



***The City of New York
Administration for Children's Services
Human Resources Administration***

**Asset Information
Management System
(AIMS) Report**

Fiscal Year 2004

The City of New York

**Asset Information
Management System
(AIMS)**

Condition and Maintenance Schedules For
Major Portions of the City's
Fixed Assets and Infrastructure

Fiscal Year 2004

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Background

The November 1988 amendments to the City Charter (Sec. 1110-a) included a requirement that the City compile an inventory of the major portions of its physical plant. Major portions of the physical plant are defined by the Charter to include all assets or asset systems with a replacement cost of ten million dollars or greater, and a useful life in excess of ten years. The Charter amendments also require each agency to assess the condition of their assets and prepare maintenance schedules for those assets. The condition assessments and the maintenance schedules are required to be published each year.

Assets leased to the Transit Authority, the New York City Water Finance Authority and to certain other public benefit corporations are excluded from the above Charter reporting requirements. Excluded also are all properties owned by the City as a result of in-rem proceedings. For the City University, only assets of the Community Colleges are included. Table A provides a Citywide breakdown of assets by classes.

The City Charter requires that a report be issued on an annual basis. The Office of Management and Budget has overall responsibility for the delivery of this yearly publication. This year building surveys were performed by The Department of Design and Construction. Bridge surveys were performed by Washington Group International and their subconsultants. The Department of Transportation continued to survey the City's streets and highways using a 10-point assessment system.

Detailed condition reports and maintenance schedules (i.e. Agency Reports) were provided to agencies for their review and approval. This executive report summarizes all cost data from the agency condition and report schedules. A separate document (i.e. Agency Reconciliation) will be published in the Spring of 2004 to illustrate the comparison of funding recommended in this report with agencies' planned capital and expense activities.

Report Context and Items Excluded from Study

While the study is comprehensive, consistent with previous reports, a number of items and considerations were excluded from the condition review and cost estimates. They were not considered directly related to the structural integrity of the asset as defined by the Charter. These include but are not limited to:

- Most equipment (electronic, fixed and movable)
- Special operating systems within assets
- Aesthetic considerations or special design elements
- Landscaping and outdoor elements
- Statuary or ornamental edifices

-
- Components not readily observable or accessible by field engineers
 - Fire alarm and security systems
 - Handicapped access requirements
 - Information obtained through testing or probing
 - Asbestos, lead paint, and other hazardous material identification and removal
 - Programmatic needs not related to structural integrity
 - Efficiency improvements
 - Swing space costs/phasing costs, or premium time costs
 - Components deficient in code or local law compliance but which do not impact on the integrity of the asset
 - Assets known to be scheduled for near-term total replacement

It should be noted that in surveying piers and bulkheads, underwater surveys were not carried out. Therefore the condition reports for piers and bulkheads do not include those potential repairs that can only be determined by underwater surveys. Special systems include the four East River Bridges, traffic signal systems, street lighting systems and utilities. Due to their critical nature, these systems are not surveyed, but are updated yearly based on the agency's Ten Year Capital Strategy and contract information made available to OMB.

The report continues to reflect changes in the asset inventory every year. At the beginning of this survey year, each agency was requested to provide any additions, deletions or changes to the inventory of assets through new construction, acquisition, sale or demolition.

The asset condition and maintenance schedule report is not a budget document, but rather a broad, unrestrained analysis of a subset of general needs. It serves as a planning tool in addressing overall citywide funding requirements. The report does not attempt in any manner to balance the City's asset and infrastructure requirements against other important City needs, nor does it attempt to make any funding recommendations between the needs of different agencies. There is a general prioritization presented within individual assets to indicate to agencies the relative importance of various repairs and maintenance items to the preservation of the assets.

Due to the complexity of the analysis, the large scale of the project, the amount of estimation required, and the necessary methodology constraints, there are inherent limitations to the level of accuracy possible at the detailed asset and component level.

In this context it should be noted that the actual cost for a project may vary substantially from the amount estimated in this report when a detailed scope of work and cost estimate is completed. Agencies will not be restricted to any asset specific number contained in the reports when planning and developing their budget requests. It is further understood that there will be work items (i.e., programmatic) excluded from this study which may require additional expenditures.

Report Organization

Report Schedules

This publication contains two major summaries: CITYWIDE SUMMARY SCHEDULES and AGENCY SUMMARY SCHEDULES.

Capital and Expense Designations

Repairs, replacement and major maintenance costs are all presented at the detailed component level in the Agency Reports. Repairs are defined as reconstruction or renovation. For convenience and citywide reporting purposes, this report presents the cost categories by their appropriate expense budget and capital budget classification. The rules for classifying individual items are as follows:

<i>Cost Item</i>	<i>Budget Classification</i>
Repairs greater than \$35,000 AND remaining component life of 5 years or greater Replacements greater than \$35,000 Major Maintenance programs greater than \$35,000 at the component type level	Capital
Repairs less than \$35,000 OR remaining component life less than 5 years Replacements less than \$35,000 Major Maintenance programs less than \$35,000 at the component type level	Expense

Projected Repair Years

- Expense Budget - Items of need are shown over the next four years
- Capital Budget - Items of need are shown over the next ten years
grouped by periods of four and six years

It should be noted that for reporting purposes all asset repairs are presented in the funding need for FY 2005. This in essence reflects the amounts estimated to “catch up” and bring all assets to a “state of good repair”. In reality, even if funding was available to do everything, it would be beyond the ability of City agencies to plan, design, and implement the work within a single year. The actual work, which can be funded, will operationally have to be spread out over a number of years.

Priorities for Repair, Replacement and Major Maintenance

In the citywide report, component repair, replacement and major maintenance are assigned a priority A, B, C or D rating. Each component has been assigned a priority related to its relative importance to the structural integrity of the assets. For example, architectural exterior components of buildings (i.e. roofs, parapets, exterior walls and windows) are classified as key components and receive higher priorities than architectural interior components because of their relative importance in maintaining structural integrity of the assets. (See Exhibit A)

Condition Information

The summary maintenance schedules presented in this citywide executive report represent the maintenance requirements developed from the condition surveys of individual assets. Actual condition data on any particular asset is contained in the Agency Reports. A typical example of an Agency Report and a detailed discussion of the project methodology are included in the technical notes of this report. (See Exhibits B, C)

Professional Certification

The Charter requires a statement by a registered Professional Engineer (PE) or Registered Architect (RA) regarding the reasonableness of the repair/replacement and maintenance schedules for each agency's assets. Certifications are provided by the Office of Management and Budget, the Department of Design and Construction, the Department of Transportation, and Washington Infrastructure Services.

Table A

Citywide Asset Classes by Agency

New York, Brooklyn, Queens Public Libraries		Court Buildings	1
Libraries	24	Shelters	1
Department of Education		Department of Health & Mental Hygiene	
Primary Schools	758	Clinics	18
Intermediate/Junior High Schools	198	Health and Hospitals Corporation	
High Schools	140	Hospital Buildings	112
Administrative Buildings	15	Department of Sanitation	
City University		Transfer Stations	20
Community College Buildings	82	Vehicle Maint./Storage Facilities	38
Police Department		Incinerators	3
Precinct Houses	78	Fresh Kills Facilities	18
Police Buildings Non-Precinct	18	Piers/Bulkheads	19
Fire Department		Department of Transportation	
Fire Department Buildings	20	Bridge/Waterways	37
Administration for Children's Services		Highway Bridge and Tunnels	67
Administrative Buildings	1	Highway Facilities	42
Shelters	2	Streets and Arterials (miles)	6,500
Non-Shelters	2	Pier Facilities	5
Day Care Center	5	Parking Garages	10
Department of Homeless Services		Traffic Signal Systems	1
Shelters	60	Street Lighting Systems	1
Department of Correction		Ferry Terminal Facilities	12
Rikers Island Facilities	32	Piers/Bulkheads	13
Correction Facilities	6	Ferries	7
Human Resources Administration		Department of Parks and Recreation	
Shelters	11	Large Park Facilities	209
Non-Shelters	11	Major Park Facilities	119
Department of Cultural Affairs		Regional Park Facilities	311
Museum/Gallery Facilities	64	Stadium Facilities	6
Cultural Facilities	215	Vehicle Maint./Storage Facilities	7
Department of Juvenile Justice		Piers/Bulkheads	55
Juvenile Justice Buildings	3	Department of Citywide Administrative Services	
Department of Small Business Services		Court Buildings	21
Museum/Gallery Facilities	3	Piers/Bulkheads	31
Terminals/Markets	81	Police Buildings Non-Precinct	1
Piers/Bulkheads	88	Public Office Buildings	22
Parking Garages	1	Terminals/Markets	4

Exhibits A - C

- A. Component Priority Codes for
Repair, Replacement and Major
Maintenance
- B. Technical Notes and Project
Methodology
- C. Legend for Individual Survey Report

Exhibit A
Component Priorities
Codes for Repair,
Replacement and Major
Maintenance

Exhibit A

Component Priorities Codes for Repair, Replacement and Major Maintenance

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
1.1.1	Architecture	Exterior	Exterior Walls	A
1.1.2	Architecture	Exterior	Windows	A
1.1.3	Architecture	Exterior	Parapets	A
1.1.4	Architecture	Exterior	Roof	A
1.2.5	Architecture	Interior	Floors	C
1.2.6	Architecture	Interior	Interior Walls	C
1.2.7	Architecture	Interior	Ceiling	B
2.1.1	Electrical	Over 600 volts	Service Equipment	B
2.1.2	Electrical	Over 600 volts	Transformers	B
2.1.3	Electrical	Over 600 volts	Switchgear	B
2.1.4	Electrical	Over 600 volts	Feeders	B
2.1.5	Electrical	Over 600 volts	Raceway	B
2.2.1	Electrical	Under 600 Volts	Service Equipment	B
2.2.2	Electrical	Under 600 Volts	Transformers	B
2.2.3	Electrical	Under 600 Volts	Switchgear	B
2.2.5	Electrical	Under 600 Volts	Raceway	B
2.2.6	Electrical	Under 600 Volts	Panelboards	B
2.2.7	Electrical	Under 600 Volts	Wiring	B
2.2.8	Electrical	Under 600 Volts	Motor Controllers	B
2.3.11	Electrical	Ground	Grounding Devices	B
2.4.9	Electrical	Stand-by Power	Transfer Switches	B
2.4.12	Electrical	Stand-by Power	Generators	B
2.4.13	Electrical	Stand-by Power	Batteries	B
2.5.10	Electrical	Lighting	General Lighting	B
2.6.15	Electrical	Lightning Protection	Arresters	B
3.1.1	Mechanical	Heating	Energy Source	B
3.1.2	Mechanical	Heating	Conversion Equipment	B
3.1.3	Mechanical	Heating	Distribution	B
3.1.4	Mechanical	Heating	Terminal Devices	B
3.2.1	Mechanical	Air Conditioning	Energy Source	B
3.2.2	Mechanical	Air Conditioning	Conversion Equipment	B
3.2.3	Mechanical	Air Conditioning	Distribution	B
3.2.4	Mechanical	Air Conditioning	Terminal Devices	B
3.2.5	Mechanical	Air Conditioning	Heat Rejection	B
3.3.3	Mechanical	Ventilation	Distribution	B
3.3.6	Mechanical	Ventilation	Exhaust Fans	B
3.4.7	Mechanical	Plumbing	H/C Water Piping	B
3.4.8	Mechanical	Plumbing	Hot Water Heater	B
3.4.9	Mechanical	Plumbing	HW Heating Exchanger	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
3.4.10	Mechanical	Plumbing	Sanitary Piping	B
3.4.11	Mechanical	Plumbing	Storm Drain Piping	B
3.4.12	Mechanical	Plumbing	Sump Pump(s)	B
3.4.13	Mechanical	Plumbing	Pool Filter/Treatment	B
3.4.14	Mechanical	Plumbing	Non-Water Piping	B
3.4.15	Mechanical	Plumbing	Sewage Ejector(s)	B
4.1.2	Piers	Structural	Deck	A
4.1.3	Piers	Structural	Deck Surface	C
4.1.5	Piers	Structural	Firewalls	C
4.1.6	Piers	Structural	Pile Caps	A
4.1.7	Piers	Structural	Piles and Bracing	A
4.2.1	Piers	Fender	Buffer	B
4.2.4	Piers	Fender	Facing	B
4.2.8	Piers	Fender	Wales and Chocks	B
4.2.9	Piers	Fender	Piles	B
5.1.1	Bulkheads	Structural	Relieving Platform Top	A
5.1.3	Bulkheads	Structural	Coping	C
5.1.6	Bulkheads	Structural	Gravity Wall	A
5.1.7	Bulkheads	Structural	Pile Supported Wall	A
5.1.9	Bulkheads	Structural	Piles and Bracing	A
5.1.10	Bulkheads	Structural	Rip Rap	C
5.1.11	Bulkheads	Structural	Sheet Piles	A
5.1.13	Bulkheads	Structural	Wales	A
5.2.5	Bulkheads	Backfill	Fill	B
5.2.12	Bulkheads	Backfill	Surface	B
5.3.2	Bulkheads	Fender	Buffer	B
5.3.4	Bulkheads	Fender	Facing	B
5.3.8	Bulkheads	Fender	Piles	B
5.3.14	Bulkheads	Fender	Wales and Chocks	B
6.1.1	Bridges	Abutments	Bridge Seat&pedestals	A
6.1.7	Bridges	Abutments	Backwall	C
6.1.9	Bridges	Abutments	Brngs,Ancr blts,Pads	A
6.1.17	Bridges	Abutments	Joint with Deck	B
6.1.20	Bridges	Abutments	Mat (scour & erosion)	B
6.1.24	Bridges	Abutments	Pedestals	A
6.1.31	Bridges	Abutments	Stem (breastwall)	B
6.1.32	Bridges	Abutments	Walls	A
6.2.20	Bridges	Wingwalls	Mat (scour & erosion)	C
6.2.32	Bridges	Wingwalls	Walls	C
6.3.8	Bridges	Stream Channel	Bank Protection	C
6.3.20	Bridges	Stream Channel	Mat (scour & erosion)	A
6.3.44	Bridges	Stream Channel	Pier Protection	B
6.4.4	Bridges	Approaches	Pavement	C
6.4.11	Bridges	Approaches	Curbs	A

