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

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



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 1951

chitecture		Current Repair Future Replacement Maintenan				aintenance		
stem Component Type		ail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior								
Exterior Walls	= 0.4	0.0	# 10 # 5 00		de de	_	Φ π ο οοο	
Cast Stone/Terra Cotta	5%	0-2	\$185,600	LIFE	**	5	\$79,800	A
	Location :	_	Extent : Light, Ar ıt	ea Affecte	ed : 20%			
Masonry: Brick	45%			LIFE	* *	5	\$91,900	A
Masonry: Brick	40%	0-2	\$268,000	LIFE	* *	5	\$81,700	A
	Diagonal Ca Location :		nt : Moderate, A. Air Intake	rea Affect	ed : 10%			
	Horizontal (Cracks, Ext	ent : Moderate, 1	Area Affe	cted : 5%			
	Location:	Air Intake						
	Int Mortar l	Miss/Erod,	Extent : Modera	te, Area A	ffected : 25%			
	Location:	-						
		tent : Light Throughou	t, Area Affected :	20%				
Masonry: Granite	<u> 5%</u>	Throughot		LIFE	* *	5	\$7,700	A
Stucco Cement	5%			2035	* *	5	\$25,500	A
		Progress, E.	xtent : Moderate,		ected : 25%		+,	
	-	-	On East Facade	55				
Windows								
Aluminum	90%			2038	* *	5	\$38,000	Α
Aluminum	8%			2047	* *	5	\$3,400	A
	Recent Repl Location :		t, Extent : Light, ıt	Area Affe	ected : 100%			
Metal Louvers	2%			2025	* *	10	\$5,300	A
Parapets	50 /	0.2	Φς 400	LIEE	* *	~	Φ. 700	
Cast Stone/Terra Cotta	5% Cracking/Cr Location :	_	\$6,400 Extent : Light, Ar ut	LIFE ea Affecte		5	\$5,700	A
Masonry: Brick	90%	Now	\$17,400	LIFE	* *	5	\$13,300	A
•		Miss/Erod, At Clay Ti	Extent : Modera le Coping	te, Area A	ffected : 25%			
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	Α
Modified Bitumen	30%	0-2	\$146,400	2032	* *			A
	Blisters, Extent : Moderate, Area Affected : 20% Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between Cafeteria And Gym							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% Location : At Junction Of High Wall Over Roof On First Floor Corridor To Cafeteria							
			ent : Moderate, A tion Of First Flo					
Skylight, Metal/Glass		Now	\$90,900	2032	* *			A
	Broken/Miss Location:	-		lerate, Ard	ea Affected : 30%			

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Asset #: 1951

rchitecture		Current F	Repair	Future Replacem		nent Maintenance		
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior								
Floors								
Carpet	10%			2021	\$90,300	3	\$23,500	C
Cast in Place Concrete			\$11,600 Extent : Light, Ard out	LIFE ea Affect	* * ed : 5%	5	\$34,200	С
Ceramic Tile	5%		\$33,800	2031	* *	5	\$3,900	С
		Crumbling, 1 : Through	Extent : Light, Ard out	ea Affecto	ed : 20%			
Marble Panels	5%			LIFE	* *	5	\$5,900	С
Terrazzo	5%			LIFE	* *	5	\$6,100	C
Vinyl Tile	20%	Now	\$291,100	2032	* *	3	\$11,700	C
	Location Uneven St	Poor Subfloor Evident, Extent : Moderate, Area Affected : 50% Location : Fourth Floor Corridor Near Room 408, Cafeteria Uneven Substrate, Extent : Moderate, Area Affected : 35% Location : Cafeteria, Fourth Floor Corridor Near Room 408						
Vinyl Tile	45%			2027	* *	3	\$26,400	C
Interior Walls							+,	
Cast in Place Concrete	_		\$46,100 Extent : Light, Are out	LIFE ea Affecte	* * ed : 5%			С
Ceramic Tile	10% Cracking/ Location	Crumbling,	\$83,300 Extent : Moderate	2025 e, Area A	** ffected : 10%	5	\$14,500	С
Gypsum Board	30%			LIFE	* *	5	\$52,100	С
Marble Panels	5%			LIFE	* *		,	C
Plaster	50%	0-2	\$518,700	LIFE	* *	5	\$43,400	C
1 44002	Cracking/Crumbling, Extent: Light, Area Affected: 20% Location: Throughout							
Ceilings								
AcousTileSusp.Lay-In	10%			2039	* *	5	\$15,600	В
Exposed Concrete	5%			LIFE	* *	5	\$1,200	В
Gypsum Board	10%			LIFE	* *	5	\$19,600	В
Plaster	20%	Now	\$26,200	LIFE	* *	5	\$19,600	В
	Location Paint Pee	n : Ceiling (ling, Extent	Extent: Moderate Over Booth Near A : Moderate, Area Over Booth Near A	uditoriui Affected	n : 25%			
Dlastor					**	5	\$52 900	D
Plaster	55%			LIFE	* *	5	\$53,800	В

Electrical	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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Asset #: 1951

Electrical	Current R	epair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2022	\$63,600	5	\$500	В
	Other Observation, E.		Area Affe	ected : 100%			
	Location : Electrica						
	Explanation : No Ro	itings Available					
Switchgear / Switchboard	1000/		2022	Φ1.45.500	-	Φ.7.0.0	ъ
Fused Disc Sw	100%		2022	\$145,500	5	\$500	В
Raceway	0.50/		2022	фо д 2 00	1		ъ
Conduit	95%		2022	\$97,200 * *	1		В
Conduit	5%		2032	* *	1		В
Panelboards	100/		2021	Φ1 < 5 00	-	Ф200	ъ
Fused Disc Sw	10%		2021	\$16,500	5	\$300	В
Molded Case Bkrs	80%		2021	\$132,300 * *	5	\$2,500	В
Molded Case Bkrs	10%		2030	* *	5	\$300	В
Wiring	0004	Φ4. 72 .000	20.45	* *			
Braided Cloth	90% 2-4	\$153,800	2047		1		В
	Insulation Aged, Exte		a Affecte	ed: 100%			
	Location : Through	out The Building					
Thermoplastic	10%		2032	* *	1		В
Motor Controllers							
Locally Mounted	100%		2020	\$113,100	5	\$800	В
round							
Grounding Devices					_		_
Generic	100%		LIFE	* *	5	\$1,700	В
ighting							
Interior Lighting	0.50		2015	4.25 5 00	10	φο 4 π οο	
Fluorescent	85%		2017	\$437,700	10	\$81,500	В
	Other Observation, E		Area Affe	ected : 100%			
	Location : Through						
	Explanation: T-12	Lamps					
Fluorescent	5%		2027	* *	10	\$4,800	В
	Other Observation, E.	xtent : Moderate, A	Area Affe	ected : 100%			
	Location : Offices						
	Explanation: T-8 L	amps					
HID	3%		2017	\$12,800	10	\$100	В
Incandescent	5%		2017	\$25,800	2	\$100	В
Incandescent	2%		2027	* *	2		В
Egress Lighting							
Emergency, Service	25%		2027	* *	1		В
Emergency, Battery	25%		2017	\$10,600	10	\$6,300	В
Exit, Service	25%		2027	* *	1		В
Exit, Service	25%		2017	\$4,200	1		В
Exterior Lighting							
HID	50%		2017	\$24,100	10	\$200	В
No Component	50%						D

Alarm

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Asset #: 1951

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
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%							D
Generic	30%	0-2	\$408,500	2032	* *	1-3	\$19,900	В
	Other Obse	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Hallways	•					
	Explanat	ion : Obsol	ete Equipment					

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
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	В
Conversion Equipment								_
Steam Boiler	100%			2020	\$707,700	1	\$103,600	В
			Extent : Light, Area	Affected	: 100%			
			nt Boiler Room					
	Explana	tion: 3 Un	its Which Are Sche	duled To	Be Replaced By 2	New Uni	its In 2 Months	
Distribution	1000/		Φ. Ε.Ο. Ο Ο Ο	2022	Φ .		φ π. 2 00	-
Steam Piping/Pump	100%		\$59,800	2022	\$598,000	4	\$5,200	В
			Extent : Severe, Are	ea Affect	ea : 50%			
m : 15 :	Locanoi	ı : Various	Areas					
Terminal Devices	1.00/			2022	¢ (2.700	1	¢c 500	D
Air Handler	10%			2022	\$62,700	1	\$6,500	В
Convector/Radiator	80%			2020	\$648,100	1	\$27,100	В
Fan Coil Unit/Heat	10%			2017	\$174,200	1	\$3,400	В
Air Conditioning								
Energy Source Electricity	100%			2030	* *	1		В
	100%			2030		1		D
Conversion Equipment Int Pkg Unit - Cooling	5%			2020	\$74,900	2	\$300	В
Int Pkg Unit - Cooling			Extent : Light, Area			2	\$300	D
		servanon, E n : Lower L		Ајјестеи	. 570			
		tion : 1 Un						
Window/Wall Unit	75%			2017	¢170,400	1		D.
	75% 20%			2017	\$179,400	1		B D
No Component Ventilation	20%							D
Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$58,300	В
Exhaust Fans	100%			LIFE		2-3	\$30,300	Б
Interior	100%	Now	\$72,200	2032	* *	2	\$2,600	В
Interior			Extent : Severe, Ar			2	\$2,000	Б
		¤qиіртепі, 1 : Basemer		ен Ајјес	иси . 100/0			
Dlumbing	Locuitor	i . Dasemer						
Plumbing H/C Water Piping								
Brass/Copper	100%			2022	\$347,500	1		В
Diass/Copper	100%			2022	φ541,500	1		ע

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

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

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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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	Current F	Repair	Future Replacement Maintenar		aintenance	nce	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
		*= 000			_	***	
					5	\$11,200	A
			ea Affecte	ed : 10%			
	: Inrougn	оит					
							A
20%			2032	* *	5	\$33,500	A
1000/			2020	* *	_	φο π οο	
100%			2030	* *	5	\$9,700	A
5 0/			LIEE	* *	~	Φ2 200	
							A
							A
/5%			2027	4. 4.	5-10	\$76,900	A
1000/			2022	¢197 200	10	\$26 5 00	4
100%			2022	\$187,200	10	\$20,300	A
10%			2023	\$23 100	3	000.82	C
							C
				* *			C
	0-2	\$23,400		* *			C
				ed · 10%	3	Ψ0,500	C
			2022	\$212 200	3	\$8,600	C
3170			2022	Ψ212,200		φο,σσσ	
3%			2025	* *	5	\$2 200	C
				* *			C
	Now	\$8.800		* *			Č
				ffected : 10%	5	Ψ2,000	C
_	_		<i>, j</i> ,	<i>y</i>			
			LIFE	* *	5	\$29.800	C
				* *	3	Ψ29,000	C
370			LII L				
40%			2027	* *	5	\$20,000	В
	Now	\$15 100		* *			В
				ea Affected : 25%	5	Ψ1,500	Ь
			, - 4.	JJ			
			2027	* *	5	\$2,000	В
					3	\$2,000	D
_	_		, 111 си П	₁ , cerea . 10/0			
			LIDD	* *	5	¢1 000	D
30%			LIFE		5	\$1,900	В
1.50/	0.2	¢7 400	TIDD	* *	=	¢7 500	D
15%	0-2 Crumblina	\$7,400 Extent : Light, Are	LIFE	* * •d · 10%	5	\$7,500	В
	Total	% of Total Fail Date (Years)	Total (Years)	Nof Total Fail Date Estimated Cost Total Fy	No of Total Fail Date Estimated Cost FY Estimated Cost FY FY Estimated Cost FY FY Estimated Cost FY FY Estimated Cost Estimated Cost	Note	No of Fail Date Estimated Cost FY Estimated Cost Cycle Cyrs Cyrs Stimated Cost Cycle Cyrs Stimated Cost Cycle Cyrs Stimated Cost Stimated Cost Cyrs Cyrs Stimated Cost Cyrs Cyrs Stimated Cost Cyrs Cyrs

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Asset #: 1953

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts Service Equipment Molded Case Bkrs	Location : Electr	, Extent : Moderate, 1 ical Room Ratings Available	2022 Area Affe	\$900 cted : 100%	5	\$800	В	
Switchgear / Switchboard Molded Case Bkrs	100%	Tallings Tivaliable	2022	\$14,500	5	\$800	В	
Raceway Conduit	100%		2022	\$2,500	1		В	
Panelboards Fused Disc Sw Molded Case Bkrs	5% 95%		2021 2021	\$600 \$10,500	5 5	\$800	B B	
Wiring Thermoplastic	100%		2022	\$3,900	1		В	
Motor Controllers Locally Mounted	100%		2020	\$7,400	5	\$200	В	
Ground Grounding Devices Generic	Location: Basen		LIFE Area Affe	* * cted : 100%	5	\$400	В	
Lighting	Explanation : Co	rroded						
Interior Lighting Fluorescent		, Extent : Moderate, 1 ghout The Building	2022 Area Affe	\$59,400 cted : 100%	10	\$23,100	В	
Fluorescent	2% Other Observation Location : Basen	, Extent : Moderate, 1			10	\$500	В	
HID	2%	1	2017	\$200	10		В	
Incandescent	2%		2017	\$1,300	2		В	
Egress Lighting				·				
Exit, Service	100%		2017	\$4,300	1		В	
Exterior Lighting								
HID	100%		2017	\$1,200	10	\$100	В	
Alarm Security System	00-1						_	
No Component Generic	Location: Outsid	, Extent : Moderate, 1 le And Hallways rusion Alarm & 4 - C		\$20,300 cted: 100%	1	\$2,300	D B	

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Asset #: 1953

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Alarm				
Fire/Smoke Detection				
No Component	70%			D
Generic	30%	2022 \$104,500	1-3 \$5,600	В
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location : Hallway			
	Explanation: Strobe Lights, Manual I	Pull Stations And Main Con	trol Panel	

Mechanical	Current	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Energy Source								
Natural Gas	100%		2032	* *	1		В	
Conversion Equipment							_	
Hot Water Boiler	100%		2027	* *	1	\$13,300	В	
		Extent: Light, Area	Affected	: 100%				
	Location : Boiler							
	Explanation: 12	Multiple Units						
Distribution	1000/		2020	* *		Φ2.000		
Hot Wtr Piping/Pump	100%		2030	* *	4	\$2,000	В	
Terminal Devices	1000/		2020	¢207.200	1	φο 7 00	D	
Convector/Radiator	100%		2020	\$207,200	1	\$8,700	В	
Air Conditioning								
Energy Source	1000/		2020	* *	1		D	
Electricity	100%		2030		1		В	
Conversion Equipment Window/Wall Unit	75%		2017	¢45,000	1		В	
window/waii Unit		Extent : Light, Area		\$45,900	1		В	
	Location : Basem	_	Ајјестеи	. 1/0				
		eni noperable Centrifuga	1 IInit D	mainina In Pasam	ant			
N. C		ioperable Centrijuga	ı Onu Ke	emaining In Basem	eni		D.	
No Component	25%						D	
Ventilation								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$14,900	В	
Exhaust Fans	100%		LIFE		2-3	\$14,900	<u>D</u>	
Exnaust Fans Interior	95% Now	\$1,800	2017	\$17,500	2	\$600	В	
Interior		\$1,800 ent : Severe, Area Aff			Z	\$000	D	
	Location : Basem		естей . Э	370				
D. C		eni	2022	Ф1.200				
Roof	5%		2022	\$1,200	2		В	
Plumbing								
H/C Water Piping	1000/		2022	* *	1		D	
Brass/Copper	100%		2032	* *	1		В	
Water Heater	1000/		2017	66.000	2	\$400	D	
Gas Fired	100%		2015	\$6,900	2	\$400	В	
Sanitary Piping	1000/		TIPE	* *	1		D	
Cast Iron	100%		LIFE	~ ~	1		В	

