1		B
Exterior Lighting								
HID	100%			2022	\$600	10		B
Alarm								
Security System								
No Component	90%							D
Generic	10%			2027	**	1	\$500	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2027	**	1-3	\$2,700	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2032	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	1	\$7,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	4	\$1,000	B
Terminal Devices								
Convactor/Radiator	100%			2027	**	1	\$4,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	1		B
Conversion Equipment								
Window/Wall Unit	70%			2017	\$22,700	1		B
No Component	30%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,600	B
No Component	80%							D

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	20%			2022	\$2,500	2	\$100	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
Water Heater								
Gas Fired	100%			2021	\$3,700	2	\$200	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%	Now	\$6,100	2017	\$6,100	4	\$1,300	B
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fixtures								
Generic	100%							B

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Estimates are rounded to the nearest hundred dollars.

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

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

Asset Name : TRANSITIONAL HOUSING - NEW HOPE
Address : 360 NEW JERSEY AVENUE BTWN: BELMONT AVE. - SUTTER AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0068.000 / 4345 **Yr Built/Renovated** : 1930 / 2004
Area Sq Ft : 25,564 **Project Type** : HUMAN RESOURCES
Date of Survey : 18-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3755 **Lot** : 22 **BIN** : 3084088

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$185,100	
Electrical		\$46,200
Mechanical		\$44,200
Total	\$185,100	\$90,300
Priority A	\$185,100	
Priority B		\$90,300
Total	\$185,100	\$90,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$38,300			
Interior Architecture	\$38,600	\$9,900	\$800	
Electrical	\$2,000	\$2,400	\$2,000	\$4,000
Mechanical	\$8,500	\$7,200	\$2,100	\$20,100
Total	\$87,400	\$19,400	\$4,800	\$24,100
Priority A	\$38,300			
Priority B	\$19,800	\$11,100	\$4,100	\$24,100
Priority C	\$29,200	\$8,400	\$800	
Total	\$87,400	\$19,400	\$4,800	\$24,100



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$111,100	LIFE	**	5	\$16,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear And Side Facades</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	40%	Now	\$74,000	LIFE	**	5	\$11,300	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$26,700	2038	**	5	\$900	A
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Broken Screens</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$1,900	LIFE	**	5	\$900	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$3,600	LIFE	**	5	\$1,100	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face, Rear And Side Facades</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	40%			LIFE	**	5	\$900	A
Pre-Cast Concrete	5%			LIFE	**	5	\$700	A
Roof								
Modified Bitumen	95%	Now	\$6,100	2027	**			A
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2042	**	10	\$3,000	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	C
Ceramic Tile	5%			2031	**	5	\$1,500	C
Quarry Tile	25%			2035	**	5	\$11,500	C
Vinyl Tile	20%			2027	**	3	\$2,300	C
Wood	45%	4+	\$14,300	2050	**	5	\$13,000	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Apartments</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%			2025	**	5	\$3,700	C
Concrete Masonry Unit	5%	2-4	\$3,400	LIFE	**	5	\$700	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	50%			LIFE	**	5	\$11,000	C
Plaster	35%	Now	\$11,500	LIFE	**	5	\$3,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2035	**	5	\$3,100	B
Exposed Concrete	5%	4+	\$2,900	LIFE	**	5	\$200	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	60%			LIFE	**	5	\$23,100	B
Plaster	25%	Now	\$6,500	LIFE	**	5	\$4,800	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	5	\$100	B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Fused Disc Sw	5%			2038	**	5		B
Molded Case Bkrs	95%			2038	**	5	\$500	B
Wiring								
Thermoplastic	100%			2042	**	1		B
Motor Controllers								
Locally Mounted	100%			2027	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting Fluorescent	95%			2022	\$46,200	10	\$17,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	2%			2027	**	10	\$400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures (cfl)</i>							
Incandescent	3%			2017	\$1,500	2		B
Egress Lighting								
Emergency, Service	50%			2027	**	1		B
Exit, Service	50%			2027	**	1		B
Exterior Lighting								
HID	100%			2027	**	10	\$100	B
Alarm								
Security System								
Generic	100%			2027	**	1	\$7,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways And Outside</i>							
	<i>Explanation : Internet Protocol Digital Video Surveillance System</i>							
Fire/Smoke Detection								
Generic	100%			2027	**	1-3	\$12,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Smoke Detector, Manual Pull Station And Strobe Lights</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2032	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	1	\$10,200	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 3 Multiple Units</i>							
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$2,300	2030	**	4	\$1,000	B
	<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : " A " Line Has No Hot Water Going Through</i>							
Terminal Devices								
Convactor/Radiator	100%			2027	**	1	\$6,700	B