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
6.4.13	Bridges	Approaches	Embankment	C
6.4.16	Bridges	Approaches	Guide Railing	A
6.4.20	Bridges	Approaches	Mat (scour & erosion)	A
6.4.30	Bridges	Approaches	Sidewalks/Fascias	C
6.5.2	Bridges	Piers	Cap Beam	A
6.5.5	Bridges	Piers	Pier,Columns	B
6.5.6	Bridges	Piers	Stem,Solid Pier	B
6.5.9	Bridges	Piers	Brngs,Ancr blts,Pads	A
6.5.14	Bridges	Piers	Footings	B
6.5.20	Bridges	Piers	Mat (scour & erosion)	A
6.5.24	Bridges	Piers	Pedestals	B
6.6.11	Bridges	Deck Elements	Curbs	A
6.6.15	Bridges	Deck Elements	Gratings	A
6.6.16	Bridges	Deck Elements	Guide Railing	A
6.6.21	Bridges	Deck Elements	Median	A
6.6.22	Bridges	Deck Elements	Mono Deck Surface	C
6.6.28	Bridges	Deck Elements	Railings/Parapets	A
6.6.30	Bridges	Deck Elements	Sidewalks/Fascias	C
6.6.33	Bridges	Deck Elements	Wearing Surface	C
6.7.12	Bridges	Superstructure	Deck,Structural	A
6.7.18	Bridges	Superstructure	Joints	C
6.7.27	Bridges	Superstructure	Primary Member	A
6.7.29	Bridges	Superstructure	Secondary Member	B
6.7.50	Bridges	Superstructure	Vertical Lift Tower	A
6.8.45	Bridges	Movable bridges	Swing Span Truss	A
6.8.46	Bridges	Movable bridges	Swing Span Pivot Pier	A
6.8.47	Bridges	Movable bridges	Bascule Span	A
6.8.48	Bridges	Movable bridges	Bascule Span Pier	A
6.8.49	Bridges	Movable bridges	Vertical Lift Span	A
6.8.50	Bridges	Movable bridges	Vertical Lift Tower	A
6.8.51	Bridges	Movable bridges	Vertical Lift Pier	A
9.1.1	Park Wall	Wall	Coping	A
9.1.2	Park Wall	Wall	Wall/Fence	B
9.1.3	Park Wall	Wall	Base	C
10.1.2	Boardwalks	Superstructure	Deck	A
10.1.3	Boardwalks	Superstructure	Railing	C
10.2.4	Boardwalks	Substructure	Beams	A
10.2.5	Boardwalks	Substructure	Piers	A
10.2.6	Boardwalks	Substructure	Girders	A
10.2.7	Boardwalks	Substructure	Underside Enclosure	A
12.1.5	Bridge-Electrical	Communication Electrical	Communications	B
12.1.18	Bridge-Electrical	Communication Electrical	Intercom	B
12.1.38	Bridge-Electrical	Communication Electrical	Telephone	B
12.1.50	Bridge-Electrical	Communication Electrical	Jack	B
12.2.6	Bridge-Electrical	Control System Electrical	Computer	B
12.2.8	Bridge-Electrical	Control System Electrical	Control Console	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
12.2.9	Bridge-Electrical	Control System Electrical	Control Devices	B
12.2.10	Bridge-Electrical	Control System Electrical	Disconnect Switch	B
12.2.22	Bridge-Electrical	Control System Electrical	Limit Switch	B
12.2.23	Bridge-Electrical	Control System Electrical	Local Starter	B
12.3.25	Bridge-Electrical	Drive	Machinery Brake	B
12.3.27	Bridge-Electrical	Drive	Motor Brake	B
12.3.33	Bridge-Electrical	Drive	Span Lock Motor	B
12.3.47	Bridge-Electrical	Drive	Wedge Motor	B
12.4.24	Bridge-Electrical	Electric Power	MCC	B
12.4.28	Bridge-Electrical	Electric Power	PanelBoard	B
12.4.31	Bridge-Electrical	Electric Power	Service Equipment	B
12.4.43	Bridge-Electrical	Electric Power	Transfer Switch	B
12.4.44	Bridge-Electrical	Electric Power	Transformer	B
12.4.51	Bridge-Electrical	Electric Power	Heating	B
12.4.54	Bridge-Electrical	Electric Power	Dist Equip/Motor Cont.	B
12.5.19	Bridge-Electrical	Exterior Lighting	Lighting Contractor	B
12.5.20	Bridge-Electrical	Exterior Lighting	Lighting Fixture	B
12.5.30	Bridge-Electrical	Exterior Lighting	Pole	B
12.5.34	Bridge-Electrical	Exterior Lighting	Spot Lighting	B
12.6.17	Bridge-Electrical	Ground/Lightning Protection	Ground Wire	B
12.7.11	Bridge-Electrical	Interior Lighting	Exit Lighting	B
12.7.20	Bridge-Electrical	Interior Lighting	Lighting Fixture	B
12.7.49	Bridge-Electrical	Interior Lighting	Wiring Device	B
12.8.1	Bridge-Electrical	Navigation Lighting	Air Beacon	B
12.8.12	Bridge-Electrical	Navigation Lighting	Fender Lighting	B
12.8.29	Bridge-Electrical	Navigation Lighting	Pier Lighting	B
12.8.32	Bridge-Electrical	Navigation Lighting	Span Lighting	B
12.9.44	Bridge-Electrical	Power Over 600V	Transformer	B
12.10.3	Bridge-Electrical	Raceway	Box	B
12.10.4	Bridge-Electrical	Raceway	Collector Ring	B
12.10.5	Bridge-Electrical	Raceway	Communications	B
12.10.7	Bridge-Electrical	Raceway	Conduit	B
12.10.35	Bridge-Electrical	Raceway	Submarine Ctrl Cable	B
12.10.36	Bridge-Electrical	Raceway	Submarine Power Cable	B
12.10.45	Bridge-Electrical	Raceway	Trough	B
12.10.48	Bridge-Electrical	Raceway	Wires	B
12.10.52	Bridge-Electrical	Raceway	Wiring	B
12.11.26	Bridge-Electrical	Span Lock	Motor	B
12.12.13	Bridge-Electrical	Stand-by Power	Generator	B
12.12.43	Bridge-Electrical	Stand-by Power	Transfer Switch	B
12.13.2	Bridge-Electrical	Traffic System Electrical	Barrier Gate Ltg	B
12.13.39	Bridge-Electrical	Traffic System Electrical	Traffic Gate Ltg	B
12.13.40	Bridge-Electrical	Traffic System Electrical	Traffic Gong	B
12.13.41	Bridge-Electrical	Traffic System Electrical	Traffic Sign	B
12.13.42	Bridge-Electrical	Traffic System Electrical	Traffic Signal	B
12.14.53	Bridge-Electrical	Lighting	Lighting Devices	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
13.1.7	Bridge-Mechanical	Bascule	Counter Weight	B
13.1.9	Bridge-Mechanical	Bascule	Emergency Drive	B
13.1.12	Bridge-Mechanical	Bascule	Fuel tanks	B
13.1.13	Bridge-Mechanical	Bascule	Houses	B
13.1.14	Bridge-Mechanical	Bascule	Lock bars	B
13.1.15	Bridge-Mechanical	Bascule	Main Drive System	B
13.1.16	Bridge-Mechanical	Bascule	Rack	B
13.1.20	Bridge-Mechanical	Bascule	Structural Bearings	B
13.1.22	Bridge-Mechanical	Bascule	Track	B
13.1.23	Bridge-Mechanical	Bascule	Traffic Devices	B
13.1.24	Bridge-Mechanical	Bascule	Trunnion	B
13.2.3	Bridge-Mechanical	Retractable	Carriage	B
13.2.9	Bridge-Mechanical	Retractable	Emergency Drive	B
13.2.12	Bridge-Mechanical	Retractable	Fuel tanks	B
13.2.13	Bridge-Mechanical	Retractable	Houses	B
13.2.15	Bridge-Mechanical	Retractable	Main Drive System	B
13.2.17	Bridge-Mechanical	Retractable	Rails	B
13.2.18	Bridge-Mechanical	Retractable	Ropes	B
13.2.20	Bridge-Mechanical	Retractable	Structural Bearings	B
13.2.23	Bridge-Mechanical	Retractable	Traffic Devices	B
13.3.10	Bridge-Mechanical	Swing	End Lift	B
13.3.4	Bridge-Mechanical	Swing	Center Latch	B
13.3.6	Bridge-Mechanical	Swing	Center Pivot	B
13.3.9	Bridge-Mechanical	Swing	Emergency Drive	B
13.3.12	Bridge-Mechanical	Swing	Fuel Tanks	B
13.3.13	Bridge-Mechanical	Swing	Houses	B
13.3.15	Bridge-Mechanical	Swing	Main Drive System	B
13.3.16	Bridge-Mechanical	Swing	Rack	B
13.3.20	Bridge-Mechanical	Swing	Structural Bearings	B
13.3.23	Bridge-Mechanical	Swing	Traffic Devices	B
13.4.1	Bridge-Mechanical	Vertical Lift	Buffers	B
13.4.2	Bridge-Mechanical	Vertical Lift	CTRWT Ropes&Guides	B
13.4.7	Bridge-Mechanical	Vertical Lift	Counter Weight	B
13.4.8	Bridge-Mechanical	Vertical Lift	Elevators	B
13.4.9	Bridge-Mechanical	Vertical Lift	Emergency Drive	B
13.4.11	Bridge-Mechanical	Vertical Lift	End Locks	B
13.4.13	Bridge-Mechanical	Vertical Lift	Houses	B
13.4.15	Bridge-Mechanical	Vertical Lift	Main Drive System	B
13.4.19	Bridge-Mechanical	Vertical Lift	Sheaves	B
13.4.20	Bridge-Mechanical	Vertical Lift	Structural Bearings	B
13.4.21	Bridge-Mechanical	Vertical Lift	Towers	B
13.4.23	Bridge-Mechanical	Vertical Lift	Traffic Devices	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
16.1.1	Park Bridges	Abutments	Bridge Seat&pedestals	A
16.1.7	Park Bridges	Abutments	Backwall	C
16.1.9	Park Bridges	Abutments	Brngs,Ancr blts,Pads	A
16.1.14	Park Bridges	Abutments	Footings	B
16.1.17	Park Bridges	Abutments	Joint with deck	B
16.1.20	Park Bridges	Abutments	Mat (scour & erosion)	B
16.1.24	Park Bridges	Abutments	Pedestals	A
16.1.25	Park Bridges	Abutments	Piles	A
16.1.31	Park Bridges	Abutments	Stem (breastwall)	B
16.1.32	Park Bridges	Abutments	Walls	A
16.2.14	Park Bridges	Wingwalls	Footings	C
16.2.20	Park Bridges	Wingwalls	Mat (scour & erosion)	C
16.2.25	Park Bridges	Wingwalls	Piles	C
16.2.32	Park Bridges	Wingwalls	Walls	C
16.3.8	Park Bridges	Stream Channel	Bank Protection	C
16.3.20	Park Bridges	Stream Channel	Mat (scour & erosion)	A
16.3.44	Park Bridges	Stream Channel	Pier Protection	B
16.4.4	Park Bridges	Approaches	Pavement	C
16.4.11	Park Bridges	Approaches	Curbs	A
16.4.13	Park Bridges	Approaches	Embankment	C
16.4.16	Park Bridges	Approaches	Guide Railing	A
16.4.20	Park Bridges	Approaches	Mat (scour & erosion)	A
16.4.23	Park Bridges	Approaches	Pavement base	C
16.4.30	Park Bridges	Approaches	Sidewalks/Fascias	C
16.5.2	Park Bridges	Piers	Cap beam	A
16.5.5	Park Bridges	Piers	Pier, Columns	B
16.5.6	Park Bridges	Piers	Stem,Solid pier	B
16.5.9	Park Bridges	Piers	Brngs,Ancr blts,Pads	A
16.5.14	Park Bridges	Piers	Footings	B
16.5.20	Park Bridges	Piers	Mat (scour & erosion)	A
16.6.11	Park Bridges	Deck Elements	Curbs	A
16.6.15	Park Bridges	Deck Elements	Gratings	A
16.6.16	Park Bridges	Deck Elements	Guide Railing	A
16.6.21	Park Bridges	Deck Elements	Median	A
16.6.22	Park Bridges	Deck Elements	Mono Deck Surface	C
16.6.28	Park Bridges	Deck Elements	Railings/Parapets	A
16.6.30	Park Bridges	Deck Elements	Sidewalks/Fascias	C
16.6.33	Park Bridges	Deck Elements	Wearing Surface	C
16.7.12	Park Bridges	Superstructure	Deck,Structural	A
16.7.18	Park Bridges	Superstructure	Joints	C
16.7.27	Park Bridges	Superstructure	Primary Member	A
16.7.29	Park Bridges	Superstructure	Secondary Member	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
	Rikers Island	Electrical		A
	Rikers Island	Gas Mains		B
	Rikers Island	Sanitary System		B
	Rikers Island	Underground Steam Tunnel		B
	Rikers Island	Storm System		B
	Rikers Island	Domestic/Fire Water System		B
	Brooklyn Bridge			A
	Manhattan Bridge			A
	Williamsburg Bridge			A
	Queensboro Bridge			A
	Street Lighting System			A
	Traffic Signal System			A
	Streets and Highways	Arterial Streets		A
	Streets and Highways	Primary Streets		B
	Streets and Highways	Secondary Streets		B
	Streets and Highways	Local Streets		C
	Streets and Highways	Step Streets		D
	Park Utilities	Electrical		A
	Park Utilities	Water and Sewers		B
	Park Streets and Roads			D
	Ferries	Capital Repairs		A
	Ferries	Major Maintenance		A

Exhibit B
Technical Notes and
Project Methodology

Exhibit B

Technical Notes and Project Methodology

Asset Definition

In single structure assets, the sub-asset and the asset are synonymous. In the agency reports, an “asset” generally has a one-to-one correspondence with a unique structure and has an individual Program Number. In some instances, the initial “asset” was defined as an organizational unit which provided a common service, but consists of numerous individual structures. An example of this would be Bellevue Hospital which is considered to be the “asset”, but which has several significant individual structures. Bellevue Hospital is numbered as the “asset” and individual buildings are numbered as “sub-assets”. Bridges with individual Bridge Identification Numbers are also considered separate sub-assets. Actual surveying, costing and reporting always occur at the sub-asset level.

Criteria for Survey Selection

The decision criteria below have been developed and generally followed in determining sub-assets to receive an engineering survey:

- Assets meeting the Charter criteria which had a previous survey conducted four years ago.
- Sub-assets appraised at greater than \$1 million regardless of size
- Sub-assets valued at greater than \$250,000 and greater in size than 10,000 sq. ft.
- Other sub-assets used as an “average cost” group.
- Special requests from agencies.