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

Mechanical	Current Repair	Future Re	placement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2022	\$10,100	4	\$2,000	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent : Lig	ht, Area Affected : 10	0%			
	Location : B, G, 2, 3.					
	Explanation: 1 Unit					
Fire Suppression Standpipe						
Generic	100%	2032	* *	1-5	\$14,000	В

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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



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

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

chitecture	Current Repair	Future Repla	Future Replacement Maintenance						
stem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
terior		•							
Exterior Walls									
Cast in Place Concrete	5%	LIFE	* *	5	\$16,400	A			
Masonry: Brick	65%	LIFE	* *	5	\$42,600	A			
Masonry: Brick	10% Now \$2	1,500 LIFE	* *	5	\$6,500	A			
	Jnt Mortar Miss/Erod, Extent:	Moderate, Area Affected	! : 25%						
	Location: North And South B	ulkheads							
	Repointing Failure, Extent: Moderate, Area Affected: 20%								
	Location: North And South B	ulkheads							
	Water Penetration, Extent: Mo	derate, Area Affected : 1	0%						
	Location: North And South B	ulkheads							
Masonry: Granite	10% Now \$17	2,500 LIFE	* *	5	\$4,900	A			
3	Broken/Missing Elements, Exter		cted : 5%		, ,, , , , , ,				
	Location : Steps At East Entra								
	Cracking/Crumbling, Extent: N		: 5%						
	Location : Steps At East Entro								
Masonry: Limestone	10% Now \$8	9,100 LIFE	* *	5	\$4,900	A			
•	Broken/Missing Elements, Exter	nt : Severe, Area Affected	d:5%		. ,				
	Location : Balusters Over Not	rth And South Entrances							
	Staining/Discoloring, Extent: M	Aoderate, Area Affected .	: 40%						
	Location : Throughout	••							
Windows	-								
Metal Louvers	5%	2025	* *	10	\$4,500	A			
Wood	95% Now \$41	4,900 2047	* *	5	\$67,800	A			
	Air Infiltration, Extent : Modera	ate, Area Affected : 50%							
	Location: Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location: Throughout								
	Split/Cracked, Extent : Modera	te, Area Affected : 50%							
	Location : Throughout	30							
Parapets									
Parapets Masonry: Brick	90% Now \$9	7,600 LIFE	* *	5	\$7,500	A			
Parapets Masonry: Brick		′	* *	5	\$7,500	A			
-	90% Now \$9 Loose Units, Extent : Severe, An Location : At Stair Bulkhead	′	* *	5	\$7,500	A			

Architecture	Current	Repair	Future	Replacement	M	aintenance	
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Roof	100/ NI-	¢0.100	LIEE	* *			
Cast in Place Concrete	10% Now Cracking/Crumbling Location: East Ter Caulking Deteriorate Location: East Ter Water Penetration, E Location: Over Ba	race Over Basemer ed, Extent : Modera race Over Basemer Extent : Moderate, A	nt te, Area A nt	ected : 20%			A
Single Ply Membrane	85% Staining/Discoloring Location: Through		2017 , Area Aff	\$114,600 fected : 60%	10	\$33,000	A
Skylight, Metal/Glass	5% 0-2 Broken/Missing Elen Location: Through	\$51,100 nents, Extent : Ligh	2042 t, Area Afj	* * fected : 20%			A
nterior							
Floors							
Carpet	10% 0-2 Punct/Tear/Impact L Location : Through	_	2021 ght, Area	\$33,800 Affected : 20%	3	\$8,800	С
Cast in Place Concrete	10% Now Cracking/Crumbling Location: Basemen		LIFE , Area Aff	* * Tected : 10%	5	\$12,800	С
Ceramic Tile	5% Now Cracking/Crumbling Location: Through		2031 , Area Aff	* * Tected : 20%	5	\$1,500	С
Terrazzo	25% Now Cracking/Crumbling Location: Basemen		LIFE , Area Aff	* * Tected : 15%	5	\$11,500	С
Vinyl Tile	20%		2017	\$109,100	3	\$5,900	С
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 C C
Masonry: Brick	5%		LIFE	* *			C
Plaster	10% Now Cracking/Crumbling Location: North A Paint Peeling, Exten Location: North A Water Penetration, I	nd South Bulkheads t : Moderate, Area . nd South Bulkheads	, Boiler R Affected :	oom, Basement C 25%	5 'orridor	\$3,300	С
	Location : North A	nd South Bulkheads	;				

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.

Asset #: 1952

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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	В
Plaster	10%	Now	\$9,800	LIFE	* *	5	\$3,700	В
	Cracking/0	Crumbling,	Extent: Moderate	, Area A	ffected : 10%			
	Location	: North Ar	nd South Bulkheads	, Basem	ent Corridor			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location	: North Ar	nd South Bulkheads					
Plaster	80%			LIFE	* *	5	\$29,300	В

Electrical		Current Repair	Futu	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	•							
Service Equipment								
Fused Disc Sw	100%		2022	\$900	5	\$200	В	
	Other Obse	rvation, Extent : Moderate	, Area Affe	ected : 100%				
	Location	: Electrical Room						
	Explanati	on : One 800 Amps Main I	Disconnect	Switch				
Switchgear / Switchboard								
Molded Case Bkrs	100%		2022	\$14,500	5	\$1,200	В	
Raceway								
Conduit	95%		2022	\$2,400	1		В	
Conduit	5%		2032	* *	1		В	
Panelboards								
Molded Case Bkrs	90%		2021	\$9,900	5	\$1,100	В	
Molded Case Bkrs	10%		2030	* *	5	\$100	В	
Wiring								
Braided Cloth	10%	2-4 \$400	2047	* *	1		В	
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location	: Basement						
Thermoplastic	80%		2022	\$3,200	1		В	
Thermoplastic	10%		2032	**	1		В	
Motor Controllers	10,0							
Locally Mounted	100%		2020	\$11.000	5	\$300	В	
Ground	10070		2020	Ψ11,000		Ψ200		
Grounding Devices								
Generic	100%	2-4 \$900	LIFE	* *	5	\$700	В	
Concine		ervation, Extent : Moderate		ected : 100%	J	Ψ,00	D	
		: Water Main	,55					
		on : Corroded						
I ighting	r							

Lighting

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.

Asset #: 1952

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	90%	2017	\$83,400	10	\$32,300	В
	Other Observation, Extent: Modera	ate, Area Affec	ted : 100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
Incandescent	10%	2017	\$9,300	2	\$100	В
Egress Lighting						
Emergency, Battery	40%	2027	* *	10	\$3,800	В
Emergency, Battery	10%	2017	\$1,600	10	\$900	В
Exit, Service	10%	2017	\$600	1		В
Exit, Service	40%	2027	* *	1		В
Exterior Lighting						
HID	100%	2017	\$1,800	10	\$100	В
Alarm				•	_	
Fire/Smoke Detection						
Under Construction	100%					D

Mechanical	Current R	epair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2032	* *	1		В
Conversion Equipment							
Steam Boiler	100%		2027	* *	1	\$38,900	В
	Other Observation, Ex	ctent : Light, Area A <u>f</u>	fected	: 100%			
	Location: Basement						
	Explanation: 10 Mu	litple Units, Convert	ted Ste	am System			
Distribution							
Hot Wtr Piping/Pump	100%		2030	* *	4	\$2,900	В
Terminal Devices							
Convector/Radiator	100%	2	2027	* *	1	\$12,700	В
Air Conditioning							
Energy Source							
Electricity	100%	2	2030	* *	1		В
Conversion Equipment							
Window/Wall Unit	10%	2	2015	\$9,000	1		В
No Component	90%						D
Plumbing							
H/C Water Piping							
Brass/Copper	100% 0-2	\$2,600	2032	* *	1		В
	Corroded, Extent: Mo	oderate, Area Affecte	ed: 109	%			
	Location: Connectin	ig Pipe At Water Ma	in, Bas	sement			
Water Heater							
Gas Fired	100%	2	2020	\$10,200	2	\$600	В

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

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

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2017	\$10,100	4	\$1,300	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Ligh	t, Area Affected : 10	0%			
	Location: B-3					
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2032	* *	1-5	\$20,500	В

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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

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

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



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 1553

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls		** **********************************			_		
Masonry: Brick	95% Now Cracking/Crumbling Location: Through	_	LIFE ea Affecte	* * ed : 10%	5	\$127,100	A
Masonry: Limestone	5% Now Cracking/Crumbling Location: Through		LIFE ea Affecte	* * ed : 10%	5	\$5,000	A
Windows							
Aluminum	100% Now Ctrwt/Balnc Not Fun Location: Through		2038 ate, Area	* * Affected : 20%	5	\$13,800	A
Parapets							
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling Location: Through		LIFE ea Affecte	* * ed : 10%	5	\$3,800	A
Masonry: Brick	78% Now Cracking/Crumbling Location: Through	_	LIFE ea Affecte	* * ed : 10%	5	\$7,600	A
Masonry: Limestone	2% Now Cracking/Crumbling Location: Through		LIFE ea Affecte	* * ed : 10%	5	\$200	A
Stucco Cement	15% Now Cracking/Crumbling Location: South Forward Penetration, Head of the Location: South Forward Power Po	\$9,200 , Extent : Moderate acade, East Facade Extent : Moderate, A	rea Affe	-	5	\$1,900	A
Roof							
Modified Bitumen	35%		2027	* *	10	\$15,800	A
Single Ply Membrane	65%		2022	\$102,000	10	\$29,400	A

Interior

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

Asset #: 1553

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior	•			•				•
Floors								
Carpet		0-2 r/Impact D e: Through	-	2018 oderate,	\$11,800 Area Affected : 20	3	\$3,100	С
Cast in Place Concrete	5%	4+	\$3,800	LIFE	* *	5	\$11,200	С
		netration, E n : Basemer	xtent : Moderate, A t	Area Affe	cted : 10%			
Ceramic Tile	3%	0-2	\$3,300	2031	* *	5	\$1,500	С
	_	Crumbling, 1: Through	Extent : Light, Are	ea Affect	ed : 10%			
Terrazzo	5%			LIFE	* *	5	\$4,000	С
Vinyl Tile	80%	Now	\$457,500	2027	* *	3	\$30,700	C
	_	Crumbling, 1 : Corrido	Extent : Moderate s	, Area A	ffected : 25%			
			it, Extent : Modera	te, Area	Affected : 50%			
		: Corrido						
		ded, Extent 1 : Corridor	: Moderate, Area A s	Affected	: 25%			
Wood	5%	4+	\$10,600	2037	* *	5	\$4,800	C
		ted Finish, 1 : Old Gyn	Extent : Moderate, nasium	Area Af	fected : 25%			
		ırface, Exte : Old Gyn	nt : Moderate, Are nasium	a Affecte	ed : 25%			
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$14,000	LIFE	* *	5	\$7,600	C
	_	_	Extent: Light, Are	ea Affect	ed : 5%			
a. a b		: Through			* *		Φ= 100	
Glass: Single Pane	5%		\$11,300 ked, Extent : Mode	LIFE		5	\$7,100	C
	Location		кей, Ехіені . Мойе	тиге, Ат	га Ајјества . 10%			
Plaster	75%		\$127,400	LIFE	* *	5	\$42,700	C
riastei			Extent : Light, Are			3	\$42,700	C
	_	: Through		su 1199001	. 1070			
SGFT/Glazed Masonry	10%			LIFE	* *			C
Ceilings	1070							
Exposed Concrete	5%	Now	\$9,600	LIFE	* *	5	\$800	В
•		Crumbling, ı : Old Ash	Extent : Moderate Hoist	, Area A	ffected : 5%			
	-	Reinforceme : Old Ash	ent, Extent : Moder Hoist	ate, Ared	a Affected : 5%			
Exposed Struc: Steel	5%			LIFE	* *			В
Fiber Board	5%			2027	* *			В
Plaster	85%			LIFE	* *	5	\$54,400	В

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.

Asset #: 1553

Electrical	C	urrent Repair		Futur	e Replacement	M	aintenance	
System Component Type		il Date Estim (ears)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$1,600	5	\$300	В
		ation, Extent :		Area Affe	cted : 100%			
		lectrical Room						
	Explanation	: One1600 Am	ps And One	2 800 Am	ps Main Disconne	ct Switch	!	
Switchgear / Switchboard	1000/			2022	420.100	_	#200	
Fused Disc Sw	100%			2022	\$29,100	5	\$300	В
Raceway	0.004			2022	de de			
Conduit	80%			2032	* *	1		В
Conduit	20%			2032	* *	1		В
Panelboards	1.00/			2021	Φ2.200	_	4200	
Fused Disc Sw	10%			2021	\$2,200	5	\$200	В
Molded Case Bkrs	70%			2021	\$15,400 * *	5	\$1,400	В
Molded Case Bkrs	20%			2030	* *	5	\$400	В
Wiring	1.00/	2.4	Ф1 000	20.47	* *			ъ
Braided Cloth		2-4	\$1,000	2047		1		В
		ed, Extent : Mo	derate, Are	a Affecte	ed: 100%			
	Location : B	asement						
Braided Cloth	20%			2030	* *	1		В
Thermoplastic	70%			2022	\$6,900	1		В
Motor Controllers								
Locally Mounted	20%			2020	\$3,700	5	\$100	В
Locally Mounted	80%			2027	* *	5	\$400	В
Ground								
Grounding Devices						_		_
Generic	100%			LIFE	* *	5	\$1,100	В
Lighting								
Interior Lighting								_
Fluorescent	97%			2022	\$157,000	10	\$60,900	В
		ation, Extent :		Area Affe	cted : 100%			
		hroughout The	Building					
		: T-12 Lamps						
HID	3%			2022	\$800	10	\$100	В
Egress Lighting								
Emergency, Battery	50%			2022	\$13,900	10	\$8,300	В
Exit, Service	50%			2022	\$5,500	1		В
Exterior Lighting								
HID	100%			2017	\$3,100	10	\$200	В
Alarm								
Security System								
No Component	70%							D
Generic	30%			2027	* *	1	\$8,700	В
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2027	* *	1-3	\$14,300	В

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.