Air Conditioning

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	15%			2020	\$44,200	2	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 4 Units</i>								
Window/Wall Unit	25%			2017	\$11,800	1		B
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,300	B
No Component	80%							D
Exhaust Fans								
Roof	20%	Now	\$200	2022	\$3,600	2	\$100	B
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$1,400	2032	**	1		B
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2017	\$5,300	2	\$300	B
Sanitary Piping								
Cast Iron	100%	Now	\$1,000	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room In Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	80%			2015	\$4,900	4	\$1,600	B
Submersible	20%	Now	\$1,200	2017	\$1,200	4	\$300	B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
Electric	100%			2022	\$10,100	4	\$2,000	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
No Component	95%							D
Generic	5%			2042	**	1-2	\$300	B

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

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$87,800	\$63,000
Mechanical		\$37,300
Total	\$87,800	\$100,300
Priority A	\$87,800	\$63,000
Priority B		\$37,300
Total	\$87,800	\$100,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$63,200	\$500		\$300
Interior Architecture	\$18,500	\$4,700	\$1,900	\$1,700
Electrical	\$1,400	\$600	\$500	\$7,100
Mechanical	\$3,100	\$1,300	\$1,600	\$4,700
Total	\$86,100	\$7,100	\$4,000	\$13,800
Priority A	\$63,200	\$500		\$300
Priority B	\$4,400	\$1,900	\$2,100	\$13,500
Priority C	\$18,500	\$4,700	\$1,900	
Total	\$86,100	\$7,100	\$4,000	\$13,800



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	\$10,000	LIFE	**	5	\$8,600	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	30%	Now	\$21,600	LIFE	**	5	\$6,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	65%	Now	\$87,800	2027	**	5	\$17,800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%			2038	**	5	\$1,300	A
Metal Clad	10%			2030	**	5	\$900	A
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$400	A
Masonry: Brick	55%	Now	\$4,100	LIFE	**	5	\$600	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face, Rear And Side Parapets</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	30%	Now	\$2,300	LIFE	**	5	\$300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%			2027	**	5-10	\$400	A
No Component	5%							D
Roof								
Modified Bitumen	95%	0-2	\$25,200	2022	\$63,000			A
<i>Alligating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2032	**	10	\$1,600	A

Interior

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

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

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

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2017	\$3,400	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$1,700	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2022	\$2,600	2	\$100	B
Wall Unit	10%			2022	\$2,500	2		B
No Component	70%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
Water Heater								
Gas Fired	100%			2020	\$3,900	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2022	\$1,600	1	\$900	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
No Component	95%							D
Generic	5%			2032	* *	1-2	\$200	B

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

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

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

Asset Name : TRANSITIONAL HOUSING-NEW DAY ONE
Address : 1275 WESTCHESTER AVENUE BTWN: LONGFELLOW AVE. - HOME ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0070.000 / 4347 **Yr Built/Renovated** : 1925 / 1992
Area Sq Ft : 57,630 **Project Type** : HUMAN RESOURCES
Date of Survey : 20-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 2758 **Lot** : 36 **BIN** : 2006311

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$434,900	\$61,300
Interior Architecture		\$203,400
Electrical		\$740,300
Mechanical		\$41,000
Total	\$434,900	\$1,046,000
Priority A	\$434,900	\$61,300
Priority B		\$850,600
Priority C		\$134,100
Total	\$434,900	\$1,046,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$54,100			
Interior Architecture	\$5,800	\$10,400	\$6,800	\$29,300
Electrical	\$3,200	\$3,800	\$4,100	\$3,800
Mechanical	\$7,600	\$6,800	\$10,000	\$16,700
Total	\$70,700	\$21,000	\$20,900	\$49,800
Priority A	\$54,100			
Priority B	\$16,600	\$10,600	\$14,100	\$20,500
Priority C		\$10,400	\$6,800	\$29,300
Total	\$70,700	\$21,000	\$20,900	\$49,800