Repair, Replacement and Major Maintenance

Repairs, replacements and “major maintenance” costs are all presented at the detailed component level in the maintenance schedules. Repairs are defined as reconstruction or renovation.

Cost Estimating

In order to have a consistent, standard methodology, all costs were developed on a contracted-out basis adjusted for work in the NYC public sector. Costs were developed for individual component repairs/replacements. Costs presented are considered all-inclusive (i.e. labor, materials, equipment, design, construction management, overhead and profit). The data obtained by the field survey teams and by the estimators was combined in a project computer database. This database was used to generate the

asset cost data. Actual work, when performed by an agency may be on a different basis or packaged in a different manner. Future work, performed on a large scale (i.e., major rehabilitation or modernization), may include other logical work items that are not specifically cited in the agency reports as currently needing major repair or replacement.

Quantity Estimating and Modeling Procedures

A team of professional construction cost estimators utilized asset plans and other reports to conduct a quantity take-off of selected components in typical assets. This data was used to develop models for calculating the replacement cost of those components in place. When plans were not available, it was necessary for the estimators to visit the site with a field survey team or to have a field survey team obtain quantities when they were at that specific site. It was not practical or cost effective to measure each asset to determine the quantities of the various components and types contained. To address this issue the cost estimating team developed hundreds of models for which they generated detailed quantity relationships. Assets were then assigned models to which they were similar in size and type. Unique assets and recent additions to the inventory generally became their own models.

Average Cost Methods

Average cost methods are used for small assets where an average cost per square foot, within a project type, is computed for repair in the next fiscal year. Replacement and maintenance costs are calculated on an annual basis over a ten-year period.

Life Cycle Projections

The engineers have developed a typical life cycle for each component type based on industry standards and engineering judgment. These were previously shared with each agency and have subsequently been updated to better reflect City practices. The component life cycles, along with survey assessment, are used in the report to estimate the likely point in time that a component may need replacement.

Major Maintenance

Major Maintenance as presented in the report has a specific meaning to meet the requirements of the Charter. With the exception of bridges, major maintenance is defined as those activities that should be performed at intervals of at least one year or greater and that are required to maintain the useful life and integrity of the component. Major maintenance, as here defined, does not generally include the more frequent annual and on-going normal preventive maintenance activities that should regularly occur as part of a good overall maintenance program. Major maintenance activities are generally large in scope and, depending on the agency, may often be the type of work that would be contracted-out. Major maintenance for bridges was treated differently from all other assets and does include items that are of a preventive

nature. Such activities as cleaning and debris removal are large-scale identifiable items that should not only occur regularly, but would also have a direct impact on the structural integrity of the bridge over time. Major maintenance includes all the items recommended by the project engineers as well as the full preventive maintenance program that was outlined in the bridge engineering report to the City, prepared by the Consortium of New York Engineering Schools, generally known as the “Consortium Report.”

Major Maintenance Programming:

The recommended date for the start of each maintenance program was developed with consideration of engineering judgment, recommended practice, observed conditions, repairs/replacements, and general practicality. The decision rules, which apply, are as follows:

- If a repair is called for, maintenance starts in the next cycle.
- If two or more observations are rated severe, maintenance starts in the next fiscal year.
- If the replacement year is within five years of the current fiscal year, maintenance starts in the next fiscal year.
- When a component's standard life is the life of the asset, maintenance begins the next fiscal year after a new survey.
- If no repair is needed and less than two observations are rated severe for a component type whose life is the life of the asset, maintenance starts in the next cycle.
- If no repair is needed and maintenance does not start in the next fiscal year, then the maintenance start year is calculated from the year of replacement back to the present, using the maintenance cycle as an interval.
- If replacement year coincides with the maintenance start year, then no maintenance accrues.

Major Maintenance Costing:

Generally, the major maintenance programs are priced as a cost per square foot times either the area of the component or area serviced by the component. However, for a number of components, the first step in the maintenance program is to conduct a detailed survey of the component to precisely determine its condition and specific maintenance needs. The cycle frequency of the maintenance survey is much shorter than the actual maintenance cycle, thus it is presumed that the maintenance effort is not required for the whole area of the component in each cycle, but will be required for some portion of the component. As a result, the maintenance program of a certain component (i.e. repointing of exterior wall) may happen more than one time in the ten-year projection to maintain different portions of the component.

Note on City Vessels Maintenance:

The City's major vessels owned by DOT require regular maintenance in order to satisfy U.S. Coast Guard, other regulatory agencies, and operating requirements. Such costs and tasks have been identified by the agency and are included in this report.

Component Observations

Component observations are meant to qualify the repair and replacement needs of the component, i.e. describing the deficiencies and locations where they occur. Even when there is no repair called for, surveyors have the ability to record observations in the field to better describe the condition of the component type and the extent of its severity.

Special Systems and Reports

There are a number of special systems and situations within a few agencies that required unique treatment and which did not readily fit within the format of the standard agency report. These assets were treated separately and were reported on in a number of different modes as appropriate to the situation. The methodology required in such cases was sometimes different than the general approach for most assets described in this report. Each of the special reports outlines how the assets were assessed and the resulting cost factors calculated.

The four East River Bridges (i.e., Brooklyn, Manhattan, Williamsburg, Queensboro) are updated yearly based on the agency's Ten Year Plan to bring them up to a state of good repair. Maintenance needs for DOT's Street Lighting and Traffic Signal Systems have been updated yearly to reflect the latest contract information available from the Agency. Streets and Highways are assessed each year based on a reinspection by DOT. Annual maintenance and repair costs for DOT's marine vessels and DOC's underground utilities were provided by the respective agencies.

Exhibit C
Legend for Individual
Survey Report

Exhibit C

Legend For Individual Survey Report

Print Date: ^a	AGENCY ^b – Fiscal Year ^c	Page: ^d
Asset Name: ¹		
Address: ²		
Borough: ³	Agency's Number: ⁸	
Program/Asset #: ⁴	Yr Built/Renovated: ⁹	
Area Sq Ft: ⁵	Project Type: ¹⁰	
Date of Survey: ⁶	Landmark Status: ¹¹	
Areas Surveyed: ⁷		

Header

- | | | |
|-----------|------------------|--|
| a. | Print Date: | Date of report printing |
| b. | Agency: | Name of agency being reported |
| c. | Fiscal Year: | Fiscal year of report creation |
| d. | Page: | Page number of agency report |
| 1. | Asset Name: | The asset name/description |
| 2. | Address: | Self explanatory |
| 3. | Borough: | Self explanatory |
| 4. | Program/Asset #: | The unique number assigned to every sub-asset in the study |
| 5. | Area Sq Ft: | The gross square feet of the asset. Some unique assets (i.e., piers and bulkheads) may also have a second measurement such as linear feet or linear feet fender. |
| 6. | Date of Survey: | Date of last survey |
| 7. | Areas Surveyed: | Sub-basement, basement, and roof are indicated if surveyed. The floors surveyed are indicated by floor number (applicable to buildings only). The codes ATT and PH are used to indicate attic and penthouse. |

Print Date: ^a	AGENCY ^b – Fiscal Year ^c	Page: ^d
Asset Name: ¹		
Address: ²		
Borough: ³	Agency's Number: ⁸	
Program/Asset #: ⁴	Yr Built/Renovated: ⁹	
Area Sq Ft: ⁵	Project Type: ¹⁰	
Date of Survey: ⁶	Landmark Status: ¹¹	
Areas Surveyed: ⁷		

Header (continued)

- | | | |
|-----|---------------------|---|
| 8. | Agency's Number: | For cross reference, the internal number within the agency |
| 9. | Yr Built/Renovated: | Year of construction and last major renovation or addition |
| 10. | Project Type: | NYC Capital Budget designation |
| 11. | Landmark Status: | Whether the asset is associated with a landmark designation:
<i>I – Interior Landmark</i>
<i>E – Exterior Landmark</i>
<i>H – Historical Landmark District</i>
<i>B – Interior and Exterior Landmark</i>
<i>C – Exterior Landmark in Historical District</i>
<i>D – Interior, Exterior Landmark in Historical District</i>
<i>N – Not a Landmark</i> |

Discipline ¹	Current Repair			Future Replacement		Maintenance		
System ²								
Component	% of ³	Fail Date ⁴	Estimated ⁵	Year ⁶	Estimated ⁷	Cycle ⁸	Estimated ⁹	Priority ¹⁰
Type	Total	(Years)	Cost	FY	Cost	(Yrs)	Cost	Code

1. Discipline: The name of the discipline being evaluated (i.e. architectural, electrical, mechanical). Some agencies may have additional unique assets, which for the purposes of this report are treated as “disciplines” (i.e. piers, bulkheads, bridges).
2. System: The system that is being rated
Component: The component of the system
Type: The primary type(s) of material or equipment
3. % of Total: The percentage of the total component that is represented by the type.
4. Fail Date (Years): Indicates the component rating as follows:

Now: The Component has failed or is inoperative at the time of the survey.

0-2: It is predicted, based solely on observation, that the component may fail or cease to operate within two years of the survey.

2-4: It is predicted, based solely on observation, that the component may fail or cease to function within a period of two to four years after the survey.

4+: It is predicted, based solely on observation, that the component may fail or cease to function beyond four years after the survey.
5. Estimated Cost: The costed dollar amount estimated to fix a component rated as failed or needing a repair.

Discipline ¹	Current Repair		Future Replacement		Maintenance			
System ²								
Component	% of ³	Fail Date ⁴	Estimated ⁵	Year ⁶	Estimated ⁷	Cycle ⁸	Estimated ⁹	Priority ¹⁰
Type	Total	(Years)	Cost	FY	Cost	(Yrs)	Cost	Code

6. Year FY: The estimated fiscal year in which component is projected to need replacement based on standard life, condition as of the last survey, and estimate of % of life remaining; with the assumption that recommended repairs and maintenance activities are performed. Some “life” components are expected to last for the life of the asset and are not normally replaced.
7. Estimated Cost: The estimated cost in current dollars to replace the component. Items with a replacement date of “life” are not costed and are shown as **. Only components that have replacement dates projected within the next ten years are shown as cost items.
8. Cycle (Yrs): The recommended cycle at which the major maintenance program should be performed.
9. Estimated Cost: The estimated maintenance cost over a ten year period, (in current dollars), as calculated on a standard contracting basis.
10. Priority Code: An assigned code of A, B, C, or D which generally reflects the relative importance of the component to the structural integrity of the asset.

Observations

System ¹ Component Type	Observation ² Location ³	Extent ⁴	Area Affected ⁵
--	---	---------------------	----------------------------

- | | | |
|----|--------------------------|--|
| 1. | System, Component, Type: | Same as previous report sections. |
| 2. | Observation: | Observation made by surveyor regarding components of the Asset. |
| 3. | Location: | Location is given as needed for an observation. |
| 4. | Extent: | Light, Medium, or Severe. |
| 5. | Area Affected: | Extent of observed condition expressed as a percentage of the component or component type. |

ADMIN. FOR CHILDREN'S SERVICES

Program / Asset #	Borough	Page #
BUILDINGS		
CHILDREN SERVICES		
ACS0001.000 / 13411 Name : ADMINISTRATION BUILDING	MANHATTAN	1
ACS0002.000 / 13412 Name : ALONZO DAUGHTRY DAY CARE CENTER	BROOKLYN	6
ACS0006.000 / 13416 Name : BLANCHE COMMUNITY DAY CARE CTR.	QUEENS	10
HRA0049.010 / 54 Name : CROSSROADS SHELTER ALPHA COTTAGE	BRONX	14
HRA0049.000 / 1947 Name : CROSSROADS SHELTER MAIN BUILDING	BRONX	17
HRA0049.020 / 30 Name : CROSSROADS SHELTER OMEGA COTTAGE	BRONX	22
ACS0005.000 / 13415 Name : DAVID AVE. DAY CARE CENTER	BRONX	25
ACS0003.000 / 13413 Name : JOHN COKER DAY CARE CENTER	BROOKLYN	29
HHC0001.090 / 4372 Name : NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S	MANHATTAN	33
ACS0004.000 / 13414 Name : RICHMOND EARLY LEARNING CENTER	STATEN ISLAND	38

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Print Date : 30-Sep-2003

ADMIN. FOR CHILDREN'S SERVICES - FY 2004

Asset Name : ADMINISTRATION BUILDING
Address : 115 CHRYSTIE STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : ACS0001.000 / 13411 **Yr Built/Renovated** :
Area Sq Ft : 40,507 **Project Type** : CHILDREN SERVICES
Date of Survey : 02-May-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$159,400	\$56,400
Electrical		\$129,100	\$218,100
Mechanical			\$200,300
Total		\$288,500	\$474,800
Priority A		\$159,400	\$56,400
Priority B		\$129,100	\$418,400
Total		\$288,500	\$474,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$33,800			\$4,900
Interior Architecture	\$25,800		\$5,900	
Electrical	\$17,800	\$200	\$18,700	\$700
Mechanical	\$36,300	\$11,100	\$18,100	\$10,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$123,600	\$21,100	\$52,400	\$26,300
Priority A	\$33,800			\$4,900
Priority B	\$77,400	\$21,100	\$46,600	\$21,400
Priority C	\$12,400		\$5,900	
Total	\$123,600	\$21,100	\$52,400	\$26,300



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
ADMINISTRATION BUILDING
Asset # : 13411

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									
	Exterior Walls								
	Masonry: Brick	100%	Now	\$94,100	LIFE	* *	5	\$56,400	A
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : West Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : East Facade							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : West Facade							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : West Facade							
Windows									
	Aluminum	100%	Now	\$26,500	2028	* *	5	\$8,200	A
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : West Facade							
Parapets									
	Concr Masonry Unit	30%			LIFE	* *	3	\$4,100	A
	Masonry: Brick	60%	Now	\$7,100	LIFE	* *	3	\$9,900	A
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Coping							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : West Facade							
	Metal: Cage/Fence	10%			2017	* *	3	\$800	A
Roof									
	Roll Roofing	100%	2-4	\$65,200	2022	* *			A
		Drains Clogged, Extent : Moderate, Area Affected : 25%							
		Location : 5th Floor Terrace - West Side							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Installed Over Old Paver Blocks							
		Other Observation, Extent : Severe, Area Affected : 75%							
		Location : Upper Roof							
		Explanation : Covered With Rubber Mats							
Interior									
	Floors								
	Cast in Place Concrete	3%			LIFE	* *	5	\$500	C
	Ceramic Tile	3%			2027	* *	5	\$1,400	C
	Quarry Tile	3%			2017	* *	5	\$1,200	C
	Vinyl Tile	91%			2027	* *	5	\$9,100	C
		Patching Evident, Extent : Severe, Area Affected : 25%							
		Location : Throughout							