Asset #: 1553

Mechanical	Currer	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•		•				•
Energy Source							
Fuel Oil No 2	100%		2032	* *	5	\$21,200	В
Conversion Equipment							
Steam Boiler	100%		2027	* *	1	\$67,900	В
		, Extent : Light, Area	Affected	! : 100%			
		nent Boiler Room					
	Explanation: 2 \(\)	Units					
Distribution							
Steam Piping/Pump	100%		2032	* *	4	\$3,400	В
Terminal Devices							
Air Handler	20%		2022	\$82,200	1	\$8,500	В
Convector/Radiator	70%		2027	* *	1	\$15,500	В
Fan Coil Unit/Heat	10%		2022	\$114,100	1	\$2,200	В
Air Conditioning							
Energy Source	400						_
Electricity	100%		2038	* *	1		В
Conversion Equipment	00						_
Window/Wall Unit	80%		2017	\$125,300	1		В
No Component	20%						D
Ventilation							
Distribution	1.000/		LIDE	* *	2.5	¢20.200	D
Ductwork/Diffusers	100%		LIFE	de etc	2-5	\$38,200	В
Exhaust Fans	700/		2022	¢22.100	2	¢1.500	D
Interior	70%		2022	\$33,100	2	\$1,500	В
Roof No Component	10% 20%		2022	\$6,100	2	\$200	B D
No Component	20%						<u> </u>
Plumbing H/C Water Piping							
Brass/Copper	100%		2032	* *	1		В
Water Heater	10070		2032		1		ь
Gas Fired	100%		2020	\$17,700	2	\$1,000	В
Gas Filed		, Extent : Light, Area			2	\$1,000	Б
	Location : Boiler	_	Пуссиси	. 10070			
	Explanation : Th						
Sanitary Piping	Елрининон . 111	15 Gai Omis					
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	10070						
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)	10070						
Rigid Piping	50%		2017	\$5,000	4	\$700	В
Submersible	50%		2017	\$3,000	4	\$1,000	В
Backflow Preventer	2070		2011	Ψ5,000	•	Ψ1,000	
Generic	100%		2027	* *	1	\$4,200	В
Fixtures	20070		_02,			Ψ 1,200	
Generic	100%						В
Vertical Transport	20070						

Vertical Transport

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.

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

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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

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

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



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.

Asset #: 4137

Architecture	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior		•				
Exterior Walls						
Masonry: Brick	48% 0-2 \$11: Cracking/Crumbling, Extent: M Location: North Facade Spalling, Extent: Moderate, Are Location: North Facade Other Observation, Extent: Ligit Location: North Facade	ea Affected : 20%		5	\$17,100	A
	Explanation : Stucco On Brick					
Masonry: Brick	50%	LIFE	* *	5	\$17,800	A
Masonry: Limestone		8,700 LIFE	* * ed : 20%	5	\$500	A
Windows						
Aluminum	95% Now \$. Water Penetration, Extent: Light Location: Throughout	5,300 2038 nt, Area Affected : 10	**	5	\$1,100	A
Metal Clad	5%	2030	* *	5	\$700	A
Parapets						
Cast Stone/Terra Cotta	5% 0-2 \$: Cracking/Crumbling, Extent : Li Location : Throughout	2,000 LIFE ight, Area Affected:	**	5	\$900	A
Masonry: Brick	40%	LIFE	* *	5	\$900	A
Masonry: Brick	50% Now \$1- Cracking/Crumbling, Extent: M Location: Interior Face Water Penetration, Extent: Mod Location: Interior Face			5	\$1,100	A
	Other Observation, Extent : Ligi Location : Interior Face Explanation : Stucco On Brick		0%			
Masonry: Limestone	5% Now Broken/Missing Elements, Extended Location: Throughout	\$700 LIFE at : Moderate, Area A	* * ffected : 10%	5	\$100	A
Roof						
Modified Bitumen	Broken/Missing Elements, Extendation: Throughout					A
	Water Penetration, Extent: Mod	lerate, Area Affected	: 20%			
	Location : Throughout					

Interior

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.

Asset #: 4137

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior									
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	
	Loose/De	oose/Delam Surface, Extent : Severe, Area Affected : 60%							
	Location	ı : Through	out Stairs And Firs	t Floor					
Glass: Single Pane	5%			LIFE	* *	5	\$1,700	С	
Gypsum Board	60%		\$47,700	LIFE	* *	5	\$16,100	C	
- 31			Extent : Light, Are		ed : 10%		, ,, ,,		
	_	ı : Through	_	33					
	Water Per	netration, E	xtent : Light, Area	Affected	: 10%				
		ı : Through		33					
Masonry: Brick	10%		\$14,800	LIFE	* *			C	
Wasomy. Blick			Extent : Light, Are		ed · 5%			C	
		า : Through		u nyeen	ей . 570				
Ceilings									
Exposed Struc: Steel	5%			LIFE	* *			В	
Gypsum Board	95%	0-2	\$43,800	LIFE	* *	5	\$44,300	В	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecto	ed : 10%				
	Location	ı : Through	out						
	Water Per	netration, E	xtent : Light, Area	Affected	: 10%				
	Location	ı : Through	out						

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

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

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

Asset #: 4137

Electrical	Current Re	oair Futui	e Replacement	M		
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2035	* *	5	\$200	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	В
	Other Observation, Ext Location : Gas Meter	ent : Moderate, Area Affe Room	ected : 100%			
	Explanation: Water N	1ain				
Lighting						
Interior Lighting						
Fluorescent	100%	2027	* *	10	\$22,900	В
		ent : Moderate, Area Affe	ected : 100%			
	Location : Throughou	t				
	Explanation : T-12 La	mps				
Egress Lighting						
Emergency, Service	30%	2027	* *	1		В
Emergency, Service	10%	2030	* *	1		В
Exit, Service	60%	2027	* *	1		В
Exterior Lighting						
HID	100%	2022	\$1,000	10	\$100	В
Alarm						
Fire/Smoke Detection						
No Component	90%					D
Generic	10%	2030	* *	1-3	\$1,600	В

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2032	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2027	* *	1	\$12,400	В
	Other Observation, Extent: Light	it, Area Affected :	100%			
	Location: Basement					
	Explanation: 5 Multiple Boiles	rs Unit				
Distribution						
Hot Wtr Piping/Pump	100%	2038	* *	4	\$1,800	В
Terminal Devices						
Convector/Radiator	100%	2027	* *	1	\$8,100	В
Air Conditioning						
Energy Source						
Electricity	100%	2030	* *	1		В

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

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

Mechanical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning							
Conversion Equipment Window/Wall Unit	20% Other Observation, Extent : Light,	2017	\$11,400	1		В	
	Location : First Floor	Агеа Ајјестеа	: 20%				
	Explanation : Office Space Only						
No Component	80%					D	
Ventilation	0070						
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$13,900	В	
Exhaust Fans							
Roof	100%	2022	\$22,100	2	\$800	В	
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2042	* *	1		В	
Water Heater							
Gas Fired	100%	2020	\$6,500	2	\$400	В	
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1		В	
Storm Drain Piping	400-1		de de			_	
Plastic/PVC	100%	2035	* *	1		В	
Sump Pump(s)	1000/	2016	ΦC 100	4	¢1 200	ъ	
Submersible	100%	2016	\$6,100	4	\$1,300	В	
Fixtures Generic	100%					В	
Vertical Transport	100%					D	
Elevators							
Geared Traction	100%	LIFE	* *			С	
Geared Traction	Other Observation, Extent: Light,		: 100%			C	
	Location: B-5		, .				
	Explanation: One Unit						
Fire Suppression	•						
Sprinkler							
No Component	90%					D	
Generic	10%	2032	* *	1-2	\$700	В	

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.

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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

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



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.

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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
		r Miss/Eroo : Through	d, Extent : Light, A out	rea Affec	eted : 5%			
Window Wall	10%	Now	\$47,700	2033	* *	5	\$8,300	A
	_	louded, Ext : West Fac	tent : Moderate, Ar cade	ea Affec	ted : 20%			
	Caulking I	Deteriorate	ed, Extent : Modera	te, Area	Affected : 25%			
	Location	: West Fac	cade					
Windows								
Aluminum	100%	Now	\$182,000	2039	* *	5	\$4,800	Α
	_	roken/Crac : Through	eked, Extent : Mode out	rate, Are	ea Affected : 20%			
	Unit Inope	rable, Exte	ent : Moderate, Are	a Affecte	ed : 40%			
	Location	: Through	out					
	Weather S	trip Missin	g, Extent : Modera	te, Area	Affected : 100%			
	Location	: Through	out					
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	* *			Α
	_	Extent : Mo : Over Ma	oderate, Area Affec ain Lobby	ted : 10%	6			
	Water Pen	etration, E	Extent : Moderate, A	rea Affe	cted : 10%			
	Location	: Over Ma	iin Lobby					
nterior 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	\$203,600	3	\$10,900	C
Vinyl Tile	25%			2033	* *	3	\$3,700	C
-	Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 100%			
	Location	: 1st, 2nd	And 3rd Floor Offi	ces, 201.	2			

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.

Asset #: 1945

Architecture		Current Repair Future Replace		e Replacement	N	Maintenance		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Co	St Cycle (Yrs)		Priority Code
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE		* 5	\$5,900	C
			xtent : Light, Arc	ea Affect	ed : 5%			
	Location	: Main Lobby	y					
Gypsum Board	35%			LIFE	*	* 5-10	\$43,800	C
Gypsum Board	25%			LIFE	*	* 5-10	\$31,300	C
	Recent Rep	olace Evident,	, Extent : Light,	Area Affe	ected : 100%			
	Location	: 1st, 2nd An	d 3rd Floor Offi	ces, 2012	2			
Metal Panel	20%			LIFE	*	* 10	\$6,600	С
Plaster	10%			LIFE	*	* 5-10	\$6,300	C
Ceilings								
AcousTileSusp.Lay-In	50%	4+	\$13,000	2028	*	* 5	\$9,900	В
	Staining/D	iscoloring, E	xtent : Moderate	e, Area A	ffected : 10%			
	Location	: Throughout	t					
AcousTileSusp.Lay-In	25%			2043	*	* 5	\$9,900	В
1 7	Recent Inst	tallation, Exte	ent : Light, Area	Affected	! : 100%		. ,	
			d 3rd Floor Offi					
Exposed Concrete	25%	0-2	\$37,400	LIFE	*	* 5	\$1,600	В
Emposed Concrete		~ —	xtent : Light, Are		ed : 5%	J	Ψ1,000	2
	_	: Main Lobby	_	33				
	Patching Evident, Extent: Light, Area Affected: 10%							
		: Main Lobby		33 •				
		-	ent : Moderate, A	Area Affe	cted : 5%			
		: Main Lobby		,JJ C				

Electrical	Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%		2023	\$900	5	\$800	В	
	Other Observation, E	xtent : Moderate, A	rea Affe	cted : 100%				
	Location : Electrica	ıl Room						
	Explanation: One I	1400 Amps Main Di	sconnec	t Switch				
Switchgear / Switchboard								
Molded Case Bkrs	100%		2023	\$14,500	5	\$800	В	
Raceway								
Conduit	95%		2023	\$2,400	1		В	
Conduit	5%		2049	* *	1		В	
Panelboards								
Fused Disc Sw	10%		2022	\$1,100	5	\$100	В	
Molded Case Bkrs	90%		2022	\$9,900	5	\$700	В	
Wiring								
Thermoplastic	95%		2023	\$3,800	1		В	
Thermoplastic	5%		2049	* *	1		В	

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

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

Asset #: 1945

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2021	\$7,400	5	\$200	В
Ground						
Grounding Devices						
Generic	100% 2-4 \$90 Other Observation, Extent: Modera Location: Water Main Explanation: Corroded		* * cted : 100%	5	\$400	В
Lighting						
Interior Lighting						
Fluorescent	10%	2031	* *	10	\$2,400	В
	Other Observation, Extent : Modero Location : 1st & 3rd Floor Explanation : T-8 Lamps	ate, Area Affe	cted : 100%			
Fluorescent	83% Other Observation, Extent: Modera Location: Throughout The Buildin Explanation: T-12 Lamps		\$52,200 cted: 100%	10	\$20,200	В
HID	2%	2018	\$200	10		В
Incandescent	5%	2018	\$3,100	2		В
Egress Lighting	2.3		+=,100	_		
Emergency, Battery	40%	2018	\$4,300	10	\$2,600	В
Emergency, Battery	10%	2031	* *	10	\$600	В
Exit, LED	20%	2058	* *	1		В
Exit, Service	30%	2018	\$1,300	1		В
Exterior Lighting						
HID	100%	2018	\$1,200	10	\$100	В
Alarm					•	
Fire/Smoke Detection						
Generic	100%	2028	* *	1-3	\$18,500	В

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

 $[\]label{lem:maintenance} \textit{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.

Asset #: 1945

Mechanical		Current F	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•							•
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$2,000	В
Terminal Devices								_
Air Handler	40%			2028	* *	1	\$6,600	В
Convector/Radiator	60%			2036	* *	1	\$5,200	В
Air Conditioning Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment	10070			2037				
Centrifugal, Elec Chiller	80%	Now	\$63,800	2038	* *	1	\$20,700	В
			ent : Severe, Area A		100%		+,,,,,,	_
	Location	: 3rd Floo	or Mechanical Room	n				
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$2,300	2033	* *	4	\$1,300	В
	Broken, E.	xtent : Mod	lerate, Area Affecte	d:5%				
	Location	: Circulat	ion Pump					
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$100,600	1	\$16,500	В
Heat Rejection								
Water Cool Tower	100%	Now	\$1,400	2021	\$68,000	2	\$21,400	В
			nt : Light, Area Aff					
7 (1)	Location	: Аитотат	ic Make-up Water	vaive mo	ијинспопту			
entilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,500	В
Exhaust Fans	10070			LIFE		2-3	\$23,300	ъ
Interior	20%			2023	\$3,700	2	\$200	В
Roof	80%			2023	\$18,800	2	\$700	В
lumbing	00,0				\$10,000	_	4,00	
H/C Water Piping								
Galv Iron/Steel	100%			2036	* *	1		В
Water Heater								
Gas Fired	100%			2022	\$6,900	2	\$400	В
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$2,600	В
Sanitary Piping	·	·						·
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Fixtures								_
Generic	100%							В

Vertical Transport

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.