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$67,100	LIFE	**	5	\$20,400	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance, Bulkheads</i>								
Masonry: Brick	60%	Now	\$134,100	LIFE	**	5	\$40,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stcco Covering Over Brick</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$2,600	A
Pre-Cast Concrete	5%			LIFE	**	5	\$11,100	A
Windows								
Aluminum	95%	Now	\$20,400	2038	**	5	\$2,200	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	Now	\$13,300	2047	**	5	\$700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair(s)</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stair(s)</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair(s)</i>								
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$1,900	LIFE	**	5	\$800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	25%	Now	\$5,800	LIFE	**	5	\$900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Brick	50%	Now	\$11,700	LIFE	**	5	\$1,800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade, West Facade, North Facade - Interior Face</i>								
<i>Explanation : Stucco Covering Over Brick</i>								
Metal: Cage/Fence	20%	Now	\$1,000	2027	**	5	\$2,300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$500	A

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	95%	0-2	\$195,400	2032	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over G And H Apartments</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over G, Q And H Apartments</i>								
Skylight, Metal/Glass	5%	Now	\$38,300	2032	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Over Stair</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$15,200	C
Ceramic Tile	10%			2031	**	5	\$6,900	C
Quarry Tile	20%			2035	**	5	\$20,800	C
Vinyl Tile	15%			2022	\$96,800	3	\$3,900	C
Wood	45%			2037	**	5	\$58,500	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$4,100	C
Concrete Masonry Unit	10%			LIFE	**	5	\$3,300	C
Gypsum Board	75%			LIFE	**	5	\$37,300	C
Plaster	10%			LIFE	**	5	\$2,500	C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,100	B
Gypsum Board	80%			LIFE	**	5	\$69,300	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 6g And 6h Apartments</i>								
Plaster	10%	Now	\$5,800	LIFE	**	5	\$4,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2032	**	5	\$100	B
Molded Case Bkrs	50%			2032	**	5	\$600	B
Raceway								
Conduit	100%			2032	**	1		B
Panelboards								
Molded Case Bkrs	100%			2030	**	5	\$1,300	B
Wiring								
Thermoplastic	100%			2032	**	1		B
Motor Controllers								
Locally Mounted	100%			2027	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
Stand-by Power								
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	98%			2022	\$107,300	10	\$41,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lamp T-12</i>								
Incandescent	2%			2022	\$2,200	2		B
Egress Lighting								
Emergency, Battery	50%			2022	\$9,400	10	\$5,600	B
Exit, Service	50%			2022	\$3,800	1		B
Exterior Lighting								
HID	100%			2022	\$1,900	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2022	\$47,600	1	\$5,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And Hallways</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic	100%			2022	\$543,600	1-3	\$29,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detectors, Strobe Lights And Manual Pull Stations</i>								

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

Heating

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		B
Conversion Equipment								
Steam Boiler	100%			2027	**	1	\$45,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Natural Gas Burning Steam Boiler</i>								
Distribution								
Steam Piping/Pump	100%			2042	**	4	\$3,400	B
Terminal Devices								
Convactor/Radiator	100%			2027	**	1	\$15,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2017		1	\$10,600	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,800	B
Exhaust Fans								
Roof	100%			2022		2	\$1,400	B
<i>Malfunctioning, Extent : Light, Area Affected : 33%</i>								
<i>Location : Roof, 1 Of 3 Defective Exhaust Fan Motor</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$2,000	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
No Component	98%							D
Generic	2%			2042	**	1-2	\$300	B