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

Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
ADMINISTRATION BUILDING
Asset # : 13411

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
Interior									
	Interior Walls								
	Ceramic Tile	3%			LIFE	**	5	\$300	C
	Gypsum Board	82%	Now	\$12,400	LIFE	**	5	\$2,700	C
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : 4th Floor, West Side at Windows</i>								
	Metal Panel	10%			LIFE	**	5	\$800	C
	Plaster	5%			LIFE	**	5	\$400	C
	Ceilings								
	AcousTileSusp.Lay-In	95%	Now	\$13,500	2015	**	5	\$5,400	B
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Throughout</i>								
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : 5th Floor</i>								
	Exposed Struc: Steel	5%			LIFE	**			B

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2022	**	5	\$2,900	B
	Switchgear								
	Fused Disc Sw	100%			2022	**	3-5	\$1,800	B
	Raceway								
	Conduit	100%			2012	\$51,400			B
	Panelboards								
	Fused Disc Sw	5%			2011	\$2,900	3	\$100	B
	Molded Case Bkrs	95%			2011	\$55,200	3	\$2,100	B
	Wiring								
	Thermoplastic	100%			2012	\$52,300			B
	Motor Controllers								
	Locally Mounted	100%			2010	\$59,300	5	\$1,500	B
Ground									
	Grounding Devices								
	Metal Water Pipe	100%			2010	\$6,400			B
Lighting									
	General Lighting								
	Emergency	5%			2012	\$2,300	2	\$400	B
	Exit	5%			2012	\$900	2	\$400	B
	Fluorescent	90%			2007	\$129,100	2	\$82,300	B

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

Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
ADMINISTRATION BUILDING
Asset # : 13411

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
Heating									
	Energy Source Fuel Oil	100%			2022	**	4	\$1,700	B
	Conversion Equipment Hot Water Boiler	100%			2017	**	3	\$14,100	B
	Distribution Hot Wtr Piping/Pump	100%			2020	**	3-4	\$5,900	B
	Terminal Devices Air Handler/Cool/Ht	60%			2012	\$62,600	4	\$1,800	B
		Recent Repair Evident, Extent : Moderate, Area Affected : 20%							
	Convactor/Radiator	40%			2025	**	2	\$9,100	B
Air Conditioning									
	Energy Source Electricity	100%			2028	**	5	\$300	B
	Conversion Equipment Reciprocating Compr	100%			2015	**	5	\$47,700	B
	Distribution Chilled Wtr Pipe/Pmp	100%			2022	**	3-4	\$6,900	B
	Terminal Devices Air Handler/Cool/Ht	100%			2012	\$137,700	4	\$2,700	B
	Heat Rejection Under Construction	100%							D
Ventilation									
	Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$28,800	B
	Exhaust Fans Roof	100%			2017	**	2-10	\$17,400	B
Plumbing									
	H/C Water Piping Single Type	100%			2017	**	3-5	\$8,300	B
	Hot Water Heater Single Type	100%			2013	\$7,500	3-5	\$8,700	B
	Sanitary Piping Single Type	100%			2022	**			B
	Storm Drain Piping Single Type	100%			2022	**			B
	Sump Pump(s) Single Type	100%			2006	\$8,800	4	\$2,000	B
	Non-Water Piping Single Type	100%			2022	**	3	\$600	B

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

Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
ADMINISTRATION BUILDING
Asset # : 13411

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

Print Date : 30-Sep-2003

ADMIN. FOR CHILDREN'S SERVICES - FY 2004

Asset Name : ALONZO DAUGHTRY DAY CARE CENTER
Address : 333 SECOND STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : ACS0002.000 / 13412 **Yr Built/Renovated** : 2000 /
Area Sq Ft : 11,200 **Project Type** : CHILDREN SERVICES
Date of Survey : 01-May-2001 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2

CAPITAL BUDGET**Total**

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture			\$4,700	\$5,900
Interior Architecture			\$3,100	
Electrical		\$4,600	\$900	\$4,500
Mechanical	\$2,100	\$2,300	\$9,100	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$6,100	\$10,800	\$21,800	\$18,000
Priority A			\$4,700	\$5,900
Priority B	\$6,100	\$10,800	\$15,500	\$12,100
Priority C			\$1,600	
Total	\$6,100	\$10,800	\$21,800	\$18,000



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

Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

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									
	Exterior Walls								
	Masonry: Brick	95%			LIFE	**	5	\$27,200	A
	Masonry: Granite	5%			LIFE	**	3-5	\$4,900	A
	Windows								
	Aluminum	100%			2037	**	5	\$3,000	A
	Parapets								
	Masonry: Brick	100%			LIFE	**	3	\$13,600	A
	Roof								
	Metal Panel	25%			2032	**	5	\$6,400	A
	Modified Bitumen	75%			2022	**			A
Interior									
	Floors								
	Ceramic Tile	5%			2052	**	5	\$600	C
	Vinyl Tile	95%			2052	**	5	\$2,600	C
	Interior Walls								
	Ceramic Tile	15%			LIFE	**	5	\$900	C
	Clay Tile	5%			LIFE	**	5	\$500	C
	Gypsum Board	80%			LIFE	**	5	\$1,300	C
	Ceilings								
	AcousTileSusp.Lay-In	100%			2027	**	5	\$3,000	B

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2042	* *	5	\$800	B
	Switchgear								
	Fused Disc Sw	100%			2042	* *	3-5	\$500	B
	Raceway								
	Conduit	100%			2042	* *			B
	Panelboards								
	Molded Case Bkrs	100%			2037	* *	3	\$500	B
	Wiring								
	Thermoplastic	100%			2042	* *			B
	Motor Controllers								
	Locally Mounted	100%			2032	* *	5	\$400	B

Ground

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

Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

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

Ground

Grounding Devices									
Metal Water Pipe	100%				2032	**			B

Lighting

General Lighting									
Emergency	5%				2022	**	2	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Explanation : INTERNAL IN LTG. FIXTS.</i>									
Exit	5%				2022	**	2	\$100	B
Fluorescent	90%				2022	**	2	\$22,100	B

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

Heating

Energy Source									
Natural Gas	100%				2042	**	3	\$200	B
Conversion Equipment									
Furnace	40%				2022	**	3	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Explanation : ROOF MOUNTED UNITS</i>									
Hot Water Boiler	60%				2032	**	3	\$2,300	B
Distribution									
Hot Wtr Piping/Pump	100%				2037	**	3-4	\$2,200	B
Terminal Devices									
Convactor/Radiator	100%				2032	**	2	\$6,300	B

Air Conditioning

Energy Source									
Electricity	100%				2037	**	5	\$100	B
Conversion Equipment									
Reciprocating Compr	100%				2027	**	5	\$13,200	B
Terminal Devices									
Air Handler/Dir Expansion	100%				2022	**	2	\$1,700	B
Heat Rejection									
Remote Air Cond	100%				2022	**			B

Ventilation

Distribution									
Ductwork/Diffusers	100%				LIFE	**	2	\$8,000	B
Exhaust Fans									
Roof	100%				2022	**	2-10	\$4,400	B

Plumbing

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

ADMIN. FOR CHILDREN'S SERVICES - 068
ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

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
Plumbing									
	H/C Water Piping Single Type	100%			2032	* *	3-5	\$2,000	B
	Hot Water Heater Single Type	100%			2017	* *	3-5	\$2,700	B
	Sanitary Piping Single Type	100%			2042	* *			B
	Storm Drain Piping Single Type	100%			2038	* *			B
	Non-Water Piping Single Type	100%			2042	* *	3	\$200	B

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Maintenance \$ are aggregated over a ten-year period.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

ADMIN. FOR CHILDREN'S SERVICES - FY 2004

Asset Name : BLANCHE COMMUNITY DAY CARE CTR.
Address : 109-60 202ND STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : ACS0006.000 / 13416 **Yr Built/Renovated** : 1998 /
Area Sq Ft : 16,526 **Project Type** : CHILDREN SERVICES
Date of Survey : 10-Jan-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$127,300	
Total		\$127,300	
Priority	A	\$127,300	
Total		\$127,300	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$15,700		\$3,900	\$5,900
Interior Architecture	\$2,100	\$1,700		
Electrical	\$100	\$6,400	\$1,000	\$6,500
Mechanical	\$4,800	\$9,700	\$8,100	\$2,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$26,600	\$21,700	\$17,000	\$18,900
Priority A	\$15,700		\$3,900	\$5,900
Priority B	\$8,800	\$21,700	\$13,100	\$13,000
Priority C	\$2,100			
Total	\$26,600	\$21,700	\$17,000	\$18,900



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

Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

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									
Exterior Walls									
	Masonry: Brick	65%	4+	\$82,100	LIFE	**	5	\$32,400	A
		Water Penetration, Extent : Light, Area Affected : 10% Location : Throughout edge of bldg.							
	Metal/Glass Curt Wall	20%	4+	\$45,200	2032	**	3-5	\$4,900	A
		Caulking Deteriorated, Extent : Moderate, Area Affected : 15% Location : Throughout							
	Metal Panel	5%			2032	**	5	\$1,100	A
	Metal: Cage/Fence	10%			2017	**	3-10	\$3,400	A
Windows									
	Aluminum	100%	4+	\$15,100	2028	**	5	\$4,700	A
		Weather Strip Missing, Extent : Moderate, Area Affected : 20% Location : Throughout							
Parapets									
	Concr Masonry Unit	50%			LIFE	**	3	\$6,100	A
	Masonry: Brick	50%			LIFE	**	3	\$7,400	A
Roof									
	IRMA/Protected Membrane	40%			2017	**	5	\$4,800	A
	Modified Bitumen	60%			2017	**			A
Interior									
Floors									
	Ceramic Tile	5%			2040	**	5	\$900	C
	Panel/Paver: Cer/Brk	5%			2034	**	5	\$800	C
	Vinyl Tile	90%			2040	**	5	\$3,300	C
Interior Walls									
	Ceramic Tile	5%			LIFE	**	5	\$400	C
	Concr Masonry Unit	20%			LIFE	**	5	\$1,000	C
	Gypsum Board	20%			LIFE	**	5	\$500	C
	SGFT/Glazed Masonry	55%			LIFE	**			C
Ceilings									
	AcousTileSusp.Lay-In	80%			2021	**	5	\$3,300	B
	Exposed Concrete	20%			LIFE	**			B

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	* *	5	\$1,200	B

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Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Switchgear								
	Molded Case Bkrs	100%			2032	**	3-5	\$900	B
	Raceway								
	Conduit	100%			2038	**			B
	Panelboards								
	Molded Case Bkrs	100%			2034	**	3	\$700	B
	Wiring								
	Thermoplastic	100%			2038	**			B
	Motor Controllers								
	Locally Mounted	100%			2029	**	5	\$600	B
Ground									
	Grounding Devices								
	Metal Water Pipe	100%			2029	**			B
Lighting									
	General Lighting								
	Exit	5%			2020	**	2	\$100	B
	Fluorescent	85%			2020	**	2	\$28,400	B
	HID	5%			2020	**	2	\$1,700	B
	Incandescent	5%			2020	**	2	\$1,700	B

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
Heating									
	Energy Source								
	Natural Gas	100%			2038	**	3	\$300	B
	Conversion Equipment								
	Hot Water Boiler	100%			2025	**	3	\$4,300	B
	Distribution								
	Hot Wtr Piping/Pump	100%			2028	**	3-4	\$2,300	B
	Terminal Devices								
	Air Handler	50%			2017	**			B
	Convactor/Radiator	50%			2025	**	2	\$4,600	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2028	**	5	\$100	B
	Conversion Equipment								
	Reciprocating Compr	100%			2021	**	5	\$19,500	B

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Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

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								
	Air Handler/Cool/Ht	100%			2017	**	4	\$1,600	B
	Heat Rejection								
	Remote Air Cond	100%			2017	**			B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$11,700	B
	Exhaust Fans								
	Interior	5%	Now		2017	**	3-6	\$200	B
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : Roof							
	Interior	95%			2017	**	3-10	\$6,500	B
Plumbing									
	H/C Water Piping								
	Single Type	100%			2025	**	3-5	\$2,900	B
	Hot Water Heater								
	Single Type	100%			2013	\$3,100	3-5	\$3,600	B
	Sanitary Piping								
	Single Type	100%			2032	**			B
	Storm Drain Piping								
	Single Type	100%			2032	**			B
	Sump Pump(s)								
	Single Type	100%			2013	\$8,800	4	\$2,000	B
	Non-Water Piping								
	Single Type	100%			2038	**	3	\$300	B

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Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

ADMIN. FOR CHILDREN'S SERVICES - FY 2004

Asset Name : CROSSROADS SHELTER ALPHA COTTAGE
Address : 1250 E. 229TH ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.010 / 54 **Yr Built/Renovated** : 1965 / 2001
Area Sq Ft : 4,000 **Project Type** : CHILDREN SERVICES
Date of Survey : 02-Jul-2002 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Interior Architecture			\$61,900
Total			\$61,900
Priority C			\$61,900
Total			\$61,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$5,200			\$800
Interior Architecture	\$3,000			
Electrical	\$1,800		\$1,600	\$100
Mechanical	\$1,000	\$500	\$600	\$200
Total	\$11,000	\$500	\$2,200	\$1,000
Priority A	\$5,200			\$800
Priority B	\$2,800	\$500	\$2,200	\$300
Priority C	\$3,000			
Total	\$11,000	\$500	\$2,200	\$1,000



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 Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER ALPHA COTTAGE
Asset # : 54

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									
	Exterior Walls								
	Masonry: Brick	100%			LIFE	**	5	\$5,400	A
	Windows								
	Aluminum	100%			2035	**	5	\$700	A
	Recent Replace Evident, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Parapets								
	Masonry: Brick	100%			LIFE	**	3	\$2,300	A
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Explanation : COPING AND INSIDE FACE COVERED WITH ROOFING MEMBRANE								
	Roof								
	Single Ply Membrane	100%	Now	\$4,900	2018	**			A
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : PONDING PROBLEM, POSITIVE DRAINAGE NOT EVIDENT								
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	**	5	\$100	C
	Sheet Vinyl/Rubber	95%			2013	\$61,900			C
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Interior Walls								
	Concr Masonry Unit	90%	Now	\$3,000	LIFE	**	5	\$600	C
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : LAUNDRY ROOM								
	Plaster	10%			LIFE	**	5	\$100	C
	Ceilings								
	Plaster	100%			LIFE	**	5	\$800	B