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HUMAN RESOURCES ADMINISTRATION - 096 HUNTS POINT MULTI SERVICE CENTER

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent: Light,	Area Affected : 100%	6			
	Location: Floors 1-3					
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$13,400	В

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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

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



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

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

HUMAN RESOURCES ADMINISTRATION - 096 JOSE GONZALEZ HOUSE

Asset #: 13580

Architecture System Component Type	Current Repair Future Replacement			Maintenance			
	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls					_		
Masonry: Brick	60% Now Jnt Mortar Miss/Ero. Location: North Fo Spalling, Extent: Mo Location: Through Worn/Eroded, Extent Location: Through	acade & Througho derate, Area Affec out : Moderate, Area	ut ted : 15%	ó	5	\$4,400	A
Masonry: Limestone	15% Now Int Mortar Miss/Eroc Location: Through		LIFE Area Affe	* * ected : 25%	5	\$800	A
Stucco Cement	25% Now Cracking/Crumbling Location: Through		2034 rea Affec	* * rted : 40%	5	\$2,300	A
Windows				_			
Aluminum	95% Now Ctrwt/Balnc Not Fun Location: Through	_	2037 Area Affe	* * cted : 20%	5	\$500	A
Wood	5% Now Broken/Missing Elen Location: Basemen Thermally Inefficient Location: Basemen	nt , Extent : Moderate nt	e, Area A	ffected : 50%	5	\$300	A
	Split/Cracked, Extend Location : Basemer		Affectea	: 30%			
Demonstr	Location . Basemer	ıı					
Parapets Cast Stone/Terra Cotta	5% Now Jnt Mortar Miss/Ero Location : Coping	\$2,700 d, Extent : Modera	LIFE te, Area A	* * Affected : 50%	5	\$300	A
Masonry: Brick	45% Now Jnt Mortar Miss/Eroc Location: Through Spalling, Extent: Mo Location: Through Worn/Eroded, Extent Location: Through	out derate, Area Affec out : Moderate, Area	ted : 40%	, ,	5	\$400	A
Masonry: Limestone	15% Now Jnt Mortar Miss/Eroc Location : Through		LIFE te, Area A	* * Affected : 40%	5	\$100	A
Metal: Cage/Fence	35% 2-4 Corrosion/Rusting, E Location: Through		2041 Area Affe	* * cted : 50%	5	\$900	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 JOSE GONZALEZ HOUSE

Asset #: 13580

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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
	Punct/Tea	r/Impact D	amage, Extent : Se	vere, Are	ea Affected : 50%			
	Location	ı : Through	out					
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	В
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	i : Through	out					

Electrical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 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	В
	Other Obse	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location .	: Basement						
	Explanati	on : One 20	00 Amps Main Dis	sconnect	Switch			
Raceway								
Conduit	100%			2031	* *	1		В
Panelboards								
Molded Case Bkrs	100%			2029	* *	5	\$100	В
Wiring								
Thermoplastic	100%			2031	* *	1		В
Motor Controllers								
Locally Mounted	100%			2026	* *	5		В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	В
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	* *	1	\$1,100	В
Generators								
Natural Gas	100%			2024	* *	1	\$1,400	В
Batteries								
Lead/Acid	100%	Now	\$600	2016	\$600	5	\$100	В
	Other Obse	rvation, Ex	tent : Severe, Ared	a Affecte	d: 100%			
	Location	: At Genera	itor					
	Explanati	on : Batteri	ies Are Missing					
Lighting			<u> </u>		<u> </u>		<u> </u>	

Lighting

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

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

HUMAN RESOURCES ADMINISTRATION - 096 JOSE GONZALEZ HOUSE

Asset #: 13580

Electrical	Current Repair Future Re		Replacement	M	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	97%	2021	\$8,400	10	\$3,200	В
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Throughout The Build	ling				
	Explanation: Using T-12 Lamps	S				
Incandescent	3%	2021	\$300	2		В
Egress Lighting						
Emergency, Battery	50%	2021	\$700	10	\$400	В
Exit, Service	50%	2021	\$300	1		В
Exterior Lighting						
HID	100%	2021	\$100	10		В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2026	* *	1	\$400	В
	Other Observation, Extent : Mode	rate, Area Affecte	ed : 100%			
	Location: 1st Floor, 2nd Floor	And Basement Ha	ıllways			
	Explanation: Standard					
Fire/Smoke Detection						
Generic	100%	2026	* *	1-3	\$2,300	В

Mechanical	Cu	ırrent Repair	Futur	e Replacement	M	aintenance	
System Component Type	/	l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2041	* *	1		В
Conversion Equipment							
Steam Boiler	100%		2034	* *	1	\$3,600	В
Distribution							
Steam Piping/Pump	100%		2041	* *	4	\$200	В
Terminal Devices							
Convector/Radiator	100%		2026	* *	1	\$1,200	В
Air Conditioning							
Energy Source							
Electricity	100%		2029	* *	1		В
Conversion Equipment							
Window/Wall Unit	60%		2016	\$5,000	1		В
No Component	40%						D
Ventilation							
Exhaust Fans							
Roof	100%		2021	\$3,200	2	\$100	В
Plumbing				_	•	_	
H/C Water Piping							
Brass/Copper	100%		2041	* *	1		В

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

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

HUMAN RESOURCES ADMINISTRATION - 096 JOSE GONZALEZ HOUSE

Asset #: 13580

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

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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

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

	=>/ 00/ /		=\/ 00/0	=>/ 00/=
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



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

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

Asset #: 1950

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$29,400	Α
Masonry: Brick	90%			LIFE	* *	5	\$67,800	A
Masonry: Limestone	5%			LIFE	* *	5	\$2,800	Α
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	Α
Roof								
Modified Bitumen	100%			2028	* *	10	\$6,700	A
terior								
Floors								
Carpet	60%	2-4	\$56,100	2025	* *	3	\$14,600	C
	Staining/L	Discoloring,	Extent : Moderate	, Area A	ffected : 50%			
	Location	ı : Through	out					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	ı : Through	out					
Ceramic Tile	5%			2032	* *	5	\$800	С
Vinyl Tile	35%			2028	* *	3	\$2,100	C
,			Extent : Light, Ared		d : 50%		, ,	
	-	ı : Through	_	55				
Interior Walls								
Gypsum Board	100%			LIFE	* *	5-10	\$49,200	C
Ceilings							. ,	
AcousTileSusp.Lay-In	100%			2028	* *	5	\$16,300	В
1	Staining/L	Discoloring	Extent : Moderate	, Area A	ffected : 25%		. , ,	
	_	ı : Through			···			

Electrical	Cui	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	-						
Raceway							
Conduit	100%		2033	* *	1		В
Panelboards							
Molded Case Bkrs	100%		2031	* *	5	\$300	В
Wiring							
Thermoplastic	100%		2033	* *	1		В

Lighting

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.

Asset #: 1950

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Interior Lighting							
Fluorescent	95%		2023	\$24,300	10	\$9,400	В
	Other Observation	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Throu	ghout					
	Explanation : La	mp T-12					
Fluorescent	5%		2028	* *	10	\$500	В
	Other Observation	, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Stairce	ase					
	Explanation : Co	mpact Fluorescent L	amps				
Egress Lighting							
Emergency, Service	50%		2028	* *	1		В
Exit, Service	50%		2028	* *	1		В
Exterior Lighting							
HID	100%		2028	* *	10		В
Alarm							
Fire/Smoke Detection							
No Component	70%						D
Generic	30%		2028	* *	1-3	\$2,000	В
	Other Observation	, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Hallw	ays					
	Explanation: Str	obe Lights And Mani	al Pull S	Station, Horns			

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$4,200	2033	* *	4	\$500	В
	Steam Trap	s Faulty, E	Extent : Moderate,	Area Aff	ected : 30%			
	Location :	Througho	ut					
Terminal Devices								
Convector/Radiator	100%	Now	\$5,700	2028	* *	1	\$3,200	В
	Malfunction	iing, Exten	t : Moderate, Area	ı Affecte	d : 30%			
	Location :	Througho	ut					
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	75%			2018	\$18,600	1		В
No Component	25%							D
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	\$1,400	В
No Component	85%							D
Exhaust Fans								
Roof	100%			2028	* *	2	\$300	В
Dlumbing								

Plumbing

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.

Asset #: 1950

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		В
Water Heater							
Electric	100%		2018	\$1,900	4	\$100	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В

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

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

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



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

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

Asset #: 1962

Architecture		Current Re	epair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•			•				•
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$184,800	Α
Masonry: Granite	5%			LIFE	* *	5	\$8,700	Α
Masonry: Limestone	10%			LIFE	* *	5	\$17,300	Α
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	5 0/			2020	ale ale	10	Φ2 100	
Built-Up (BUR)	5%			2028	* *	10	\$3,100	A
Modified Bitumen	95%	1 5 1		2031		10	\$58,600	Α
	-		nt, Extent : Light,	Area Aff	ected : 100%			
· ·	Location	: Througho	ut					
Interior								
Floors	5 0/			2022	\$46.700	2	¢12 100	C
Carpet Cast in Place Concrete	5%			2022	\$46,700 * *	3	\$12,100	C
Ceramic Tile	10% 5%			LIFE 2032	* *	5	\$70,800	C C
	5% 5%			2032	* *	5 5	\$8,100 \$12,100	C
Quarry Tile Vinyl Tile	65%			2028	\$979,000	3	\$52,600	C
Wood	10%			2023	\$979,000 * *	5 5	\$32,600	C
Interior Walls	10%			2036		3	\$30,300	
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	* *	3-10	\$50,400	C
Wasoniy. Direk			ent : Moderate, Ar		ted : 10%			C
	_		ık Bulkhead	201119922				
Diagtor	50%	,		LIFE	* *	5 10	\$141,000	С
Plaster					* *	5-10 10		C
SGFT/Glazed Masonry	25%			LIFE		10	\$41,500	С
Ceilings AcousTileSusp.Lay-In	15%	2-4	\$158,300	2043	* *	5	\$12,100	В
Acous The Susp. Lay-III			\$138,300 Extent : Light, Are			3	\$12,100	Б
		: Througho		u rijjecil	.u. 25/0			
			ui, Kiichen Extent : Moderate	Area	ffected : 50%			
	_	: Througho		, 111 ей А	_П естей . 50/0			
Exposed Concrete	25%			LIFE	* *	5-10	\$50,600	В
Plaster	60%			LIFE	* *	5-10	\$166,900	В

Electrical		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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.

Asset #: 1962

Electrical	Current Repair	Future I	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•					
Service Equipment						
Fused Disc Sw	100%	2023	\$3,000	5	\$500	В
	Other Observation, Extent : Modera	ate, Area Affect	ed : 100%			
	Location: Electrical Room	I D . 1 @ 2500	2.4			
C - 2 -1 / C - 2 -1 -11	Explanation : Main Service Switch	n Ratea @ 2500	Amperes			
Switchgear / Switchboard Fused Disc Sw	50%	2033	* *	5	\$200	В
Fused Disc Sw Fused Disc Sw	50%	2033	\$21,800	5	\$200 \$200	В
Raceway	3070	2023	\$21,600		\$200	ъ
Conduit	90%	2033	* *	1		В
Conduit	10%	2043	* *	1		В
Panelboards	1070	2013		-		ь
Fused Disc Sw	10%	2031	* *	5	\$300	В
Molded Case Bkrs	60%	2031	* *	5	\$1,700	В
Molded Case Bkrs	10%	2039	* *	5	\$300	В
Molded Case Bkrs	20%	2022	\$6,600	5	\$600	В
Wiring			. , , , , , , , , , , , , , , , , , , ,		·	
Thermoplastic	80%	2033	* *	1		В
Thermoplastic	20%	2043	* *	1		В
Motor Controllers						
Locally Mounted	80%	2028	* *	5	\$600	В
Locally Mounted	20%	2036	* *	5	\$100	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,200	В
Lighting						
Interior Lighting						
Fluorescent	93%	2023	\$237,800	10	\$92,300	В
	Other Observation, Extent : Modera	ate, Area Affect	ed : 100%			
	Location: Throughout					
	Explanation : Lamp T-12					
Fluorescent	5%	2028	**	10	\$5,000	В
	Other Observation, Extent : Modera	ate, Area Affect	ed : 100%			
	Location: Staircases					
	Explanation: T-8 Lamps					
HID	1%	2023	\$400	10		В
Incandescent	1%	2018	\$2,600	2		В
Egress Lighting	7 00/	2020				-
Emergency, Service	50%	2028	* *	1		В
Exit, Service	50%	2028	* *	1		В
Exterior Lighting	1000/	2020	* *	10	\$200	D
HID	100%	2028	* *	10	\$300	В

Alarm

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.

Asset #: 1962

Electrical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
larm							
Security System							
No Component	80%					D	
Generic	20%	2023	\$72,900	1	\$8,100	В	
	Other Observation, Extent:	Moderate, Area Affed	cted : 100%				
	Location : Front And Back	Entrances Only					
	Explanation: CCTV Car	meras					
Fire/Smoke Detection							
No Component	50%					D	
Generic	50%	2028	* *	1-3	\$33,400	В	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Hallways						
	Explanation : Smoke Detec	etor, Manual Pull Sta	tion, Horns And S	trobe Lig	hts		

Mechanical		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2033	* *	1		В
			ent : Light, Area	Affected	: 100%			
		: Basement	(2) Tanks Of 5,0	000 C all	ous Eash			
Conversion Equipment	Ехріанан	ton . Ott # 2,	(2) Tanks Of 5,0	oo Gane	ons Each			
Steam Boiler	100%	omistica Ente	out Light Auga	2028	**	1	\$107,200	В
	Location	ervanon, Exte : Boiler Root ion : 4 Units	ent : Light, Area m	Ајјесіеа	. 100%			
Distribution	T							
Steam Piping/Pump	Steam Trap		\$168,100 tent : Severe, Ar	2033 ea Affect	* * ed : 70%	4	\$5,300	В
Terminal Devices								
Air Handler	-	Now ating, Extent : Penthouse	\$2,600 : Moderate, Are	2023 a Affecte	\$129,800 ed:5%	1	\$12,100	В
Convector/Radiator		Now Extent : Mod : Throughou	\$18,200 erate, Area Affe	2028 cted : 5%	**	1	\$25,200	В
Air Conditioning								
Energy Source Electricity	100%			2031	* *	1		В
Conversion Equipment								
Window/Wall Unit	70%			2018	\$173,300	1		В
No Component	30%							D

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

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

Asset #: 1962

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning									
Terminal Devices	1.50/			2022	Φ20, 200	4		ъ	
Direct Expansion	15%		7	2023	\$39,200	1		В	
	Other Obs Location		Extent : Light, Area	Affected	: 100%				
			its, Refrigerant R-2	12					
No Component	85%		iis, Kejrigerani K-2					D	
Heat Rejection	03/0								
Air Condenser Unit	15%			2023	\$25,300	2	\$11,300	В	
No Component	85%			2023	\$25,500	2	φ11,500	D	
Ventilation	0370								
Distribution									
Ductwork/Diffusers	100%	Now	\$103,900	LIFE	* *	2-5	\$60,300	В	
	Corroded,	Extent : N	loderate, Area Affe		%		. ,		
	Location	ı : Basemei	ıt						
Exhaust Fans									
Interior	80%			2023	\$106,500	2	\$2,700	В	
Roof	20%			2028	* *	2	\$700	В	
Plumbing									
H/C Water Piping									
Brass/Copper	20%			2033	* *	1		В	
Galv Iron/Steel	80%			2028	* *	1		В	
HW Heat Exchanger								_	
Low Temp	100%			2033	**	4	\$10,700	В	
			Extent : Light, Area	Affected	: 100%				
			nt - Boiler Room						
Sonitory Dining	Ехріапа	tion: 2 Un	its						
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping	10070			LIII		1		ь	
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)	10070			LIIL		1		ъ	
Submersible	100%			2016	\$6,100	4	\$2,000	В	
Sewage Ejector(s)					+ 0, - 0 0		+-,		
Electric	100%			2023	\$10,100	4	\$2,000	В	
Fixtures					,		1 7		
Generic	100%							В	
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *			C	
			Extent : Light, Area	Affected	: 100%				
	Location								
	Explana	tion : 1 Un	it						
Fire Suppression									
Standpipe	0.50							Б	
No Component	25%			2022	* *	1 7	ф41 OOO	D	
Generic	75%			2033	* *	1-5	\$41,000	В	

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.