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

Print Date : 22-Oct-2012

HUMAN RESOURCES ADMINISTRATION - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$165,900	
Interior Architecture		\$66,500
Electrical		\$313,600
Mechanical		\$45,900
Total	\$165,900	\$426,000
Priority A	\$165,900	
Priority B		\$395,000
Priority C		\$31,000
Total	\$165,900	\$426,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$65,900			
Interior Architecture	\$19,100	\$5,000	\$3,100	\$14,300
Electrical	\$1,500	\$1,800	\$2,000	\$1,800
Mechanical	\$6,200	\$2,900	\$5,400	\$2,900
Total	\$92,700	\$9,800	\$10,400	\$19,000
Priority A	\$65,900			
Priority B	\$7,800	\$4,800	\$7,300	\$4,800
Priority C	\$19,100	\$5,000	\$3,100	\$14,300
Total	\$92,700	\$9,800	\$10,400	\$19,000



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$31,400	LIFE	**	5	\$19,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Sills</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stucco Cement Covering Over Brick</i>								
Masonry: Brick	25%			LIFE	**	5	\$8,000	A
Masonry: Fieldstone	12%			LIFE	**	5	\$2,900	A
Slate Panels	3%	Now	\$56,300	LIFE	**	5	\$700	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	95%	Now	\$9,600	2038	**	5	\$1,000	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	Now	\$6,200	2047	**	5	\$300	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stair(s)</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair(s)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$1,000	LIFE	**	5	\$500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	20%	Now	\$5,200	LIFE	**	5	\$400	A
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Brick	55%			LIFE	**	5	\$1,100	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stucco Covering Over Brick</i>								
Masonry: Limestone	2%			LIFE	**	5	\$100	A
Metal: Cage/Fence	20%	Now	\$1,700	2027	**	5	\$1,300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Modified Bitumen	95%	0-2	\$109,700	2032	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 5b, 6a</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 5b, 6a</i>								
Skylight, Metal/Glass	5%	Now	\$10,800	2032	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair(s)</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,300	C
Ceramic Tile	10%			2031	**	5	\$3,300	C
Quarry Tile	20%			2035	**	5	\$10,000	C
Vinyl Tile	10%			2022	\$31,000	3	\$1,300	C
Vinyl Tile	5%	Now	\$15,500	2032	**	3	\$600	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	45%			2037	**	5	\$28,100	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$2,000	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,600	C
Gypsum Board	75%			LIFE	**	5	\$17,900	C
Plaster	10%	Now	\$3,600	LIFE	**	5	\$1,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
Gypsum Board	85%			LIFE	**	5	\$35,400	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5b, 6a</i>								
Plaster	15%			LIFE	**	5	\$3,100	B

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 200 Amperes Each</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2032	**	5		B
Molded Case Bkrs	80%			2032	**	5	\$500	B
<hr/>								
Raceway								
Conduit	100%			2032	**	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2030	**	5	\$600	B
<hr/>								
Wiring								
Thermoplastic	100%			2032	**	1		B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	99%			2022	\$52,200	10	\$20,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
<hr/>								
Incandescent	1%			2022	\$500	2		B
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2022	\$4,500	10	\$2,700	B
Exit, Service	50%			2022	\$1,800	1		B
<hr/>								
Exterior Lighting								
HID	100%			2022	\$900	10	\$100	B
<hr/>								
Alarm								
Security System								
No Component	70%							D
Generic	30%			2022	\$22,900	1	\$2,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And Hallways</i>								
<i>Explanation : CCTV Surveillance System</i>								
<hr/>								
Fire/Smoke Detection								
Generic	100%			2022	\$261,500	1-3	\$14,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detector, Strobe Lights, Manual Pull Station</i>								

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

Heating

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2032	**	1		B
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$22,100	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Natural Gas Burning Steam Boiler</i>					
Distribution								
Steam Piping/Pump	100%			2032	**	4	\$1,100	B
Terminal Devices								
Convactor/Radiator	100%			2027	**	1	\$7,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Window/Wall Unit	90%	0-2	\$2,300	2020	\$45,900	1		B
			<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Various Mechanical Defects</i>					
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,400	B
Exhaust Fans								
Roof	100%	Now	\$1,000	2022	\$19,700	2	\$600	B
			<i>Malfunctioning, Extent : Light, Area Affected : 33%</i>					
			<i>Location : 1 Of 2 Defective Exhaust Fan Motor</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
Sprinkler								
No Component	98%							D
Generic	2%			2042	**	1-2	\$100	B
			<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					

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