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5	\$300	B
	Raceway								
	Conduit	100%			2039	* *			B
	Panelboards								
	Molded Case Bkrs	100%			2035	* *	3	\$200	B

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER ALPHA COTTAGE
Asset # : 54

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2039	**			B
	Motor Controllers								
	Locally Mounted	100%			2030	**	5	\$100	B
Ground									
	Grounding Devices								
	Metal Water Pipe	100%			2030	**			B
Lighting									
	General Lighting								
	Emergency	5%			2021	**	2		B
	Exit	5%			2021	**	2		B
	Fluorescent	80%			2021	**	2	\$7,200	B
	HID	5%			2021	**	2	\$500	B
	Incandescent	5%			2021	**	2	\$500	B

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
Heating									
	Energy Source								
	Natural Gas	100%			2013	\$2,600	3	\$100	B
	Conversion Equipment								
	Hot Water Boiler	100%			2018	* *	3	\$1,000	B
	Distribution								
	Hot Wtr Piping/Pump	100%			2021	* *	3-4	\$800	B
	Terminal Devices								
	Convactor/Radiator	100%			2011	\$30,200	2	\$2,200	B
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : 1st Floor,2nd Floor								
Plumbing									
	H/C Water Piping								
	Single Type	100%			2026	* *	3-5	\$800	B
	Hot Water Heater								
	Single Type	100%			2017	* *	3-5	\$1,000	B
	Sanitary Piping								
	Single Type	100%			2023	* *			B
	Storm Drain Piping								
	Under Construction	100%							D

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

Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

ADMIN. FOR CHILDREN'S SERVICES - FY 2004

Asset Name : CROSSROADS SHELTER MAIN BUILDING
Address : 1250 EAST 229TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.000 / 1947 **Yr Built/Renovated** : 1955 / 2002
Area Sq Ft : 37,482 **Project Type** : CHILDREN SERVICES
Date of Survey : 02-Jul-2002 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture			\$60,900
Total			\$60,900
Priority A			\$60,900
Total			\$60,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture			\$500	\$19,400
Interior Architecture				\$5,500
Electrical	\$14,200	\$100	\$14,000	\$5,800
Mechanical	\$2,900	\$6,100	\$15,200	\$6,600
Total	\$17,100	\$6,200	\$29,700	\$37,300
Priority A			\$500	\$19,400
Priority B	\$17,100	\$6,200	\$29,100	\$12,400
Priority C				\$5,500
Total	\$17,100	\$6,200	\$29,700	\$37,300



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 Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER MAIN BUILDING
Asset # : 1947

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									
	Exterior Walls								
	Masonry: Brick	97%			LIFE	* *	5	\$60,900	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 75% Location : Throughout							
	Masonry: Limestone	3%			LIFE	* *	3-5	\$6,700	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 75% Location : Areaway(s)							
Windows									
	Aluminum	100%			2038	* *	5	\$7,500	A
		Recent Replace Evident, Extent : Moderate, Area Affected : 100%							
Parapets									
	Masonry: Brick	95%			LIFE	* *	3	\$39,100	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 75% Location : Throughout							
	Masonry: Limestone	5%			LIFE	* *	3	\$2,200	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 75% Location : Throughout							
Roof									
	Single Ply Membrane	98%			2023	* *			A
		Recent Replace Evident, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Skylight, Metal/Glass	2%			2043	* *	3	\$1,600	A
		Recent Replace Evident, Extent : Moderate, Area Affected : 90% Location : Throughout							
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	* *	5	\$700	C
		Recent Repair Evident, Extent : Moderate, Area Affected : 30% Location : Boiler Room							
	Ceramic Tile	5%			2053	* *	5	\$1,900	C
		Recent Installation, Extent : Moderate, Area Affected : 100% Location : Toilet(s)							
	Quarry Tile	15%			2033	* *	5	\$4,800	C
		Recent Installation, Extent : Moderate, Area Affected : 100% Location : KITCHEN AND LAUNDRY ROOM							
	Terrazzo	20%			LIFE	* *	8	\$6,100	C
		Recent Replace Evident, Extent : Moderate, Area Affected : 20% Location : Corridor(s),Vestibule(s)							
	Vinyl Tile	55%			2053	* *	5	\$4,300	C
		Recent Installation, Extent : Moderate, Area Affected : 100% Location : DORMITORY ROOMS							

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER MAIN BUILDING
Asset # : 1947

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
Interior									
Interior Walls									
	Ceramic Tile	5%			LIFE	**	5	\$900	C
		Recent Construction, Extent : Moderate, Area Affected : 100%							
		Location : Toilet(s)							
	Fiberglass Panel	40%			LIFE	**	5	\$4,700	C
		Recent Construction, Extent : Moderate, Area Affected : 90%							
		Location : Corridor(s) DORMITORY ROOMS							
	Gypsum Board	55%			LIFE	**	5	\$2,800	C
		Recent Construction, Extent : Moderate, Area Affected : 30%							
		Location : Corridor(s)							
Ceilings									
	Gypsum Board	85%			LIFE	**	5	\$3,400	B
		Recent Construction, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Metal Panel	15%			LIFE	**	5	\$1,800	B
		Recent Construction, Extent : Moderate, Area Affected : 100%							
		Location : KITCHEN							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Switchgear								
	Fused Disc Sw	100%			2043	**	3-5	\$1,700	B
	Raceway								
	Conduit	100%			2043	**			B
	Panelboards								
	Molded Case Bkrs	100%			2038	**	3	\$2,100	B
	Wiring								
	Thermoplastic	100%			2043	**			B
	Motor Controllers								
	Locally Mounted	100%			2033	**	5	\$1,400	B
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2033	**	3-5	\$1,300	B
	Generators								
	Diesel	100%			2028	**	5	\$200	B
	Batteries								
	Nickel Cadium	100%			2009	\$500			B

Lighting

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Maintenance \$ are aggregated over a ten-year period.
** Replacement cost estimated to be beyond ten years is not included in this report.*

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER MAIN BUILDING
Asset # : 1947

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
Lighting									
	General Lighting								
	Exit	5%			2021	* *	2	\$300	B
	Fluorescent	90%			2021	* *	2	\$64,600	B
	HID	5%			2021	* *	2	\$3,600	B
Lightning Protection									
	Arresters								
	Copper	100%			2008	\$3,600			B
Other Observation, Extent : Light, Area Affected : 100%									
Explanation : LOCATED ON STACK ONLY.									

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
Heating									
	Energy Source								
	Natural Gas	100%			2039	**	3	\$400	B
	Conversion Equipment								
	Fan Coil Unit/Heat	100%			2017	**			B
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	5	\$2,800	B
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2018	**	4	\$3,600	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	5	\$300	B
	Conversion Equipment								
	Int Pkg Unit - Cool/Ht	90%			2017	**			B
	No Component	10%							D
	Terminal Devices								
	Air Handler/Cool/Ht	90%			2021	**	4	\$2,800	B
	No Component	10%							D
	Heat Rejection								
	Remote Air Cond	100%			2018	**			B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$22,600	B
	Exhaust Fans								
	Roof	100%			2018	**	2-10	\$13,600	B

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

Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER MAIN BUILDING
Asset # : 1947

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
Plumbing									
	H/C Water Piping Single Type	100%			2026	* *	3-5	\$6,500	B
	Hot Water Heater Single Type	100%			2014	\$5,900	3-5	\$7,800	B
	Storm Drain Piping Single Type	100%			2033	* *			B
	Sump Pump(s) Single Type	100%			2007	\$8,800	4	\$1,300	B
	Non-Water Piping Single Type	100%			2039	* *	3	\$400	B

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

Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

ADMIN. FOR CHILDREN'S SERVICES - FY 2004

Asset Name : CROSSROADS SHELTER OMEGA COTTAGE
Address : 1250 E. 229TH ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.020 / 30 **Yr Built/Renovated** : 1965 / 2001
Area Sq Ft : 4,000 **Project Type** : CHILDREN SERVICES
Date of Survey : 02-Jul-2002 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Interior Architecture			\$61,900
Total			\$61,900
Priority C			\$61,900
Total			\$61,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$4,900			\$800
Interior Architecture				
Electrical	\$1,800		\$1,600	\$100
Mechanical	\$300	\$900	\$1,200	\$600
Total	\$7,000	\$900	\$2,900	\$1,400
Priority A	\$4,900			\$800
Priority B	\$2,100	\$900	\$2,900	\$600
Priority C				
Total	\$7,000	\$900	\$2,900	\$1,400



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER OMEGA COTTAGE
Asset # : 30

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									
	Exterior Walls								
	Masonry: Brick	100%			LIFE	* *	5	\$5,400	A
	Windows								
	Aluminum	100%			2029	* *	5	\$700	A
	Parapets								
	Masonry: Brick	100%			LIFE	* *	3	\$2,300	A
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Explanation : COPING AND INSIDE FACE COVERED WITH ROOFING MEMBRANE								
Roof									
	Single Ply Membrane	100%	Now	\$4,900	2018	* *			A
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : PONDING PROBLEM, POSITIVE DRAINAGE NOT EVIDENT								
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	* *	5	\$100	C
	Sheet Vinyl/Rubber	95%			2013	\$61,900			C
	Interior Walls								
	Concr Masonry Unit	90%			LIFE	* *	5	\$600	C
	Plaster	10%			LIFE	* *	5	\$100	C
	Ceilings								
	Plaster	100%			LIFE	* *	5	\$800	B

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5	\$300	B
	Raceway								
	Conduit	100%			2039	* *			B
	Panelboards								
	Molded Case Bkrs	100%			2035	* *	3	\$200	B
	Wiring								
	Thermoplastic	100%			2039	* *			B
	Motor Controllers								
	Locally Mounted	100%			2030	* *	5	\$100	B
Ground									
	Grounding Devices								
	Metal Water Pipe	100%			2030	* *			B

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

Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER OMEGA COTTAGE
Asset # : 30

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

Lighting

General Lighting

Emergency	5%		2021	**	2			B
Exit	5%		2021	**	2			B
Fluorescent	80%		2021	**	2	\$7,200		B
HID	5%		2021	**	2	\$500		B
Incandescent	5%		2021	**	2	\$500		B

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

Heating

Energy Source

Fuel Oil	100%		2023	**	4	\$100		B
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Conversion Equipment

Hot Water Boiler	100%		2018	**	3	\$1,000		B
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Distribution

Hot Wtr Piping/Pump	100%		2021	**	3-4	\$800		B
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Terminal Devices

Convactor/Radiator	100%		2018	**	2	\$2,200		B
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Plumbing

H/C Water Piping

Single Type	100%		2011	\$9,500	3-5	\$700		B
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Hot Water Heater

Single Type	100%		2007	\$700	3-5	\$800		B
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Sanitary Piping

Single Type	100%		2023	**				B
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Storm Drain Piping

Single Type	100%		2023	**				B
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Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.

Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

ADMIN. FOR CHILDREN'S SERVICES - FY 2004

Asset Name : DAVID AVE. DAY CARE CENTER
Address : 1810 DAVIDSON AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : ACS0005.000 / 13415 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 17,761 **Project Type** : CHILDREN SERVICES
Date of Survey : 24-Apr-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture			\$38,200
Total			\$38,200
Priority	A		\$38,200
Total			\$38,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$700			\$5,700
Interior Architecture	\$2,200		\$2,300	
Electrical		\$7,700	\$200	\$8,200
Mechanical	\$5,800		\$9,400	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$12,700	\$11,600	\$15,900	\$20,100
Priority A	\$700			\$5,700
Priority B	\$12,000	\$11,600	\$13,600	\$14,400
Priority C			\$2,300	
Total	\$12,700	\$11,600	\$15,900	\$20,100



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
DAVID AVE. DAY CARE CENTER
Asset # : 13415

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									
	Exterior Walls								
	Masonry: Brick	95%			LIFE	**	5	\$38,200	A
	Window Wall	5%			2029	**	6	\$1,500	A
	Windows								
	Aluminum	95%			2028	**	5	\$3,700	A
	Glass Block	5%			LIFE	**	5	\$100	A
	Parapets								
	Masonry: Brick	100%			LIFE	**	3	\$11,600	A
	Roof								
	Built-Up (BUR)	65%			2020	**			A
	Metal Panel	35%			2029	**	5	\$11,000	A
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	**	5	\$400	C
	Ceramic Tile	5%			2047	**	5	\$1,000	C
	Quarry Tile	10%			2029	**	5	\$1,800	C
	Vinyl Tile	80%			2047	**	5	\$3,500	C
	Interior Walls								
	Ceramic Tile	5%			LIFE	**	5	\$400	C
	Concr Masonry Unit	10%			LIFE	**	5	\$400	C
	Gypsum Board	85%			LIFE	**	5	\$2,000	C
	Ceilings								
	AcousTileConcealSpLn	75%			2025	**	5	\$3,700	B
	AcousTileSusp.Lay-In	15%			2025	**	5	\$700	B
	Gypsum Board	10%			LIFE	**	5	\$200	B

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2038	* *	5	\$1,100	B
	Raceway								
	Conduit	100%			2038	* *			B
	Panelboards								
	Fused Disc Sw	5%			2034	* *	3		B
	Molded Case Bkrs	95%			2034	* *	3	\$700	B

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Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
DAVID AVE. DAY CARE CENTER
Asset # : 13415

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2038	**			B
	Motor Controllers								
	Locally Mounted	100%			2029	**	5	\$700	B
Ground									
	Grounding Devices								
	Metal Water Pipe	100%			2029	**			B
Lighting									
	General Lighting								
	Exit	5%			2020	**	2	\$200	B
	Fluorescent	92%			2020	**	2	\$36,900	B
	HID	3%			2020	**	2	\$1,200	B

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
Heating									
	Energy Source								
	Natural Gas	100%			2038	**	3	\$300	B
	Conversion Equipment								
	Furnace	40%			2017	**	3	\$200	B
		Other Observation, Extent : Light, Area Affected : 100% Explanation : ROOF MOUNTED UNITS							
	Hot Water Boiler	60%			2025	**	3	\$2,800	B
	Distribution								
	Hot Wtr Piping/Pump	100%			2028	**	3-4	\$2,400	B
	Terminal Devices								
	Convactor/Radiator	100%			2029	**	2	\$9,900	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	**	5	\$100	B
	Conversion Equipment								
	Ext Pkg Unit - Cool	100%			2021	**			B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$12,600	B
	Exhaust Fans								
	Roof	100%			2017	**	2-10	\$7,600	B