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

Asset #: 1962

Mechanical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression							
Sprinkler							
No Component	90%						D
Generic	10%		2033	* *	1-2	\$3,000	В
Fire Pump							
Generic	100%		2032	* *	1	\$20,200	В

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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

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

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



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

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

Asset #: 1942

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	\$1,800	Α
Masonry: Brick	95%			LIFE	* *	5	\$55,000	A
Windows								
Aluminum	100%			2039	* *	5	\$6,700	A
Parapets								
Concrete Masonry Unit	Recent Re	pair Evider 1 : Interior .	nt, Extent : Light, A Face	LIFE rea Affec	* * cted : 20%	5-10	\$14,600	A
Masonry: Brick	Location	Crumbling, 1 : West Fac	\$9,600 Extent : Light, Arc cade Extent : Moderate,			5	\$3,000	A
	Location	ı : West Fac						
Metal Panel	5%			2043	* *	5	\$1,100	A
Roof								
Modified Bitumen	100%			2023	\$194,600	10	\$27,600	A
Interior								
Floors Cast in Place Concrete	5 0/			LIDD	* *	5	¢c 900	C
	5%			LIFE 2032	* *	5	\$6,800	C
Ceramic Tile	5% 10%			2032	* *	5 5	\$1,600	С
Quarry Tile	10% 80%			2036		3	\$4,700 \$12,500	C C
Vinyl Tile Interior Walls	80%			2023	\$232,200		\$12,300	
Ceramic Tile	20%			2032	* *	5	\$11,600	С
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,600	C
Gypsum Board	70%			LIFE	* *	5-10	\$68,700	C
Ceilings	7070			LIFE		3-10	\$00,700	
Acous Tile Susp. Lay-In	70%			2028	* *	5	\$21,800	В
Gypsum Board	20%			LIFE	* *	5-10	\$21,400	В
Gypsum Board	5%	Now	\$1,000	LIFE	* *	5	\$2,000	В
Gypsum Board	Broken/M		ents, Extent : Seve		Affected : 2%	3	Ψ2,000	Б
		netration, E 1 : Near Do	xtent : Severe, Ared or B-1	a Affecte	d : 20%			
Metal Panel	5%			LIFE	* *	5	\$3,900	В

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

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.

Asset #: 1942

Electrical	Current	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (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	В
Raceway Conduit	100%		2033	* *	1		В
Panelboards Fused Disc Sw Molded Case Bkrs	2% 98%		2022 2031	\$200 * *	5 5	\$600	B B
Wiring Thermoplastic	100%		2033	* *	1	ΨΟΟΟ	В
Motor Controllers Locally Mounted	100%		2021	\$5,500	5	\$200	В
Ground Grounding Devices Generic	100%		LIFE	* *	5	\$700	В
Lighting Interior Lighting Fluorescent	99%		2023	\$48,800	10	\$18,900	В
	Other Observation, I Location : Through Explanation : Usin	nout The Building	Area Affe	cted : 100%			
Incandescent	1%		2018	\$500	2		В
Egress Lighting Emergency, Battery Exit, Service	50% 50%		2023 2023	\$4,200 \$1,700	10 1	\$2,500	B B
Exterior Lighting HID	100%		2018	\$900	10	\$100	В
Alarm Security System No Component Generic	70% 30% Other Observation, 1		2028 Area Affe	* * cted : 100%	1	\$2,600	D B
Fin/Gual David	Location : Hallway Explanation : Intru	vs usion Alarm; Motion	Sensors	7			
Fire/Smoke Detection No Component Generic	50% 50% Other Observation, 1 Location : Hallway		2028 Area Affe	* * octed : 100%	1-3	\$7,300	D B
	Explanation : Strol	be Lights, Horns, M	anual Pu	ıll Station			

Mechanical	Curre	nt Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2033	* *	1		В

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

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

Asset #: 1942

Mechanical		Current F	Repair	Futur	e Replacement	t Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating										
Conversion Equipment	5 00/		ΦΦ 000	2010	410.000		φ.ς. π οο			
Furnace	Location Other Obs Location	y Efficient, : Roof ervation, E	\$2,000 Extent : Severe, An Extent : Light, Area			1	\$6,500	В		
Hot Water Boiler	30%			2028	* *	1	\$3,100	В		
	Other Obs Location	ervation, E : Boiler R tion : 1 Un			! : 30%		40,200			
Distribution										
Hot Wtr Piping/Pump No Component	30% 70%			2031	* *	4	\$500	B D		
Terminal Devices Convector/Radiator No Component	30% 70%			2028	* *	1	\$2,000	B D		
Air Conditioning										
Energy Source Electricity	100%			2031	* *	1		В		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%	Now	\$15,300	2023	\$153,000	2	\$1,000	В		
	Malfunctioning, Extent : Moderate, Area Affected : 60% Location : Roof									
	R-22 Refri Location	_	tent : Light, Area A	ffected :	100%					
	Location	: Roof	Extent : Moderate, A its - Not Energy Eff		ected : 100%					
Ventilation										
Distribution Ductwork/Diffusers	Leak Evid		\$16,300 : Severe, Area Affe 7, 217, B1, Stairweld			2-5 Leaks	\$11,600	В		
Exhaust Fans										
Roof	100% Not in Ser Location	vice, Exten	\$1,800 t : Severe, Area Aff	2023 ected : 2	\$18,500	2	\$500	В		
Plumbing										
H/C Water Piping Brass/Copper	100%			2033	* *	1		В		
Water Heater Gas Fired	100%			2021	\$5,400	2	\$300	В		

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

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

Asset #: 1942

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Sanitary Piping							
Cast Iron	100% Now	\$2,500	LIFE	* *	1		В
	Blockage /Clogged,	Extent: Severe, Are	ea Affecte	d : 30%			
	Location: 1st Flo	or					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sewage Ejector(s)							
Electric	100% Now	\$1,000	2023	\$10,100	4	\$1,300	В
	Not in Service, Exte	nt : Severe, Area Afj	ected : 5	0%			
	Location: Lower	Level					
Backflow Preventer							
Generic	100%		2028	* *	1	\$1,300	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			C
•	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: 1-2						
	Explanation: One	Unit					
Fire Suppression							
Standpipe							
Generic	100%		2043	* *	1-5	\$10,500	В

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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

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

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



 $[\]label{lem:maintenance} \textit{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.

Asset #: 4352

30% 60% N	ears) OW nbling, Exteroughout ution, Exter	\$30,300 ent: Light, Ar	LIFE LIFE	k	Cycle (Yrs	\$23,100	Priority Code
60% N Cracking/Crun Location : Th Other Observa Location : A	nbling, Ext hroughout ution, Exter	ent : Light, Ar	LIFE	k	5		A
60% N Cracking/Crun Location : Th Other Observa Location : A	nbling, Ext hroughout ution, Exter	ent : Light, Ar	LIFE	k	5		A
60% N Cracking/Crun Location : Th Other Observa Location : A	nbling, Ext hroughout ution, Exter	ent : Light, Ar	LIFE	k	5		Α
Cracking/Crui Location : Ti Other Observo Location : A	nbling, Ext hroughout ution, Exter	ent : Light, Ar			* 5		
Location: A		4. Mad		ed : 2%	-	\$46,200	A
			Area Affe	cted : 60%			
10% ()-2 nbling, Ext	\$94,400 ent : Light, Ard	LIFE ea Affecte		** 5	\$5,800	A
Broken/Missin	g Element:	\$23,100 s, Extent : Ligh	2038 t, Area A		* 5	\$2,500	A
Broken/Missin	g Elements	\$3,000 s, Extent : Mod	2030 erate, Ar		5	\$800	A
Cracking/Crui	nbling, Ext	. ,			* 5	\$800	A
Diagonal Cra	cks, Extent	\$5,700 : Moderate, Ai	LIFE ea Affect		** 5	\$900	A
Cracking/Crui	nbling, Ext	\$15,800 ent : Moderate	LIFE , Area A <u>j</u>		** 5	\$2,400	A
Location : In	terior Fac	e And Areaway		cted : 0%			
2%			LIFE	k	* 5	\$400	A
Water Penetra	tion, Exten	\$18,900 t : Light, Area	2027 Affected		: *		A
Corrosion/Rus Location : O	ting, Exten ver Bulkhe	ad		cted : 10%			A
	95% N Broken/Missin Location: TI 5% N Broken/Missin Location: TI 3% N Cracking/Crun Location: TI 70% N Cracking/Crun Location: TI 70% N Cracking/Crun Location: TI 70% N Cracking/Crun Location: TI 00ther Observa Location: In Explanation 2% 95% N Water Penetra Location: TI 5% N Corrosion/Rus Location: O Glazing Broke	95% Now Broken/Missing Elements Location: Throughout 5% Now Broken/Missing Elements Location: Throughout 3% Now Cracking/Crumbling, Ext Location: Throughout 25% Now Diagonal Cracks, Extent Location: Throughout 70% Now Cracking/Crumbling, Ext Location: Throughout Other Observation, Extent Location: Interior Face Explanation: Stucco On 2% 95% Now Water Penetration, Extent Location: Throughout 5% Now Corrosion/Rusting, Extent Location: Over Bulkhee Glazing Broken/Cracked,	95% Now \$23,100 Broken/Missing Elements, Extent: Light Location: Throughout 5% Now \$3,000 Broken/Missing Elements, Extent: Mode Location: Throughout 3% Now \$1,800 Cracking/Crumbling, Extent: Moderate Location: Throughout 25% Now \$5,700 Diagonal Cracks, Extent: Moderate, And Location: Throughout 70% Now \$15,800 Cracking/Crumbling, Extent: Moderate, And Location: Throughout Other Observation, Extent: Moderate, And Location: Interior Face And Areaway Explanation: Stucco On Brick 2% 95% Now \$18,900 Water Penetration, Extent: Light, Area Location: Throughout 5% Now \$18,500 Corrosion/Rusting, Extent: Moderate, And Location: Over Bulkhead	95% Now \$23,100 2038 Broken/Missing Elements, Extent: Light, Area A Location: Throughout 5% Now \$3,000 2030 Broken/Missing Elements, Extent: Moderate, Ar Location: Throughout 3% Now \$1,800 LIFE Cracking/Crumbling, Extent: Moderate, Area Aj Location: Throughout 25% Now \$5,700 LIFE Diagonal Cracks, Extent: Moderate, Area Affect Location: Throughout 70% Now \$15,800 LIFE Cracking/Crumbling, Extent: Moderate, Area Aj Location: Throughout Other Observation, Extent: Moderate, Area Affe Location: Interior Face And Areaways Explanation: Stucco On Brick 2% LIFE 95% Now \$18,900 2027 Water Penetration, Extent: Light, Area Affected Location: Throughout 5% Now \$18,500 2032 Corrosion/Rusting, Extent: Moderate, Area Affe Location: Over Bulkhead Glazing Broken/Cracked, Extent: Moderate, Area	95% Now \$23,100 2038 * Broken/Missing Elements, Extent: Light, Area Affected: 10% Location: Throughout 5% Now \$3,000 2030 * Broken/Missing Elements, Extent: Moderate, Area Affected: 20 Location: Throughout 3% Now \$1,800 LIFE * Cracking/Crumbling, Extent: Moderate, Area Affected: 30% Location: Throughout 25% Now \$5,700 LIFE * Diagonal Cracks, Extent: Moderate, Area Affected: 20% Location: Throughout 70% Now \$15,800 LIFE * Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Throughout Other Observation, Extent: Moderate, Area Affected: 0% Location: Interior Face And Areaways Explanation: Stucco On Brick 2% LIFE * 95% Now \$18,900 2027 * Water Penetration, Extent: Light, Area Affected: 20% Location: Throughout 5% Now \$18,500 2032 * Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Over Bulkhead Glazing Broken/Cracked, Extent: Moderate, Area Affected: 5% Glazing Broken/Cracked, Extent: Moderate, Area Affected: 5% Glazing Broken/Cracked, Extent: Moderate, Area Affected: 5%	95% Now \$23,100 2038 ** 5 Broken/Missing Elements, Extent: Light, Area Affected: 10% Location: Throughout 5% Now \$3,000 2030 ** 5 Broken/Missing Elements, Extent: Moderate, Area Affected: 20% Location: Throughout 3% Now \$1,800 LIFE ** 5 Cracking/Crumbling, Extent: Moderate, Area Affected: 30% Location: Throughout 25% Now \$5,700 LIFE ** 5 Diagonal Cracks, Extent: Moderate, Area Affected: 20% Location: Throughout 70% Now \$15,800 LIFE ** 5 Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Throughout Other Observation, Extent: Moderate, Area Affected: 0% Location: Interior Face And Areaways Explanation: Stucco On Brick 2% LIFE ** 5 95% Now \$18,900 2027 ** Water Penetration, Extent: Light, Area Affected: 20% Location: Throughout 5% Now \$18,500 2032 ** Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Over Bulkhead Glazing Broken/Cracked, Extent: Moderate, Area Affected: 5%	95% Now \$23,100 2038 ** 5 \$2,500 Broken/Missing Elements, Extent: Light, Area Affected: 10% Location: Throughout 5% Now \$3,000 2030 ** 5 \$800 Broken/Missing Elements, Extent: Moderate, Area Affected: 20% Location: Throughout 3% Now \$1,800 LIFE ** 5 \$800 Cracking/Crumbling, Extent: Moderate, Area Affected: 30% Location: Throughout 25% Now \$5,700 LIFE ** 5 \$900 Diagonal Cracks, Extent: Moderate, Area Affected: 20% Location: Throughout 70% Now \$15,800 LIFE ** 5 \$2,400 Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Throughout Other Observation, Extent: Moderate, Area Affected: 0% Location: Interior Face And Areaways Explanation: Stucco On Brick 2% LIFE ** 5 \$400 95% Now \$18,900 2027 ** Water Penetration, Extent: Light, Area Affected: 20% Location: Throughout 5% Now \$18,500 2032 ** Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Over Bulkhead Glazing Broken/Cracked, Extent: Moderate, Area Affected: 5%

Interior

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.