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Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
DAVID AVE. DAY CARE CENTER
Asset # : 13415

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
Plumbing									
	H/C Water Piping Single Type	100%			2029	* *	3-5	\$3,600	B
	Hot Water Heater Single Type	100%			2013	\$3,300	3-5	\$3,800	B
	Sanitary Piping Single Type	100%			2038	* *			B
	Storm Drain Piping Single Type	100%			2038	* *			B
	Sump Pump(s) Single Type	100%			2013	\$8,800	4	\$2,000	B
	Non-Water Piping Single Type	100%			2038	* *	3	\$300	B

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

Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

ADMIN. FOR CHILDREN'S SERVICES - FY 2004

Asset Name : JOHN COKER DAY CARE CENTER
Address : 1375 BUSHWICK AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : ACS0003.000 / 13413 **Yr Built/Renovated** : 1972 /
Area Sq Ft : 27,100 **Project Type** : CHILDREN SERVICES
Date of Survey : 26-Apr-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1

CAPITAL BUDGET**Total**

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$700			\$1,000
Interior Architecture	\$2,900		\$3,100	
Electrical	\$100	\$8,500	\$600	\$8,800
Mechanical	\$39,300		\$10,500	\$2,500
Total	\$43,000	\$8,500	\$14,200	\$12,300
Priority A	\$700			\$1,000
Priority B	\$42,300	\$8,500	\$11,200	\$11,300
Priority C			\$3,100	
Total	\$43,000	\$8,500	\$14,200	\$12,300



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

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									
	Exterior Walls								
	Masonry: Brick	100%			LIFE	**	5	\$25,300	A
	Windows								
	Aluminum	100%			2028	**	5	\$600	A
	Parapets								
	Metal: Cage/Fence	100%			2017	**	3	\$2,700	A
	Roof								
	Modified Bitumen	100%			2017	**			A
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Explanation : ROOF COVERED WITH RUBBER PADS								
Interior									
	Floors								
	Ceramic Tile	5%			2047	**	5	\$1,200	C
	Vinyl Tile	95%			2047	**	5	\$4,900	C
	Interior Walls								
	Concr Masonry Unit	10%			LIFE	**	5	\$600	C
	Gypsum Board	90%			LIFE	**	5	\$2,700	C
	Ceilings								
	AcousTileSusp.Lay-In	100%			2025	**	5	\$5,800	B

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Switchgear								
	Fused Disc Sw	50%			2022	* *	3-5	\$600	B
	Fused Disc Sw	50%			2038	* *	3-5	\$700	B
Raceway									
	Conduit	100%			2038	* *			B
Panelboards									
	Molded Case Bkrs	100%			2034	* *	3	\$1,100	B
Wiring									
	Thermoplastic	100%			2038	* *			B
Motor Controllers									
	Locally Mounted	100%			2029	* *	5	\$1,000	B
Ground									
	Grounding Devices								
	Metal Water Pipe	100%			2029	* *			B
Lighting									

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

Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

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

Lighting

General Lighting									
Emergency		5%			2020	**	2	\$200	B
Exit		5%			2020	**	2	\$200	B
Fluorescent		90%			2020	**	2	\$42,300	B

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

Heating

Energy Source									
Electricity		60%			2028	**	3	\$300	B
Natural Gas		40%			2032	**	3	\$200	B
Conversion Equipment									
Furnace		40%			2017	**	3	\$300	B
Radiant Heater		60%			2017	**	3	\$5,800	B

Other Observation, Extent : Light, Area Affected : 100%
Explanation : ELECTRIC BASEBOARD RADIATORS

Air Conditioning

Energy Source									
Electricity		100%			2028	**	5	\$200	B
Conversion Equipment									
Ext Pkg - Cool/Ht		100%	2-4	\$14,300	2021	**			B

Noisy/Vibrating, Extent : Moderate, Area Affected : 10%

Ventilation

Distribution									
Ductwork/Diffusers		100%	Now	\$18,700	LIFE	**	2	\$19,200	B
Exhaust Fans									
Roof		100%			2017	**	2-10	\$11,600	B

Malfunctioning, Extent : Moderate, Area Affected : 10%
Location : FIRE DAMPERS NOT WORKING

Plumbing

H/C Water Piping									
Single Type		100%			2025	**	3-5	\$4,800	B
Hot Water Heater									
Single Type		100%			2013	\$5,000	3-5	\$5,800	B
Sanitary Piping									
Single Type		100%			2032	**			B
Storm Drain Piping									
Single Type		100%			2032	**			B

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

Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

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
Plumbing									
	Sump Pump(s)								
	Single Type	100%			2013	\$8,800	4	\$2,000	B
	Non-Water Piping								
	Single Type	100%			2032	* *	3	\$500	B

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

Print Date : 30-Sep-2003

ADMIN. FOR CHILDREN'S SERVICES - FY 2004

Asset Name : NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Address : 492 FIRST AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.090 / 4372 **Yr Built/Renovated** : 1904 / 2000
Area Sq Ft : 126,000 **Project Type** : CHILDREN SERVICES
Date of Survey : 17-Jul-2002 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,PH

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture			\$90,200
Interior Architecture		\$419,400	\$111,500
Mechanical		\$70,500	\$70,500
Total		\$490,000	\$272,200
Priority A			\$90,200
Priority B		\$70,500	\$70,500
Priority C		\$419,400	\$111,500
Total		\$490,000	\$272,200

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$57,900	\$2,800	\$100	\$30,500
Interior Architecture	\$9,000	\$10,800		\$12,600
Electrical	\$57,600	\$1,700	\$52,000	\$2,300
Mechanical	\$8,500	\$18,200	\$31,000	\$2,900
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$156,800	\$57,200	\$106,800	\$71,900
Priority A	\$57,900	\$2,800	\$100	\$30,500
Priority B	\$89,800	\$54,400	\$106,700	\$28,900
Priority C	\$9,000			\$12,600
Total	\$156,800	\$57,200	\$106,800	\$71,900



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

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									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	3-5	\$22,100	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 25% Location : DECORATIVE BANDING							
	Masonry: Brick	65%			LIFE	**	5	\$90,200	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 35% Location : Throughout							
	Masonry: Granite	5%			LIFE	**	3-5	\$23,800	A
		Recent Replace Evident, Extent : Moderate, Area Affected : 100% Location : AT BUILDING BASE							
	Masonry: Limestone	5%			LIFE	**	3-5	\$24,800	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 35%							
	Metal Panel	7%			2023	**	5	\$4,400	A
	Metal Panel	13%			2039	**	5	\$8,200	A
		Recent Construction, Extent : Moderate, Area Affected : 100% Location : PENTHOUSE							
Windows									
	Aluminum	95%			2035	**	5	\$27,500	A
		Recent Replace Evident, Extent : Moderate, Area Affected : 100%							
	Metal Louvers	5%			2035	**	5	\$25,100	A
		Recent Installation, Extent : Moderate, Area Affected : 100% Location : Penthouse							
Parapets									
	Cast Stone/Terra Cotta	25%			LIFE	**	3	\$9,100	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 35% Recent Replace Evident, Extent : Moderate, Area Affected : 25%							
	Masonry: Brick	60%			LIFE	**	3	\$16,500	A
		Recent Replace Evident, Extent : Moderate, Area Affected : 100%							
	Metal Cornice	10%			2035	**	3	\$2,500	A
		Recent Replace Evident, Extent : Moderate, Area Affected : 100%							
	Metal Rail	5%			2016	**	3	\$300	A

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Exterior									
Roof									
	IRMA/Protected Membrane	10%			2021	* *	5	\$5,500	A
		Recent Replace Evident, Extent : Moderate, Area Affected : 100%							
	Metal Panel	65%			2030	* *	5	\$60,400	A
		Recent Installation, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
	Modified Bitumen	15%			2021	* *			A
		Recent Replace Evident, Extent : Moderate, Area Affected : 100%							
		Location : COURTYARD							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : COURTYARD							
		Explanation : ROOF IS COVERED WITH SAFETY SQUARES							
	Modified Bitumen	10%	Now	\$800	2021	* *			A
		Miss/Damgd Flashings, Extent : Light, Area Affected : 5%							
		Location : OVER SIXTH FLOOR ROOF							
Interior									
Floors									
	Carpet	15%			2014	\$111,500	3	\$36,200	C
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,600	C
	Ceramic Tile	5%			2048	* *	5	\$7,000	C
	Granite Panels	5%			LIFE	* *	5	\$4,100	C
	Vinyl Tile	70%	Now	\$419,400	2048	* *	5	\$10,300	C
		Adhesion Failure, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : DEFECTIVE SUBSTRATE							
Interior Walls									
	Concr Masonry Unit	5%			LIFE	* *	5	\$1,100	C
	Glass: Single Pane	5%			LIFE	* *	5	\$5,000	C
	Gypsum Board	75%			LIFE	* *	5	\$8,800	C
	Masonry: Brick	10%			LIFE	* *	5	\$7,100	C
	Wood	5%			LIFE	* *	5	\$1,100	C
Ceilings									
	AcousTileSusp.Lay-In	65%			2026	* *	5	\$21,700	B
	Exposed Struc: Steel	10%			LIFE	* *			B
	Gypsum Board	15%			LIFE	* *	5	\$2,300	B
	Masonry: Infill Arch	10%			LIFE	* *	5	\$4,600	B

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5	\$9,100	B
	Switchgear								
	Fused Disc Sw	100%			2039	* *	3-5	\$5,600	B
	Other Observation, Extent : Moderate, Area Affected : 100% Explanation : 1-NORMAL SERVICE, 1-EMERGENCY SERVICE.								
	Raceway								
	Conduit	100%			2039	* *			B
	Panelboards								
	Fused Disc Sw	10%			2035	* *	3	\$700	B
	Molded Case Bkrs	90%			2035	* *	3	\$6,200	B
	Wiring								
	Thermoplastic	100%			2039	* *			B
	Motor Controllers								
	Locally Mounted	100%			2030	* *	5	\$4,600	B
Ground									
	Grounding Devices								
	Not Accessible	100%							D
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	* *	3-5	\$4,200	B
	Generators								
	Diesel	100%			2026	* *	5	\$800	B
	Other Observation, Extent : Moderate, Area Affected : 100% Explanation : 500KVA ONAN DIESEL GENERATOR.								
	Batteries								
	Nickel Cadium	100%			2008	\$500			B
Lighting									
	General Lighting								
	Exit	4%			2021	* *	2	\$900	B
	Fluorescent	96%			2021	* *	2	\$259,300	B

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
Heating									
	Energy Source								
	District Steam	100%			2039	* *	5	\$21,300	B

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

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
Heating									
	Conversion Equipment								
	Heat Exchanger	90%			2026	**	3	\$2,600	B
	PRV/L.P. Steam	10%			2026	**			B
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	**	3-4	\$17,300	B
	Terminal Devices								
	Air Handler/Cool/Ht	30%			2021	**	4	\$4,000	B
	Convactor/Radiator	10%			2030	**	2	\$6,700	B
	Fan Coil Unit/Heat	60%			2021	**	4	\$7,100	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	5	\$1,000	B
	Conversion Equipment								
	Reciprocating Compr	100%			2026	**	5	\$141,100	B
	Distribution								
	Chilled Wtr Pipe/Pmp	100%			2039	**	3-4	\$17,400	B
	Terminal Devices								
	Air Handler/Cool/Ht	30%			2021	**	4	\$3,500	B
	Fan Coil - Cool/Heat	70%			2021	**			B
	Heat Rejection								
	Water Cool Tower	100%			2017	**			B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$85,000	B
	Exhaust Fans								
	Interior	100%			2021	**	3-10	\$37,900	B
Plumbing									
	H/C Water Piping								
	Single Type	100%			2030	**	3-5	\$21,100	B
	HW Heat Exchanger								
	Single Type	100%			2026	**			B
	Sanitary Piping								
	Single Type	100%			2039	**			B
	Storm Drain Piping								
	Single Type	100%			2039	**			B
	Sump Pump(s)								
	Single Type	100%			2017	**	4	\$2,000	B

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Print Date : 30-Sep-2003

ADMIN. FOR CHILDREN'S SERVICES - FY 2004

Asset Name : RICHMOND EARLY LEARNING CENTER
Address : 159 BROADWAY
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : ACS0004.000 / 13414 **Yr Built/Renovated** : 1973 /
Area Sq Ft : 6,500 **Project Type** : CHILDREN SERVICES
Date of Survey : 25-Apr-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1

CAPITAL BUDGET**Total**

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$22,700			\$2,000
Interior Architecture	\$600	\$500		
Electrical	\$100	\$1,700		\$2,000
Mechanical	\$26,400	\$300	\$1,200	\$1,200
Total	\$49,700	\$2,500	\$1,200	\$5,200
Priority A	\$22,700			\$2,000
Priority B	\$26,500	\$2,500	\$1,200	\$3,300
Priority C	\$600			
Total	\$49,700	\$2,500	\$1,200	\$5,200



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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

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									
	Exterior Walls								
	Concr Masonry Unit	30%	Now	\$1,800	LIFE	* *	3-5	\$3,000	A
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : South Facade							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
	Masonry: Brick	70%			LIFE	* *	5	\$2,400	A
Windows									
	Aluminum	100%			2028	* *	5	\$900	A
Parapets									
	Metal: Cage/Fence	100%			2017	* *	3	\$2,800	A
Roof									
	Modified Bitumen	70%			2020	* *			A
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Explanation : ROOF IS COVERED WITH RUBBER PADS							
	Modified Bitumen	30%	Now	\$20,200	2022	* *			A
		Blisters, Extent : Moderate, Area Affected : 25%							
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Miss/Damgd Flashings, Extent : Moderate, Area Affected : 100%							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Explanation : WORK ON THIS ROOF WAS STOPPED TWO YEARS AGO							
Interior									
	Floors								
	Ceramic Tile	5%			2040	* *	5	\$400	C
	Vinyl Tile	45%			2040	* *	5	\$700	C
	Under Construction	50%							D
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : FIRST FLOOR							
		Explanation : WORK ON THIS FLOOR WAS STOPPED TWO YEARS AGO							
Interior Walls									
	Concr Masonry Unit	10%			LIFE	* *	5	\$100	C
	Gypsum Board	40%			LIFE	* *	5	\$200	C
	Under Construction	50%							D
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : FIRST FLOOR							
		Explanation : WORK ON THIS FLOOR WAS STOPPED TWO YEARS AGO							
Ceilings									
	AcousTileSusp.Lay-In	50%			2021	* *	5	\$900	B
	Under Construction	50%							D
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : FIRST FLOOR							
		Explanation : WORK ON THIS FLOOR WAS STOPPED TWO YEARS AGO							