Asset #: 4352

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior									
Floors	1.00/			T TEE	ماد ماد	_	#16.000		
Cast in Place Concrete	10%		¢41.700	LIFE	* *	5	\$16,800	C	
Ceramic Tile	25%		\$41,500	2031		5	\$9,600	C	
	_	Crumbung, ı : Through	Extent : Light, Are out	га Ајјест	ea : 10%				
Vinyl Tile	5%	0-2	\$3,600	2027	* *	3	\$1,400	C	
		Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 10%				
Wood	60%	4+	\$47,600	2050	* *	5	\$43,100	С	
		ted Finish, 1 : Through	Extent : Light, Area out	a Affecte	d : 20%				
Interior Walls									
Ceramic Tile	15%		\$19,800	2031	* *	5	\$6,900	C	
	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affecto	ed : 10%				
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,800	С	
Gypsum Board	55%	0-2	\$90,000	LIFE	* *	5	\$30,300	C	
	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affecto	ed : 20%				
Plaster	25%	Now	\$123,200	LIFE	* *	5	\$6,900	С	
		Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: At Bulkhead							
		ling, Extent 1 : At Bulkh	: Moderate, Area . ead	Affected	: 15%				
Ceilings						_			
AcousTileSusp.Lay-In	10%			2035	**	5	\$7,700	В	
Exposed Struc: Steel	5%		400 =	LIFE	**	_	***	В	
Gypsum Board	85%	0-2	\$80,500	LIFE	**	5	\$81,500	В	
	Location	ı : Through							
		netration, E 1 : Through	xtent : Light, Area out	Affected	: 10%				

lectrical	Current Repa	ir Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$200	В
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Electrical Ro	oom				
	Explanation: One 600	Amps, Two 400 Amps A	nd One 200 Amps	Main Di	sconnect Switch	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2042	* *	5	\$1,400	В
Raceway						
Conduit	100%	2042	* *	1		В

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 4352

Electrical	Current Repa	ir Fut	ure Replacement	t Maintenance					
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Under 600 Volts									
Panelboards									
Fused Disc Sw	10%	2038		5	\$100	В			
Molded Case Bkrs	90% 4+	\$1,000 2038		5	\$600	В			
	Other Observation, Extendation : Electrical Ro		fected : 100%						
			atons In Each Unit I	madaana	to To Hold The				
	Explanation : All Main Load - Need To Be Upg		ciors in Each Unii i	пааециа	ie 10 пош 1ne				
Wiring	Zear Trees to De oppo								
Thermoplastic	100%	2042	* *	1		В			
Motor Controllers									
Locally Mounted	100%	2035	* *	5	\$400	В			
Ground									
Grounding Devices									
Generic	100%	LIFE	**	5	\$800	В			
Lighting									
Interior Lighting	250/	2020	7 **	10	ф11 000	ъ			
Fluorescent	25% Other Observation, Exten	2027		10	\$11,800	В			
	Location : Basement, O		,						
	Explanation: T-12 Lan	· -	in 1 irs. Hanway						
Fluorescent	5%	2027	7 **	10	\$2,400	В			
Puorescent	- / -		1	10	\$2,400	ь			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Lobby And First Floor Hallway								
	Explanation: T-5 Lamp								
Incandescent	70%	2027	7 **	2	\$800	В			
Egress Lighting	7070		<u>'</u>		Ψ000				
Emergency, Service	20%	2027	7 **	1		В			
Emergency, Battery	30%	2027		10	\$3,700	В			
Exit, Service	50%	2027		1	, - ,	В			
Exterior Lighting									
HID	100%	2027	7 **	10	\$200	В			
Alarm									
Security System									
No Component	70%					D			
Generic	30%	2027	7 **	1	\$5,900	В			
Fire/Smoke Detection						_			
No Component	70%		4400 400		40. 7 00	D			
Generic	30%	2022	2 \$180,400	1-3	\$9,700	В			

Mechanical	C	Current R	epair	Futur	e Replacement	M		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

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

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

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

Asset #: 4352

Mechanical	Current Repair	Future R	eplacement	acement Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•					
Energy Source						
Electricity	3%	2042	* *	1		В
	Other Observation, Extent : Light, Are	ea Affected : 1	00%			
	Location: Throughout Basement	G	•			
	Explanation: 10 Electric Heaters - 0					
Natural Gas	97%	2042	* *	1		В
Conversion Equipment	0.707	2020	0124 700		Φ24 <00	D.
Hot Water Boiler	97%	2020	\$124,500	1	\$24,600	В
	Other Observation, Extent : Light, Ard Location : Basement Of 126	еа Ајјестеа : 1	00%			
	Explanation: 1 Boiler Serves All Fo	our Duildings				
D. P. at H. at a			ф 7.500		ф 7 00	D
Radiant Heater	3%	2022	\$7,500	2	\$700	В
Distribution	1000/	2030	* *	4	\$2,000	D
Hot Wtr Piping/Pump Terminal Devices	100%	2030		4	\$3,800	В
Convector/Radiator	100%	2027	* *	1	\$16,600	В
Air Conditioning	100/0	2021		1	φ10,000	<u> </u>
Energy Source						
Electricity	100%	2038	* *	1		В
Conversion Equipment						
Window/Wall Unit	10%	2020	\$11,700	1		В
No Component	90%					D
Terminal Devices						
Direct Expansion	5%	2022	\$900	1		В
	Other Observation, Extent : Light, Are	ea Affected : 1	00%			
	Location : Offices In First Floor					
	Explanation: Ceiling Mounted					
Fan Coil - Cooling	5%	2022	\$2,200	1	\$800	В
	Other Observation, Extent: Light, Are		00%			
	Location: Computer And Communic	cation Room				
	Explanation: Overhead Mounted					
No Component	90%					D
Heat Rejection	100/	2025	ماد ماد	•	Φ2 500	
Air Condenser Unit	10%	2027	**	2	\$3,600	В
	Other Observation, Extent : Light, Are Location : Rear Yard	еа Ајјества : 1	00%			
	Explanation: 2 Units - About 1.5 To	n Fach				
No Commonant		т Еасп				D
No Component	90%					D
Ventilation Distribution						
Distribution Ductwork/Diffusers	20%	LIFE	* *	2-5	\$5,700	В
No Component	80%			_ 3	Ψ3,700	D
110 Component	0070					

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.

Asset #: 4352

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Do Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation							•
Exhaust Fans					_		_
Roof	20% Now		2022	\$9,100	2	\$300	В
		Extent : Moderate, Are	ea Affecte	ed: 20%			
	Location: Roof						
No Component	80%						D
Plumbing							
H/C Water Piping Brass/Copper	20%		2042	* *	1		В
Galv Iron/Steel	80%		2042	* *	1		В
Water Heater	8070		2021		1		ъ
Gas Fired	100% Now	\$13,300	2022	\$13,300	2	\$600	В
Gus i neu		Severe, Area Affected		Ψ13,300	2	φοσο	Ь
	Location : Burn		. 10070				
		Extent : Severe, Area A	ffected ·	60%			
	-	ige Capacity (250 Gal			emand C	of Apartment Units	
Sanitary Piping	Zocanon . Store	ge capacity (250 Gail	3) 13 171311	jjiteili I of I can B	- Cinaria O	J Tipul intenti Critis	
Cast Iron	100%		LIFE	* *	1		В
Cust from		ident, Extent : Light, A		rted · 5%	1		Ъ
	Location : Bases		., eu 1199 e e				
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer							
Generic	100% Now	\$600	2022	\$5,500	1	\$2,800	В
	Other Observation	n, Extent : Moderate, 1	Area Affe	cted : 5%			
	Location: Base	ment, Back Flow Prev	ention De	evice			
	Explanation : D	rain Is Not Sufficient '	To Handl	e The Back Flow			
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
		n, Extent : Light, Area	Affected	: 100%			
	Location: B-7						
	Explanation : O	ne Unit					
Fire Suppression							
Standpipe	400		• 0 4 -			** ****	_
Generic	100%		2042	* *	1-5	\$25,900	В
Sprinkler							_
No Component	95%						D
Generic	5%		2032	* *	1-2	\$700	В

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.

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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

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

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



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 4346

chitecture	Current R	Repair	Futur	e Replacement	M	aintenance		
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
erior								
Exterior Walls Masonry: Brick	50% Now Jnt Mortar Miss/Eroa Location: North Fa Water Penetration, E. Location: Metal Pa Worn/Eroded, Extent Location: North Fa	cade xtent : Moderate, A nel Above North F : Moderate, Area A	Area Affeo Facade W	cted : 20% indows	5	\$9,700	A	
Stucco Cement	50% Now Cracking/Crumbling, Location: Through	\$59,700 Extent : Moderate	2027 e, Area A <u>f</u>	* * fected : 30%	5	\$12,100	A	
Windows								
Aluminum	90% 4+ Thermally Inefficient, Location : Throught Unit Inoperable, Exte Location : Through	out nt : Moderate, Are		-	5	\$600	A	
Metal Clad	10% Now Ctrwt/Balnc Not Fund	\$7,600 ct, Extent : Modera	2047 ate, Area	* * Affected : 50%	5	\$400	A	
	Location : Stairs Glazing Broken/Crace Location : Stairs Thermally Inefficient, Location : Stairs							
Parapets	Glazing Broken/Crace Location : Stairs Thermally Inefficient,							
Parapets Cast Stone/Terra Cotta	Glazing Broken/Crace Location : Stairs Thermally Inefficient,	Extent : Moderate \$800 Extent : Light, Are	, Area Aj LIFE	**************************************	5	\$400	A	
÷	Glazing Broken/Crack Location: Stairs Thermally Inefficient, Location: Stairs 3% Now Cracking/Crumbling,	\$800 Extent: Light, Areout \$2,500 Extent: Moderate	LIFE ca Affecte	** rd:10%	5	\$400 \$400	A	
Cast Stone/Terra Cotta	Glazing Broken/Crack Location: Stairs Thermally Inefficient, Location: Stairs 3% Now Cracking/Crumbling, Location: Throughed 25% Now Cracking/Crumbling,	\$800 Extent: Light, Are out \$2,500 Extent: Moderate out \$7,000 Extent: Light, Are out xtent: Moderate, A	LIFE ea Affecte LIFE o, Area Af LIFE ea Affecte Affecte	** ed: 10% ** fected: 20% ** ed: 20% cted: 10%				
Cast Stone/Terra Cotta Masonry: Brick	Glazing Broken/Crack Location: Stairs Thermally Inefficient, Location: Stairs 3% Now Cracking/Crumbling, Location: Throughe 75% Now Cracking/Crumbling, Location: Throughe 70% Now Cracking/Crumbling, Location: Throughe Other Observation, E. Location: Interior D	\$800 Extent: Light, Are out \$2,500 Extent: Moderate out \$7,000 Extent: Light, Are out xtent: Moderate, A	LIFE ea Affecte LIFE o, Area Af LIFE ea Affecte Affecte	** ed: 10% ** fected: 20% ** ed: 20% cted: 10%	5	\$400	A	
Cast Stone/Terra Cotta Masonry: Brick Masonry: Brick	Glazing Broken/Crack Location: Stairs Thermally Inefficient, Location: Stairs 3% Now Cracking/Crumbling, Location: Throught 25% Now Cracking/Crumbling, Location: Throught 70% Now Cracking/Crumbling, Location: Throught Other Observation, E. Location: Interior In Explanation: Stucce 2% 95% Now Drains Inad/Misposn, Location: Over Apo Water Penetration, E.	\$800 Extent: Light, Are out \$2,500 Extent: Moderate out \$7,000 Extent: Light, Are out xtent: Moderate, Are out xtent: Moderate, Are occorring On Bri \$16,700 Extent: Moderate of Covering On Bri \$16,700 Extent: Moderate artments 4b And 4c occorring to the content of the covering of the c	LIFE ea Affecte LIFE c, Area Affecte LIFE de Affecte Area Affecte LIFE 2022 e, Area A c Affected	** ed: 10% ** fected: 20% ** ed: 20% cted: 10% es ** \$83,500 ffected: 25%	5 5	\$400 \$1,100	A	
Cast Stone/Terra Cotta Masonry: Brick Masonry: Brick Pre-Cast Concrete Roof	Glazing Broken/Crack Location: Stairs Thermally Inefficient, Location: Stairs 3% Now Cracking/Crumbling, Location: Throughe 25% Now Cracking/Crumbling, Location: Throughe 70% Now Cracking/Crumbling, Location: Throughe Other Observation, E. Location: Interior I Explanation: Stucce 2% 95% Now Drains Inad/Misposn, Location: Over Apo	\$800 Extent: Light, Are out \$2,500 Extent: Moderate out \$7,000 Extent: Light, Are out xtent: Moderate, Are out xtent: Moderate, Are occorring On Bri \$16,700 Extent: Moderate of Covering On Bri \$16,700 Extent: Moderate artments 4b And 4c occorring to the content of the covering of the c	LIFE ea Affecte LIFE c, Area Affecte LIFE de Affecte Area Affecte LIFE 2022 e, Area A c Affected	** ed: 10% ** fected: 20% ** ed: 20% cted: 10% es ** \$83,500 ffected: 25%	5 5	\$400 \$1,100	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.

Asset #: 4346

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
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
	Broken/M	issing Elem	ents, Extent : Ligh	t, Area A	ffected : 10%			
	Location	: Through	out					
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	В
Gypsum Board	75%	2-4	\$3,900	LIFE	* *	5	\$19,900	В
••	Water Pen	etration, E	xtent : Light, Area	Affected	: 5%		,	
		: Rooms 4						
Plaster	20%			LIFE	* *	5	\$2,600	В

Electrical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Esti	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	* *	5	\$100	В
	Other Observation, Extent:	Moderate, Area Affected :	100%			
	Location: Electrical Room	Į.				
	Explanation: One 600 Am	ps Main Disconnect Switc	rh			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2032	* *	5	\$400	В
Raceway						
Conduit	100%	2042	* *	1		В
Panelboards						
Fused Disc Sw	10%	2030	* *	5		В
Molded Case Bkrs	90%	2030	* *	5	\$300	В
Wiring						
Thermoplastic	100%	2032	* *	1		В
Motor Controllers						
Locally Mounted	100%	2027	* *	5	\$100	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	В
Lighting						

Lighting

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.

Asset #: 4346

Electrical	Curren	t Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							<u>_</u>
Interior Lighting							
Fluorescent	30%		2022	\$10,000	10	\$3,900	В
	Other Observation	, Extent : Moderate, A	rea Affe	cted : 100%			
	Location: Throu	ghout					
	Explanation: T-	12 Lamps					
Incandescent	70%		2022	\$23,400	2	\$200	В
Egress Lighting							
Emergency, Service	50%		2022	\$1,100	1		В
Exit, Service	50%		2022	\$1,100	1		В
Exterior Lighting							
HID	100%		2022	\$600	10		В
Alarm							
Security System							
No Component	90%						D
Generic	10%		2027	* *	1	\$500	В
Fire/Smoke Detection							
No Component	70%						D
Generic	30%		2027	* *	1-3	\$2,700	В

Mechanical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2032	* *	1		В
Conversion Equipment							
Hot Water Boiler	100%		2027	* *	1	\$7,000	В
	Other Observation	on, Extent : Light, Area	Affected	: 100%			
	Location: Base	ement					
	Explanation: 3	3 Units					
Distribution							
Hot Wtr Piping/Pump	100%		2030	* *	4	\$1,000	В
Terminal Devices							
Convector/Radiator	100%		2027	* *	1	\$4,600	В
Air Conditioning							
Energy Source							
Electricity	100%		2030	* *	1		В
Conversion Equipment							
Window/Wall Unit	70%		2017	\$22,700	1		В
No Component	30%						D
Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$1,600	В
No Component	80%						D

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

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

Asset #: 4346

Mechanical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation							
Exhaust Fans							
Roof	20%		2022	\$2,500	2	\$100	В
No Component	80%						D
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2032	* *	1		В
Water Heater							
Gas Fired	100%		2021	\$3,700	2	\$200	В
	Other Observati	on, Extent : Light, Area	Affected	: 100%			
	Location: Base	ement					
	Explanation: 2	2 Units					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Submersible	100% No	w \$6,100	2017	\$6,100	4	\$1,300	В
	Not in Service, E	Extent : Severe, Area Aff	fected : 1	00%			
	Location: Base	ement					
Fixtures							
Generic	100%						В

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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

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



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.

Asset #: 4345

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Exterior Walls	40		****			_	***	
Masonry: Brick	Location Other Obs	Crumbling, 1: Through servation, E	\$111,100 Extent : Moderate out Extent : Moderate, A d Side Facades	-	-	5	\$16,900	A
	Explana	tion : Stucc	o On Brick					
Masonry: Brick			\$74,000 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$11,300	A
Windows								
Aluminum	Location Other Obs Location	nc Not Fun 1 : Through	Extent : Moderate, A out			5	\$900	A
Parapets								
Cast Stone/Terra Cotta	_		\$1,900 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$900	A
Masonry: Brick	Location Other Obs Location	netration, E n : Bulkhead servation, E n : Interior	\$3,600 Extent: Moderate, A ds Extent: Moderate, A Face, Rear And Sid O On Brick	Area Affe	ected : 100%	5	\$1,100	A
Masonry: Brick	40%			LIFE	* *	5	\$900	A
Pre-Cast Concrete	5%			LIFE	* *	5	\$700	A
Roof Modified Bitumen			\$6,100 Extent : Light, Area out	2027 Affected	**			A
Skylight, Metal/Glass	5%			2042	* *	10	\$3,000	A
terior	- / •			· · ·			, - , - , -	
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 Extent : Moderate,	2050	**	5	\$13,000	C

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.

Asset #: 4345

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	10%			2025	* *	5	\$3,700	C
Concrete Masonry Unit	5%	2-4	\$3,400	LIFE	* *	5	\$700	C
	_	Crumbling, : Through	Extent : Light, Are	ea Affecte	ed : 10%			
Gypsum Board	50%			LIFE	* *	5	\$11,000	С
Plaster	35%	Now	\$11,500	LIFE	* *	5	\$3,900	С
	Location Water Pen	: Bulkhead	xtent : Severe, Ared		-			
Ceilings						_		_
AcousTileSusp.Lay-In	10%			2035	* *	5	\$3,100	В
Exposed Concrete	5%	4+	\$2,900	LIFE	* *	5	\$200	В
		etration, E : Through	xtent : Light, Area out	Affected	: 5%			
Gypsum Board	60%			LIFE	* *	5	\$23,100	В
Plaster	25%	Now	\$6,500	LIFE	* *	5	\$4,800	В
	Location Water Pen	: Bulkhead	xtent : Moderate, A		•			

Electrical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$100	В
	Other Observation, Extent : Location : Electrical Room	n				
	Explanation : Main Servic	re Switch Rated @ 600 Am	peres			
Switchgear / Switchboard Fused Disc Sw	100%	2042	* *	5	\$100	В
Raceway						
Conduit	100%	2042	* *	1		В
Panelboards						
Fused Disc Sw	5%	2038	* *	5		В
Molded Case Bkrs	95%	2038	* *	5	\$500	В
Wiring						
Thermoplastic	100%	2042	* *	1		В
Motor Controllers						
Locally Mounted	100%	2027	* *	5	\$100	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	В

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.

Asset #: 4345

Electrical	Current F	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting								
Interior Lighting								
Fluorescent	95%		2022	\$46,200	10	\$17,900	В	
	Other Observation, E		Area Affe	ected : 100%				
	Location: Through	out The Building						
	Explanation: T-8 L	amps						
Fluorescent	2%		2027	* *	10	\$400	В	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Basemen	t						
	Explanation: Comp	oact Fluorescent Li	ght Fixti	ures (cfl)				
Incandescent	3%		2017	\$1,500	2		В	
Egress Lighting								
Emergency, Service	50%		2027	* *	1		В	
Exit, Service	50%		2027	* *	1		В	
Exterior Lighting								
HID	100%		2027	* *	10	\$100	В	
Alarm								
Security System								
Generic	100%		2027	* *	1	\$7,800	В	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Interr	iet Protocol Digita	l Video S	Surveillance Systen	n			
Fire/Smoke Detection								
Generic	100%		2027	* *	1-3	\$12,900	В	
	Other Observation, E		Area Affe	ected : 100%				
	Location : Through	ē						
	Explanation: Smok	e Detector, Manua	l Pull Ste	ation And Strobe L	ights			

Current Re	pair	Futur	e Replacement	M	aintenance	
% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%		2032	* *	1		В
100%		2027	* *	1	\$10,200	В
Other Observation, Ext	ent : Light, Area	Affected	: 100%			
Location: Basement	Boiler Room					
Explanation: 3 Multi	ple Units					
100% Now	\$2,300	2030	* *	4	\$1,000	В
Malfunctioning, Extent	: Severe, Area Aj	ffected :	10%			
Location: "A" Line	Has No Hot Wate	er Going	Through			
100%		2027	* *	1	\$6,700	В
	% of Fail Date H Total (Years) 100% 100% Other Observation, Ext Location: Basement a Explanation: 3 Multi 100% Now Malfunctioning, Extent Location: "A" Line	Total (Years) 100% Other Observation, Extent: Light, Area Location: Basement Boiler Room Explanation: 3 Multiple Units 100% Now \$2,300 Malfunctioning, Extent: Severe, Area Aj Location: "A" Line Has No Hot Water	% of Total (Years) 100% 2032 100% 2032 100% 2027 Other Observation, Extent: Light, Area Affected Location: Basement Boiler Room Explanation: 3 Multiple Units 100% Now \$2,300 2030 Malfunctioning, Extent: Severe, Area Affected: Location: "A" Line Has No Hot Water Going	% of Total Fail Date (Years) Estimated Cost FY 100% 2032 ** 100% Other Observation, Extent: Light, Area Affected: 100% Location: Basement Boiler Room Explanation: 3 Multiple Units ** 100% Now \$2,300 2030 ** Malfunctioning, Extent: Severe, Area Affected: 10% Location: "A" Line Has No Hot Water Going Through	% of Total Fail Date (Years) Estimated Cost (Yrs) Cycle (Yrs) 100% 2032 ** 1 100her Observation, Extent: Light, Area Affected: 100% Location: Basement Boiler Room Explanation: 3 Multiple Units ** 4 100% Now \$2,300 2030 ** 4 Malfunctioning, Extent: Severe, Area Affected: 10% Location: "A" Line Has No Hot Water Going Through	% of Total Fail Date (Years) Estimated Cost (Yrs) Estimated Cost (Yrs) Estimated Cost (Yrs) 100% 2032 ** 1 100% Other Observation, Extent: Light, Area Affected: 100% ** 1 \$10,200 Other Observation: Basement Boiler Room Explanation: 3 Multiple Units ** 4 \$1,000 Malfunctioning, Extent: Severe, Area Affected: 10% Location: "A" Line Has No Hot Water Going Through ** 4 \$1,000

Air Conditioning

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.

Asset #: 4345

Mechanical	С	urrent Repa	ir	Futur	e Replacement	M	aintenance	
System Component Type		il Date Est Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment					***		**	_
Int Pkg Unit - Cooling	15%		4 . I ! - I.4 A	2020	\$44,200	2	\$200	В
	Location : 1		t : Light, Area	Ајјестеа	: 15%			
	Explanation . 1							
XX/' 1 /XX/ 11 X / '.		i: 4 Uniis		2017	¢11.000	1		D
Window/Wall Unit	25%			2017	\$11,800	1		В
No Component	60%							D
Ventilation								
Distribution Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,300	В
No Component	80%			LIII		2-3	\$2,300	D
Exhaust Fans	8070							
Roof	20% N	Now	\$200	2022	\$3,600	2	\$100	В
Rooi			vere, Area Afj			2	Ψ100	ъ
	Location : R		-,,, -		- , -			
No Component	80%							D
Plumbing	8070							ע
H/C Water Piping								
Brass/Copper	100%	0-2	\$1,400	2032	* *	1		В
Втавы соррег			, Area Affecte			1		2
	Location : V							
Water Heater								
Gas Fired	100%			2017	\$5,300	2	\$300	В
Sanitary Piping								
Cast Iron	100% N	Now	\$1,000	LIFE	* *	1		В
	Blockage /Clo	ogged, Exten	t : Moderate, .	Area Affe	cted : 10%			
	Location : E	Boiler Room	In Basement					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	80%			2015	\$4,900	4	\$1,600	В
Submersible		Now	\$1,200	2017	\$1,200	4	\$300	В
	•	•	nt : Severe, Ai	rea Affect	ed : 100%			
	Location : E	Basement						
Sewage Ejector(s)								
Electric	100%			2022	\$10,100	4	\$2,000	В
Fixtures								
Generic	100%							В
Fire Suppression								
Sprinkler								_
No Component	95%							D
Generic	5%			2042	* *	1-2	\$300	В

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

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

Page: 71

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

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



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

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

Asset #: 4349

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance		
estem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior									
Exterior Walls									
Cast Stone/Terra Cotta	5%		\$10,000	LIFE	**	5	\$8,600	A	
	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affecti	ed : 10%				
Masanuru Duiale	30%		\$21,600	LIFE	* *	5	\$6,600	Α.	
Masonry: Brick			\$21,000 Extent : Moderate			3	\$6,600	A	
		ı : Through		, 1116411	yecieu . 1070				
			d, Extent : Light, A	rea Affec	ted : 10%				
		ı : Through	_						
Stucco Cement	65%	Now	\$87,800	2027	* *	5	\$17,800	A	
200000			Extent : Moderate		ffected : 30%		7-7,000		
	Location	ı : Through	out		-				
Windows									
Aluminum	90%			2038	* *	5	\$1,300	A	
Metal Clad	10%			2030	* *	5	\$900	A	
Parapets						_	*		
Cast Stone/Terra Cotta	5%		4.100	LIFE	* *	5	\$400	A	
Masonry: Brick	55%		\$4,100	LIFE	**	5	\$600	A	
	_	Crumbung, 1 : Through	Extent : Light, Are	га Ајјеси	ea : 20%				
		_		Aroa Affa	octod : 100%				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Interior Face, Rear And Side Parapets								
			o On Brick	ie i arap	Cis				
Masonry: Brick	30%		\$2,300	LIFE	* *	5	\$300	A	
Wasomy. Brick			Extent : Moderate		ffected : 20%	3	Ψ300	11	
	_	ı : Through		, ,	5				
		_	d, Extent : Moderat	e, Area A	Affected : 20%				
	Location	ı : Through	out						
Metal: Cage/Fence	5%			2027	* *	5-10	\$400	A	
No Component	5%							D	
Roof									
Modified Bitumen	95%	0-2	\$25,200	2022	\$63,000			Α	
	_	_	Light, Area Affect	ed : 10%	· •				
		ı : Through							
			ients, Extent : Seve	re, Area	Affected : 30%				
		n : Through			00 1 000				
			ings, Extent : Ligh	t, Area A	ffected : 20%				
		n : Through	out	•			4		
Skylight, Metal/Glass	5%			2032	* *	10	\$1,600	A	

Interior

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

Asset #: 4349

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$4,900	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
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location	: Through	out					
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	В
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	55%			LIFE	* *	5	\$15,400	В
Plaster	25%			LIFE	* *	5	\$3,500	В

Electrical	Current Repa	ir Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$100	В
	Other Observation, Extens	t : Moderate, Area Affe	cted : 100%			
	Location : Electrical Ro	om				
	Explanation : One 600 A	Amps And One 200 Am	ps Main Disconnec	t Switch		
Raceway						
Conduit	100%	2042	* *	1		В
Panelboards						
Fused Disc Sw	10%	2038	* *	5		В
Molded Case Bkrs	90%	2038	* *	5	\$400	В
Wiring						
Thermoplastic	100%	2042	* *	1		В
Motor Controllers						
Locally Mounted	100%	2035	* *	5	\$100	В
Ground						
Grounding Devices						
Generic	100% 0-2	\$900 LIFE	* *	5	\$200	В
	Other Observation, Extend	t : Moderate, Area Affe	cted : 100%			
	Location: Basement					
	Explanation: Corroded					
T 1 1	·					

Lighting

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

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

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

Asset #: 4349

Electrical	Current Repai	r Futur	e Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	25%	2027	* *	10	\$3,400	В
	Other Observation, Extent Location : Basement, Mu Explanation : T-12 Lamp	ltipurposed Room, Co		Offices		
Fluorescent	10%	2027	* *	10	\$1,400	В
	Other Observation, Extent Location : Halways - Fir Explanation : T-5 Lamps	st Through Sixth Floor				
Incandescent	65%	2022	\$22,900	2	\$200	В
Egress Lighting						
Emergency, Battery	50%	2027	* *	10	\$1,800	В
Exit, Service	50%	2027	* *	1		В
Exterior Lighting						
HID	100%	2027	* *	10		В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2030	* *	1	\$1,700	В
Fire/Smoke Detection					·	
No Component	70%					D
Generic	30%	2030	* *	1-3	\$2,800	В

Mechanical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date Estin (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		В
Conversion Equipment								
Hot Water Boiler	100%			2035	* *	1	\$7,400	В
	Other Obse	rvation, Extent	: Light, Area	Affected	: 100%			
	Location	Basement Boil	er Room					
	Explanati	on : 1 Unit						
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,700	2038	* *	4	\$700	В
1 0 1	Corroded,	Extent : Modera	te, Area Affe	cted : 5%	í			
	Location .	Connection At	The Expansion	on Tank				
Terminal Devices								
Convector/Radiator	85%			2027	* *	1	\$4,100	В
Fan Coil Unit/Heat	15%			2022	\$37,300	1	\$700	В
Air Conditioning					,			
Energy Source								
Electricity	100%			2038	* *	1		В

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.

Asset #: 4349

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

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

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

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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

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



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.