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2038	* *	5	\$500	B
	Switchgear								
	Fused Disc Sw	100%			2038	* *	3-5	\$300	B
	Raceway								
	Conduit	50%			2038	* *			B
	Under Construction	50%							D
	Panelboards								
	Molded Case Bkrs	50%			2034	* *	3	\$100	B
	Under Construction	50%							D
	Wiring								
	Thermoplastic	50%			2038	* *			B
	Under Construction	50%							D
	Motor Controllers								
	Under Construction	100%							D
Ground									
	Grounding Devices								
	Metal Water Pipe	100%			2029	* *			B
Lighting									
	General Lighting								
	Emergency	5%			2020	* *	2	\$100	B
	Exit	5%			2020	* *	2	\$100	B
	Fluorescent	50%			2020	* *	2	\$7,600	B
	HID	5%			2020	* *	2	\$800	B
	Under Construction	35%							D

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
Heating									
	Energy Source								
	Electricity	20%			2028	* *	3		B
	Natural Gas	80%	Now	\$3,500	2042	* *	3	\$100	B
Not in Service, Extent : Severe, Area Affected : 100%									
Location : ROOF MOUNTED GAS FIRED FURNACES ARE NOT HOOKED UP									
Conversion Equipment									
	Furnace	80%	Now	\$100	2020	* *	3	\$100	B
Not in Service, Extent : Severe, Area Affected : 100%									
Location : Roof									
	Radiant Heater	20%			2017	* *	3	\$500	B

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

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									
	Energy Source								
	Electricity	100%			2028	**	5	\$100	B
Conversion Equipment									
	Ext Pkg - Cool/Ht	100%	Now	\$17,700	2025	**			B
Not in Service, Extent : Moderate, Area Affected : 50%									
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	**	2	\$3,800	B
	Under Construction	20%							D
Other Observation, Extent : Severe, Area Affected : 20%									
Location : 1st Floor									
Explanation : CONSTRUCTION HALTED									
Exhaust Fans									
	Roof	100%			2020	**	2-10	\$2,900	B
Plumbing									
	H/C Water Piping								
	Single Type	100%			2029	**	3-5	\$1,400	B
	Hot Water Heater								
	Single Type	100%			2013	\$1,200	3-5	\$1,400	B
	Sanitary Piping								
	Single Type	100%			2032	**			B
	Storm Drain Piping								
	Single Type	100%			2032	**			B
Non-Water Piping									
	Single Type	100%	Now	\$4,500	2032	**	3	\$100	B
Not in Service, Extent : Moderate, Area Affected : 60%									
Location : 1st Floor									

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HUMAN RESOURCES ADMINISTRATION

Program / Asset #	Borough	Page #
BUILDINGS		
HUMAN RESOURCES		
HRA0067.010 / 4501 Name : AIKENN APARTMENTS	BROOKLYN	1
HRA0031.000 / 1957 Name : BAILEY HOUSE	MANHATTAN	5
HRA0024.000 / 1951 Name : BEDFORD STUY. MULTI SERVICE CTR.	BROOKLYN	9
HRA0026.000 / 1953 Name : BROWNSVILLE MULTI SERVICE CTR.	BROOKLYN	14
HRA0025.000 / 1952 Name : BUSHWICK MULTI SERVICE CENTER	BROOKLYN	18
HRA0037.000 / 1553 Name : EAST HARLEM MULTI SERVICE CENTER	MANHATTAN	23
HRA0067.000 / 4137 Name : HART FAMILY RESIDENCE	BROOKLYN	28
HRA0047.000 / 1945 Name : HUNTS POINT MULTI SERVICE CENTER	BRONX	32
HRA0023.000 / 1963 Name : JAY STREET INCOME MAINT. CENTER	BROOKLYN	36
HRA0048.000 / 1946 Name : MORRISANIA MULTI SERVICE CENTER	BRONX	40
HRA0038.010 / 1950 Name : OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)	MANHATTAN	45
HRA0038.000 / 1962 Name : OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)	MANHATTAN	48
HRA0036.000 / 1961 Name : RIVERVIEW JOB CENTER	MANHATTAN	53
HRA0043.000 / 1942 Name : SOUTH JAMAICA MULTI SERVICE CTR	QUEENS	58
HRA0073.010 / 4350 Name : TRANSITIONAL HOUSING	MANHATTAN	62
HRA0073.020 / 4351 Name : TRANSITIONAL HOUSING	MANHATTAN	66
HRA0073.030 / 4352 Name : TRANSITIONAL HOUSING	MANHATTAN	70
HRA0069.000 / 4346 Name : TRANSITIONAL HOUSING - HORIZONS	BROOKLYN	74
HRA0068.000 / 4345 Name : TRANSITIONAL HOUSING - NEW HOPE	BROOKLYN	78

HUMAN RESOURCES ADMINISTRATION

Program / Asset #	Borough	Page #
HRA0072.000 / 4349 Name : TRANSITIONAL HOUSING-HELP HAVEN	MANHATTAN	82
HRA0070.000 / 4347 Name : TRANSITIONAL HOUSING-NEW DAY ONE	BRONX	86
HRA0071.000 / 4348 Name : TRANSITIONAL HOUSING-NEW DAY TWO	BRONX	90

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : AIKENN APARTMENTS
Address : 672-676 WILLOUGHBY AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0067.010 / 4501 **Yr Built/Renovated** : 1920 / 1994
Area Sq Ft : 31,000 **Project Type** : HUMAN RESOURCES
Date of Survey : 21-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,6

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$105,600	\$158,600
Total		\$105,600	\$158,600
Priority	A	\$105,600	\$158,600
Total		\$105,600	\$158,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$17,700		\$400	\$2,700
Interior Architecture	\$42,600		\$21,000	
Electrical	\$13,100	\$400	\$13,900	
Mechanical	\$13,100	\$3,600	\$13,400	\$3,400
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$92,400	\$9,900	\$54,600	\$12,000
Priority	A		\$400	\$2,700
Priority	B	\$9,900	\$33,200	\$9,300
Priority	C	\$38,400	\$21,000	
Total	\$92,400	\$9,900	\$54,600	\$12,000



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HUMAN RESOURCES ADMINISTRATION - 096
AIKENN APARTMENTS
Asset # : 4501

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									
Exterior Walls									
Masonry: Brick	50%	Now	\$52,800	LIFE	**	5	\$31,700	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : South Facade								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Sixth Floor Windows At South Facade								
Masonry: Brick	50%	Now	\$52,800	LIFE	**	5	\$31,700	A	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Areaways								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Areaways								
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Areaways								
	Explanation : Stucco On Brick								
Windows									
Aluminum	95%			2030	**	5	\$3,000	A	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Apartment 6d								
Metal Clad	5%			2022	**	5	\$200	A	
Parapets									
Masonry: Brick	50%			LIFE	**	3	\$5,100	A	
Stucco Cement	50%	Now	\$5,300	2022	**	3-5	\$4,800	A	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Areaway(s)								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Areaway(s)								
Roof									
Modified Bitumen	98%	Now	\$9,500	2014	\$95,300			A	
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%								
	Location : Bulkhead								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Apartment 6d And Bulkhead								
Skylight, Metal/Glass	2%			2034	**	3	\$1,000	A	
Interior									
Floors									
Ceramic Tile	25%			2042	**	5	\$9,000	C	
Vinyl Tile	15%			2042	**	5	\$1,100	C	
Wood	60%			2042	**	5	\$31,900	C	

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HUMAN RESOURCES ADMINISTRATION - 096
AIKENN APARTMENTS
Asset # : 4501

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
Interior									
	Interior Walls								
	Ceramic Tile	20%	Now	\$22,500	LIFE	**	5	\$2,100	C
				<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>					
				<i>Location : Stair(s) at windows.</i>					
				<i>Water Penetration, Extent : Light, Area Affected : 5%</i>					
				<i>Location : Stair(s) at windows.</i>					
	Gypsum Board	60%			LIFE	**	5	\$3,600	C
	Plaster	20%	Now	\$14,000	LIFE	**	5	\$1,500	C
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Bulkhead, Stair(s)</i>					
				<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Bulkhead, Stair(s)</i>					
	Ceilings								
	Gypsum Board	80%			LIFE	**	5	\$6,200	B
	Plaster	20%			LIFE	**	5	\$2,300	B

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	**	5	\$2,200	B
	Switchgear								
	Fused Disc Sw	100%			2034	**	3-5	\$1,400	B
	Raceway								
	Conduit	100%			2034	**			B
	Panelboards								
	Molded Case Bkrs	100%			2030	**	3	\$1,300	B
	Wiring								
	Thermoplastic	100%			2034	**			B
	Motor Controllers								
	Locally Mounted	100%			2027	**	5	\$1,100	B
	Ground								
	Grounding Devices								
	Metal Water Pipe	100%			2027	**			B
	Lighting								

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Maintenance \$ are aggregated over a ten-year period.*

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

HUMAN RESOURCES ADMINISTRATION - 096
AIKENN APARTMENTS
Asset # : 4501

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

Lighting

General Lighting									
Emergency		2%			2019	**	2	\$100	B
Exit		3%			2019	**	2	\$200	B
Fluorescent		92%			2019	**	2	\$63,200	B
Incandescent		3%			2019	**	2	\$2,100	B

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

Heating

Energy Source									
Natural Gas		100%			2034	**	3	\$400	B

Conversion Equipment									
Hot Water Boiler		100%	0-2	\$2,700	2027	**	3	\$8,000	B

Other Observation, Extent : Moderate, Area Affected : 5%
Location : Basement
Explanation : Flue Not Stable

Distribution									
Hot Wtr Piping/Pump		100%			2030	**	3-4	\$5,900	B

Terminal Devices									
Convactor/Radiator		100%			2027	**	2	\$17,000	B

Ventilation

Distribution									
Ductwork/Diffusers		100%			LIFE	**	2	\$27,000	B

Exhaust Fans									
Roof		100%			2019	**	2-10	\$13,100	B

Plumbing

H/C Water Piping									
Brass/Copper		100%			2034	**	3-5	\$5,400	B

Hot Water Heater									
Gas Fired		100%			2012	\$5,700	3-5	\$5,800	B

Sanitary Piping									
Cast Iron		100%			2040	**			B

Storm Drain Piping									
Plastic/PVC		100%			2031	**			B

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Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : BAILEY HOUSE
Address : 178-180 CHRISTOPHER ST.
Borough : MANHATTAN
Program / Asset # : HRA0031.000 / 1957
Area Sq Ft : 24,660
Date of Survey : 26-Jun-2002
Areas Surveyed : Roof, Floors 1,5,6
Agency's Number : N/A
Yr Built/Renovated : 1890 / 2002
Project Type : HUMAN RESOURCES
Landmark Status : NONE

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture			\$13,300
Interior Architecture			\$122,200
Mechanical			\$142,400
Total			\$277,800
Priority	A		\$13,300
Priority	B		\$142,400
Priority	C		\$122,200
Total			\$277,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$30,000			\$30,000
Interior Architecture		\$11,000	\$700	
Electrical	\$100	\$10,400	\$100	\$15,600
Mechanical	\$5,600	\$16,000	\$6,100	\$5,700
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$42,500	\$44,200	\$13,700	\$58,100
Priority	A	\$30,000		\$30,000
Priority	B	\$12,500	\$13,700	\$28,200
Priority	C		\$11,000	
Total	\$42,500	\$44,200	\$13,700	\$58,100



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 Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
BAILEY HOUSE
Asset # : 1957

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									
	Exterior Walls								
	Masonry: Brick	20%			LIFE	* *	5	\$8,800	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 60% Location : SOUTH ELEVATION AT LOWER FLOORS							
	Stucco Cement	80%			2029	* *	3-5	\$138,900	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 90% Location : Throughout							
Windows									
	Aluminum	100%			2029	* *	5	\$5,600	A
Parapets									
	Stucco Cement	100%			2029	* *	3-5	\$9,300	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 100% Location : Throughout							
Roof									
	Under Construction	100%							D
Interior									
	Floors								
	Carpet	80%			2012	\$122,200	3	\$29,700	C
	Quarry Tile	5%			2026	* *	5	\$1,200	C
	Vinyl Tile	15%			2041	* *	5	\$900	C
Interior Walls									
	Gypsum Board	25%			LIFE	* *	5	\$500	C
	Gypsum Board	75%			LIFE	* *	5	\$1,600	C
		Other Observation, Extent : Moderate, Area Affected : 100% Explanation : VINYL COVERED WALLS							
Ceilings									
	AcousTileSusp.Lay-In	20%			2022	* *	5	\$1,400	B
	Gypsum Board	75%			LIFE	* *	5	\$2,300	B
	Under Construction	5%							D
		Other Observation, Extent : Moderate, Area Affected : 20% Location : MAIN ENTRANCE LOBBY Explanation : WORK IN PROGRESS							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2023	* *	5	\$1,800	B

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HUMAN RESOURCES ADMINISTRATION - 096
BAILEY HOUSE
Asset # : 1957

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2023	**			B
Panelboards								
Molded Case Bkrs	100%			2021	**	3	\$1,000	B
Wiring								
Thermoplastic	100%			2023	**			B
Motor Controllers								
Locally Mounted	100%			2018	**	5	\$900	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2018	**			B
Lighting								
General Lighting								
Emergency	5%			2013	\$1,400	2	\$300	B
Exit	5%			2018	**	2	\$200	B
Fluorescent	80%			2018	**	2	\$44,400	B
Incandescent	10%			2008	\$4,200	2	\$5,600	B

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
Heating								
Energy Source								
Natural Gas	100%			2033	**	3	\$300	B
Conversion Equipment								
Hot Water Boiler	100%			2018	**	3	\$6,400	B
Distribution								
Hot Wtr Piping/Pump	100%			2021	**	3-4	\$4,800	B
Terminal Devices								
Air Handler	20%			2013	\$21,200			B
Convactor/Radiator	80%			2018	**	2	\$11,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2021	**	5	\$200	B
Conversion Equipment								
Reciprocating Compr	50%			2016	**	5	\$14,500	B
Ext Pkg Unit - Cool	50%			2016	**			B

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HUMAN RESOURCES ADMINISTRATION - 096
BAILEY HOUSE
Asset # : 1957