Asset #: 4347

rchitecture	Current Repair	Future Replacement	М		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
terior					
Exterior Walls Masonry: Brick	30% Now \$67,100 Diagonal Cracks, Extent: Moderate, Location: Main Entrance, Bulkhead	Area Affected : 5%	5	\$20,400	A
Masonry: Brick	60% Now \$134,100 Cracking/Crumbling, Extent : Modera Location : Courtyard		5	\$40,900	A
	Other Observation, Extent: Moderate Location: Throughout Explanation: Stcco Covering Over I				
Masonry: Fieldstone	5%	LIFE **	5	\$2,600	A
Pre-Cast Concrete	5%	LIFE **	5	\$11,100	Α
Windows Aluminum	95% Now \$20,400 Ctrwt/Balnc Not Funct, Extent: Mode Location: Throughout Unit Inoperable, Extent: Moderate, A	rate, Area Affected : 25%	5	\$2,200	A
Metal Clad	Location : Throughout 5% Now \$13,300 Corrosion/Rusting, Extent : Moderate, Location : Stair(s) Deteriorated Finish, Extent : Moderat	Area Affected : 15%	5	\$700	A
Postaria	Location : Stair(s) Thermally Inefficient, Extent : Modera Location : Stair(s)	tte, Area Affected : 100%			
Parapets Cast Stone/Terra Cotta	3% Now \$1,900 Jnt Mortar Miss/Erod, Extent : Moder Location : Coping		5	\$800	A
Masonry: Brick	25% Now \$5,800 Jnt Mortar Miss/Erod, Extent: Moder Location: South Facade Spalling, Extent: Moderate, Area Affe Location: South Facade	ate, Area Affected : 25%	5	\$900	A
Masonry: Brick	50% Now \$11,700 Cracking/Crumbling, Extent: Moderat Location: East Facade, West Facad Other Observation, Extent: Moderate Location: East Facade, West Facad	te, Area Affected : 10% le , Area Affected : 100% le, North Facade - Interior F	5 ace	\$1,800	A
Metal: Cage/Fence	Explanation: Stucco Covering Over 20% Now \$1,000 Corrosion/Rusting, Extent: Moderate, Location: Throughout Staining/Discoloring, Extent: Moderate,	2027 * * Area Affected : 25%	5	\$2,300	A
	Location : Throughout				

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.

Asset #: 4347

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Roof								
Modified Bitumen	95%	0-2	\$195,400	2032	* *			A
			lerate, Area Affecte	ed: 20%				
	Location	: Over G A	And H Apartments					
	Water Per	etration, E	xtent : Moderate, A	rea Affe	cted : 25%			
	Location	: Over G,	Q And H Apartmer	uts				
Skylight, Metal/Glass	5%	Now	\$38,300	2032	* *			A
	Miss/Dam	aged Flash	ings, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Stair(s)						
	Water Per	etration, E	xtent : Light, Area	Affected	: 15%			
	Location	: Over Sta	ir					
nterior								
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	С
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
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Main En	trance					
Ceilings								
Exposed Concrete	10%			LIFE	* *	5	\$1,100	В
Gypsum Board	80%			LIFE	**	5	\$69,300	В
	Water Penetration, Extent: Light, Area Affected: 10%							
	Location	: 6g And 6	h Apartments					
Plaster	10%		\$5,800	LIFE	* *	5	\$4,300	В
	_	Crumbling, 1 : Bulkhead	Extent : Light, Are ds	a Affecto	ed : 10%			
		netration, E. n : Bulkhead	xtent : Moderate, A ls	rea Affe	cted : 10%			

Electrical	Current Repair	Future Replaceme	nt	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated (FY	Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	* *	5	\$200	В
	Other Observation, Extent: Mode	rate, Area Affected : 100%				
	Location: Electrical Room					
	Explanation : Main Service Swit	ch Rated @ 400 Amperes				

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.

Asset #: 4347

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts		•				•
Switchgear / Switchboard						
Fused Disc Sw	50%	2032	* *	5	\$100	В
Molded Case Bkrs	50%	2032	* *	5	\$600	В
Raceway						
Conduit	100%	2032	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2030	* *	5	\$1,300	В
Wiring						
Thermoplastic	100%	2032	* *	1		В
Motor Controllers						
Locally Mounted	100%	2027	* *	5	\$300	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$700	В
Stand-by Power						
Fuel Storage	1000/					
Not Accessible	100%					D
Lighting						
Interior Lighting	0.007	2022	#107.200	1.0	Ф.11. coo	ъ
Fluorescent	98%	2022	\$107,300	10	\$41,600	В
	Other Observation, Extent: Me		a : 100%			
	Location: Throughout The Bi	unaing				
	Explanation : Lamp T-12	2022	Φ2 200			
Incandescent	2%	2022	\$2,200	2		В
Egress Lighting	500/	2022	Φο 400	1.0	Φ.Σ. (0.0	ъ
Emergency, Battery	50%	2022	\$9,400	10	\$5,600	В
Exit, Service	50%	2022	\$3,800	1		В
Exterior Lighting	1000/	2022	#1.000	1.0	Φ200	ъ
HID	100%	2022	\$1,900	10	\$200	В
Alarm						
Security System	700/					Ъ
No Component	70%	2022	Φ4 7 (00	4	Φ 5 200	D
Generic	30%	2022	\$47,600	1	\$5,300	В
	Other Observation, Extent: Me		a:100%			
	Location: Outside And Hallw	=				
E'm /Cm . 1 . D	Explanation : CCTV Surveille	ance System				
Fire/Smoke Detection	1000/	2022	¢£42.600	1.2	¢00 100	D
Generic	100%	2022	\$543,600	1-3	\$29,100	В
	Other Observation, Extent: Mo	vaerate, Area Affecte	a : 100%			
	Location: Hallways	Complete to the A	M	4 : -		
	Explanation : Smoke Detector	rs, Strobe Lights And	manual Pull S	ations		

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

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.

Asset #: 4347

Mechanical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						•
Energy Source						
Natural Gas	100%	2042	* *	1		В
Conversion Equipment						
Steam Boiler	100%	2027	**	1	\$45,900	В
	Other Observation, Extent : Lig	ght, Area Affected: 100)%			
	Location: Basement	D . G D				
5	Explanation: 1 Natural Gas	Burning Steam Boiler				
Distribution	1000/	2042	* *	4	¢2 400	D
Steam Piping/Pump	100%	2042	4. 4.	4	\$3,400	В
Terminal Devices Convector/Radiator	100%	2027	* *	1	¢15 000	D
	100%	2021		1	\$15,000	В
Air Conditioning Energy Source						
Electricity	100%	2038	* *	1		В
Conversion Equipment	10070	2030		1		D
Window/Wall Unit	10%	2017	\$10,600	1		В
No Component	90%	2017	\$10,000	1		D
Ventilation	7070					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$25,800	В
Exhaust Fans					, -,	
Roof	100%	2022	\$41,000	2	\$1,400	В
	Malfunctioning, Extent : Light,		, ,		, ,	
	Location : Roof, 1 Of 3 Defec	ctive Exhaust Fan Moto	r			
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2032	* *	1		В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2027	* *	4	\$2,000	В
Fixtures						
Generic	100%					В
	Obsolete Fixtures, Extent: Sev	ere, Area Affected : 10	0%			
	Location: Throughout					
Fire Suppression						
Sprinkler	0.007					-
No Component	98%	20.42	ala -l-	1.2	#200	D
Generic	2%	2042	* *	1-2	\$300	В

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Page: 81

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

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



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.

Asset #: 4348

rchitecture	Current Repair		Future Replacement		M		
ystem Component Type	% of Fail Date E Total (Years)	Stimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls Masonry: Brick	60% Now Cracking/Crumbling, E.		LIFE e, Area Affe	* * ected : 10%	5	\$19,100	A
	Location : Window Sit Other Observation, Exte Location : Throughou	ent : Moderate, 1 t					
	Explanation: Stucco	Cement Covering	_				
Masonry: Brick	25%		LIFE	* *	5	\$8,000	A
Masonry: Fieldstone Slate Panels	12% 3% Now	\$56,300	LIFE LIFE	* *	5 5	\$2,900 \$700	A A
State Failets	Broken/Missing Elemen Location: Window Sid Cracking/Crumbling, E. Location: Window Sid	tts, Extent : Seve lls xtent : Severe, A	ere, Area Aj	ffected : 50%	3	\$700	A
Windows							
Aluminum	95% Now Water Penetration, Exte		2038 Area Affect	* * ed : 10%	5	\$1,000	A
Metal Clad	5% Now Deteriorated Finish, Ex Location: Stair(s) Thermally Inefficient, E				5	\$300	A
	Location : Stair(s) Water Penetration, Exte						
D	Location : Stair(s)						
Parapets Cast Stone/Terra Cotta	3% Now Cracking/Crumbling, E. Location: Coping	\$1,000 xtent : Moderate	LIFE e, Area Affe	* * ected : 10%	5	\$500	A
	Jnt Mortar Miss/Erod, I Location : Coping	Extent : Modera	te, Area Af	fected : 50%			
Masonry: Brick	20% Now Spalling, Extent : Mode Location : South Faca	rate, Area Affec ide		* *	5	\$400	A
	Worn/Eroded, Extent : I Location : South Faca		Affected : .	10%			
Masonry: Brick	55% Other Observation, Extended Location: Throughout Explanation: Stucco	t		* * ted : 100%	5	\$1,100	A
Masonry: Limestone	2%		LIFE	* *	5	\$100	Α
Metal: Cage/Fence	20% Now Corrosion/Rusting, Exte	t	2027 Area Affect		5	\$1,300	A
	Staining/Discoloring, E. Location : Throughou		e, Area Affo	ected : 25%			

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

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		
			lerate, Area Affecte	ed : 25%						
		: Over 5b,								
			xtent : Moderate, A	rea Affe	cted : 10%					
	Location	: Over 5b,								
Skylight, Metal/Glass	5%	Now	\$10,800	2032	* *			A		
		O	ings, Extent : Mode	erate, Ar	ea Affected : 10%					
		: Stair(s)								
			xtent : Light, Area	Affected	: 10%					
	Location	: Stair(s)								
nterior										
Floors Cast in Place Concrete	1.00/			LIDE	* *	_	¢7.200	C		
Cast in Place Concrete Ceramic Tile	10% 10%			LIFE 2031	* *	5 5	\$7,300 \$3,300	C C		
Quarry Tile	20%			2031	* *	<i>5</i>	\$10,000	C		
Vinyl Tile	10%			2033	\$31,000	3	\$1,300	C		
Vinyl Tile Vinyl Tile	5%	Now	\$15,500	2032	ψ 51,000 **	3	\$600	C		
vinyi The	Cracking/Crumbling, Extent: Severe, Area Affected: 50%									
	Location: Basement									
	Worn/Eroc	led, Extent	: Severe, Area Affe	cted : 50	0%					
		: Basemen	. 55							
Wood	45%			2037	* *	5	\$28,100	С		
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		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
	Location: Bulkheads									
			xtent : Moderate, A	rea Affe	cted : 10%					
	Location	: Bulkhead	ds							
Ceilings	0.50:				* *	_	φ οπ 100	~		
Gypsum Board	85%	atuati F	atout M. J	LIFE		5	\$35,400	В		
			xtent : Moderate, A	rea Affe	ctea : 10%					
701	Location	: 3b, 0a			a ·		** **-			
Plaster	15%			LIFE	* *	5	\$3,100	В		

Electrical	Current Repair			Futur	e Replacement	M		
System Component Type		Date ars)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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.

Asset #: 4348

Electrical	Current Repair		Future Replacement		Maintenance					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Inder 600 Volts										
Service Equipment										
Fused Disc Sw	100%			2032	* *	5	\$100	В		
	Other Obs	servation, E	xtent : Moderate, A	Area Affe	ected : 100%					
	Location	n : Electrica	ıl Room							
	Explana	tion : 2- Me	ain Service Switche	s Rated	@ 200 Amperes Ed	ıch				
Switchgear / Switchboard										
Fused Disc Sw	20%			2032	* *	5		В		
Molded Case Bkrs	80%			2032	* *	5	\$500	В		
Raceway										
Conduit	100%			2032	* *	1		В		
Panelboards										
Molded Case Bkrs	100%			2030	* *	5	\$600	В		
Wiring										
Thermoplastic	100%			2032	* *	1		В		
Ground										
Grounding Devices										
Generic	100%			LIFE	* *	5	\$300	В		
ighting							<u> </u>			
Interior Lighting										
Fluorescent	99%			2022	\$52,200	10	\$20,200	В		
	Other Obs	servation, E	Extent : Moderate, A	Area Affe			, ,, ,,			
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building								
		tion : T-12	_							
Incandescent	1%		1	2022	\$500	2		В		
Egress Lighting	1 /0			2022	Ψ500					
Emergency, Battery	50%			2022	\$4,500	10	\$2,700	В		
Exit, Service	50%			2022	\$1,800	1	Ψ2,700	В		
Exterior Lighting	3070			2022	φ1,000	1				
HID	100%			2022	\$900	10	\$100	В		
	10070			2022	\$300	10	\$100	В		
Alarm Soourity System										
Security System	70%							D		
No Component Generic	70% 30%			2022	\$22,900	1	\$2,600	В		
Generic			rtont : Moderate			1	\$2,000	D		
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Outside And Hallways								
			•							
E'm/Cm-1 - D / /	Ехріапа	uon : CCI	V Surveillance Syst	em						
Fire/Smoke Detection	1000/			2022	¢2.61.500	1.2	¢14.000	D		
Generic	100%			2022	\$261,500	1-3	\$14,000	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways									
		-		7 . 1	4 1D 11G					
	Explana	tion : Smok	e Detector, Strobe	Lights, A	Manual Pull Station	ı				

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

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.

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

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

Asset #: 4348

Mechanical		Current Repair		Futur	e Replacement	M			
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		В	
Conversion Equipment	400				de de		*** ***	_	
Steam Boiler	100%			2035	**	1	\$22,100	В	
		ervation, E : Basemen	xtent : Light, Area	Affected	: 100%				
			•	Ctoom Do	:1				
Distribution	Ехріапа	non : 1 Nat	ural Gas Burning	<u> меат во</u>	nuer				
Steam Piping/Pump	100%			2032	* *	4	\$1,100	В	
Terminal Devices	10070			2032		- 4	\$1,100	ь	
Convector/Radiator	100%			2027	* *	1	\$7,200	В	
Air Conditioning	100/0			2021		1	\$7,200	ъ	
Energy Source									
Electricity	100%			2038	* *	1		В	
Conversion Equipment	10070								
Window/Wall Unit	90%	0-2	\$2,300	2020	\$45,900	1		В	
			nt : Light, Area Aff						
	Location	: Various	Mechanical Defect	S					
No Component	10%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,400	В	
Exhaust Fans							•		
Roof	100%	Now	\$1,000	2022	\$19,700	2	\$600	В	
	Malfunctio	Malfunctioning, Extent: Light, Area Affected: 33%							
	Location	: 1 Of 2 D	efective Exhaust F	an Motor	•				
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2032	* *	1		В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping								_	
Cast Iron	100%			LIFE	* *	1		В	
Fixtures	400							ъ.	
Generic	100%	71 F		A.CC	1 . 1000/			В	
			tent : Severe, Area	Affected	: 100%				
E. G.	Location	: Through	оит						
Fire Suppression									
Sprinkler No Commonwet	0.007							Ъ	
No Component	98%			2042	* *	1.2	¢100	D	
Generic	2% No Rackfl	ow Provent	er, Extent : Light, A	2042 Araa Affa		1-2	\$100	В	
	-	: Basemen	_	ътеи Ајје	ciea . 10070				
	Locaitor	. Dasemen	ı						

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

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