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									
	Distribution								
	Chilled Wtr Pipe/Pmp	50%	Now	\$2,400	2023	* *	3-4	\$1,800	B
		Broken, Extent : Severe, Area Affected : 20%							
		Location : BASEMENT							
	No Component	50%							D
Terminal Devices									
	Air Handler/Cool/Ht	100%			2013	\$83,600	4	\$2,400	B
Heat Rejection									
	Air Condenser Unit	50%			2016	* *			B
	Remote Air Cond	50%			2013	\$58,800			B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$17,500	B
	Exhaust Fans								
	Interior	80%			2018	* *	3-10	\$7,000	B
	Roof	20%			2013	\$3,100	2-10	\$2,100	B
Plumbing									
	H/C Water Piping								
	Single Type	100%			2018	* *	3-5	\$4,300	B
	Hot Water Heater								
	Single Type	100%			2011	\$4,600	3-5	\$5,400	B
	Sanitary Piping								
	Single Type	100%			2023	* *			B
	Storm Drain Piping								
	Single Type	100%			2023	* *			B
	Sump Pump(s)								
	Single Type	100%			2011	\$8,800	4	\$1,300	B
	Non-Water Piping								
	Single Type	100%			2033	* *	3	\$300	B

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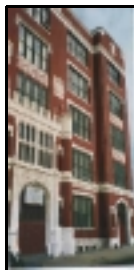
Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : BEDFORD STUY. MULTI SERVICE CTR.
Address : 1001 HERKIMER STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0024.000 / 1951 **Yr Built/Renovated** : 1912 /
Area Sq Ft : 144,341 **Project Type** : HUMAN RESOURCES
Date of Survey : 17-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$584,400	\$557,100
Interior Architecture		\$374,500	\$118,900
Electrical		\$45,100	\$959,300
Mechanical			\$216,500
Total		\$1,004,000	\$1,851,800
Priority A		\$584,400	\$557,100
Priority B		\$45,100	\$1,175,800
Priority C		\$374,500	\$118,900
Total		\$1,004,000	\$1,851,800

EXPENSE BUDGET		FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture		\$101,500	\$17,600	\$9,800	\$50,300
Interior Architecture		\$72,400		\$22,100	
Electrical		\$55,300	\$500	\$58,200	\$1,300
Mechanical		\$72,100	\$24,900	\$37,600	\$13,900
Elevators/Escalators		\$4,900	\$4,900	\$4,900	\$4,900
Total		\$306,300	\$48,000	\$132,600	\$70,400
Priority A		\$101,500	\$17,600	\$9,800	\$50,300
Priority B		\$160,500	\$30,400	\$100,800	\$20,100
Priority C		\$44,300		\$22,100	
Total		\$306,300	\$48,000	\$132,600	\$70,400



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HUMAN RESOURCES ADMINISTRATION - 096
BEDFORD STUY. MULTI SERVICE CTR.
Asset # : 1951

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	3-5	\$84,100	A
	Masonry: Brick	80%	Now	\$235,400	LIFE	**	5	\$282,200	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Masonry: Brick	5%	Now	\$29,400	LIFE	**	5	\$17,600	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Chimney, Air Intake									
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Air Intake									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Chimney									
	Masonry: Granite	5%			LIFE	**	3-5	\$86,400	A
	Stucco Cement	5%			2030	**	3-5	\$55,600	A
Repairs in Progress, Extent : Moderate, Area Affected : 25%									
Location : Low Wall On East Facade									
Windows									
	Aluminum	90%			2030	**	5	\$49,000	A
	Metal Louvers	2%			2022	**	5	\$18,800	A
	Steel	8%	Now	\$169,600	2029	**	5	\$4,400	A
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
Location : Auditorium									
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Auditorium									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Auditorium									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	3	\$5,200	A
	Masonry: Brick	90%	Now	\$15,300	LIFE	**	3	\$52,900	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : At Clay Tile Coping									
	Metal: Cage/Fence	5%			2019	**	3	\$1,000	A

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HUMAN RESOURCES ADMINISTRATION - 096
BEDFORD STUY. MULTI SERVICE CTR.
Asset # : 1951

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Modified Bitumen	60%			2014	\$257,200			A	
Modified Bitumen	35%	0-2	\$150,000	2024	* *			A	
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between Cafeteria And Gym									
Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10%									
Location : At Junction Of High Wall Over Roof On First Floor Corridor To Cafeteria									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over Junction Of First Floor Corridor And Gym									
Skylight, Metal/Glass	5%			2024	* *	3	\$10,500	A	
Interior									
Floors									
Carpet	15%			2013	\$118,900	3	\$28,900	C	
Ceramic Tile	5%			2042	* *	5	\$7,500	C	
Terrazzo	5%			LIFE	* *	8	\$12,300	C	
Vinyl Tile	20%	0-2	\$255,700	2054	* *	5	\$3,100	C	
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	55%			2042	* *	5	\$17,300	C	
Interior Walls									
Ceramic Tile	10%	Now	\$73,200	LIFE	* *	5	\$6,900	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stairs									
Gypsum Board	15%			LIFE	* *	5	\$5,900	C	
Marble Panels	5%			LIFE	* *	5	\$12,500	C	
Plaster	10%	Now	\$45,600	LIFE	* *	5	\$4,900	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Corridors Near Rooms 303 And 403 And Roof Stair 2									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Corridors Near Rooms 303, 403									
Plaster	55%			LIFE	* *	5	\$54,200	C	
Wood	5%			LIFE	* *	5	\$3,700	C	
Ceilings									
Gypsum Board	10%			LIFE	* *	5	\$3,200	B	
Plaster	5%	Now	\$5,800	LIFE	* *	5	\$1,200	B	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Ceiling Over Booth Near Auditorium									
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Ceiling Over Booth Near Auditorium									
Plaster	85%			LIFE	* *	5	\$41,400	B	

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HUMAN RESOURCES ADMINISTRATION - 096
BEDFORD STUY. MULTI SERVICE CTR.
Asset # : 1951

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2014	\$55,900	5	\$10,400	B
	Switchgear								
	Fused Disc Sw	90%			2014	\$115,000	3-5	\$6,800	B
	Fused Disc Sw	10%			2040	* *	3-5	\$600	B
	Raceway								
	Conduit	90%			2014	\$80,900			B
	Conduit	10%			2040	* *			B
	Panelboards								
	Fused Disc Sw	25%			2013	\$36,300	3	\$1,500	B
	Molded Case Bkrs	65%			2013	\$94,400	3	\$3,900	B
	Molded Case Bkrs	10%			2036	* *	3	\$600	B
	Wiring								
	Braided Cloth	30%	2-4	\$45,100	2039	* *			B
		Insulation Aged, Extent : Moderate, Area Affected : 100% Explanation : Covered With Insulation							
	Thermoplastic	60%			2014	\$90,100			B
	Thermoplastic	10%			2040	* *			B
	Motor Controllers								
	Locally Mounted	80%			2012	\$79,500	5	\$4,200	B
	Locally Mounted	20%			2019	* *	5	\$1,100	B
	Ground								
	Grounding Devices								
	Metal Water Pipe	100%			2012	\$6,400			B
	Lighting								
	General Lighting								
	Emergency	3%			2022	* *	2	\$800	B
	Exit	3%			2022	* *	2	\$700	B
	Fluorescent	90%			2009	\$407,200	2	\$259,400	B
	HID	2%			2009	\$7,500	2	\$5,800	B
	Incandescent	2%			2009	\$9,000	2	\$5,800	B

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
Heating									
	Energy Source								
	Fuel Oil	100%			2034	* *	4	\$5,300	B

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HUMAN RESOURCES ADMINISTRATION - 096
BEDFORD STUY. MULTI SERVICE CTR.
Asset # : 1951

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Conversion Equipment Steam Boiler	100%			2027	**	3	\$38,700	B	
Distribution Steam Piping/Pump	100%			2024	**	3	\$14,700	B	
Terminal Devices Air Handler	10%	Now	\$5,500	2019	**			B	
	Not in Service, Extent : Light, Area Affected : 100% Location : STACK CAP FALLING OFF Explanation : Fan Motor Gets Wet From Rain								
Convector/Radiator	80%			2019	**	2	\$57,100	B	
Fan Coil Unit/Heat	10%			2014	\$153,000	4	\$1,300	B	
Ventilation									
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$113,400	B	
Exhaust Fans Interior	100%			2009	\$63,400	3-10	\$52,600	B	
Plumbing									
H/C Water Piping Galv Iron/Steel	100%	Now	\$6,100	2019	**	3-5	\$18,400	B	
	Leak Evident, Extent : Light, Area Affected : 5% Location : Jockey Pump On Fire System Leaking								
Hot Water Heater Gas Fired	100%			2012	\$23,800	3-5	\$24,400	B	
Sanitary Piping Cast Iron	100%			2024	**			B	
Storm Drain Piping Cast Iron	100%			2024	**			B	
Sump Pump(s) Rigid Piping	100%			2014	\$8,800	4	\$2,000	B	
Non-Water Piping Natural Gas	100%			2024	**	3	\$1,800	B	

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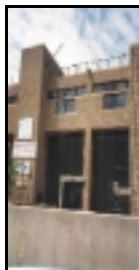
Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : BROWNSVILLE MULTI SERVICE CTR.
Address : 444 THOMAS S. BOYLAND ST. (FORMERLY HOPKINSON AVE.)
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 : 11-Jan-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$140,000	
Electrical			\$44,400
Mechanical			\$186,100
Total		\$140,000	\$230,500
Priority A		\$140,000	
Priority B			\$230,500
Total		\$140,000	\$230,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$6,300	\$1,300		\$52,300
Interior Architecture	\$23,400		\$2,700	\$1,600
Electrical	\$2,700	\$12,100	\$4,700	\$12,400
Mechanical	\$18,300	\$5,300	\$12,000	\$6,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$54,600	\$22,700	\$23,400	\$76,700
Priority A	\$6,300	\$1,300		\$52,300
Priority B	\$27,400	\$21,400	\$20,700	\$22,700
Priority C	\$20,900		\$2,700	\$1,600
Total	\$54,600	\$22,700	\$23,400	\$76,700



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 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Concr Masonry Unit	80%			LIFE	**	3-5	\$177,900	A	
	Recent Repair Evident, Extent : Moderate, Area Affected : 20% Location : Throughout								
Metal/Glass Curt Wall	20%	Now	\$140,000	2022	**	3-5	\$7,500	A	
	Glazing Clouded, Extent : Moderate, Area Affected : 20% Location : Throughout Caulking Deteriorated, Extent : Moderate, Area Affected : 25% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 25% Location : Throughout								
Windows									
Aluminum	100%			2020	**	5	\$12,500	A	
	Repairs in Progress, Extent : Moderate, Area Affected : 25%								
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	3	\$1,500	A	
	Repairs in Progress, Extent : Moderate, Area Affected : 20%								
Concr Masonry Unit	20%			LIFE	**	3	\$3,700	A	
Metal Rail	75%			2021	**	3	\$4,000	A	
Roof									
Modified Bitumen	100%			2017	**			A	
Interior									
Floors									
Carpet	10%	Now	\$20,300	2014	\$20,300	3	\$4,900	C	
	Worn/Eroded, Extent : Severe, Area Affected : 100% Location : Throughout								
Ceramic Tile	3%			2040	**	5	\$1,200	C	
Terrazzo	20%			LIFE	**	8	\$6,300	C	
Vinyl Tile	67%			2027	**	5	\$5,400	C	
Interior Walls									
Ceramic Tile	3%			LIFE	**	5	\$500	C	
Concr Masonry Unit	20%			LIFE	**	5	\$1,900	C	
Glass: Single Pane	5%			LIFE	**	5	\$2,100	C	
Gypsum Board	67%			LIFE	**	5	\$3,400	C	
Metal Panel	5%			LIFE	**	5	\$600	C	
Ceilings									
AcousTileConcealSpLn	45%			2015	**	5	\$4,100	B	
AcousTileSusp.Lay-In	10%			2015	**	5	\$900	B	
Exposed Concrete	30%			LIFE	**			B	
Gypsum Board	15%			LIFE	**	5	\$600	B	

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Maintenance \$ are aggregated over a ten-year period.

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Switchgear								
	Molded Case Bkrs	100%			2012	\$12,800	3-5	\$1,600	B
	Raceway								
	Conduit	100%			2012	\$2,200			B
	Panelboards								
	Molded Case Bkrs	100%			2011	\$9,700	3	\$2,000	B
	Wiring								
	Thermoplastic	100%			2012	\$3,500			B
	Motor Controllers								
	Locally Mounted	100%			2010	\$6,500	5	\$1,400	B
Lighting									
	General Lighting								
	Emergency	5%			2007	\$1,800	2	\$300	B
	Exit	5%			2012	\$600	2	\$300	B
	Fluorescent	80%			2012	\$44,400	2	\$59,000	B
	HID	10%			2007	\$900	2	\$7,400	B

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
Heating									
	Energy Source								
	Natural Gas	100%			2032	**	3	\$600	B
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$5,900	2017	**	3	\$8,600	B
	Malfunctioning, Extent : Severe, Area Affected : 20% Location : Boiler Room								
	Distribution								
	Hot Wtr Piping/Pump	100%			2020	**	3-4	\$4,700	B
	Terminal Devices								
	Convactor/Radiator	100%			2017	**	2	\$18,300	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2020	**	5	\$300	B
	Conversion Equipment								
	Centrifugal Compr El	100%			2022	**	5	\$300	B
	Distribution								
	Chilled Wtr Pipe/Pmp	100%			2022	**	3-4	\$5,600	B

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
Terminal Devices									
	Air Handler/Cool	100%	Now	\$5,600	2012	\$111,100	4	\$2,200	B
Corroded, Extent : Severe, Area Affected : 10%									
Location : Boiler Room									
Heat Rejection									
	Water Cool Tower	100%			2010	\$75,000			B
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$23,200	B
Exhaust Fans									
	Interior	80%			2012	\$13,000	3-10	\$9,300	B
	Roof	20%			2012	\$4,200	2-10	\$2,800	B
Plumbing									
H/C Water Piping									
	Single Type	100%			2017	* *	3-5	\$6,700	B
Hot Water Heater									
	Single Type	100%			2010	\$6,100	3-5	\$7,100	B
Sanitary Piping									
	Single Type	100%			2022	* *			B
Storm Drain Piping									
	Single Type	100%			2022	* *			B
Sump Pump(s)									
	Single Type	100%			2010	\$8,800	4	\$2,000	B
Non-Water Piping									
	Single Type	100%			2022	* *	3	\$500	B

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : BUSHWICK MULTI SERVICE CENTER
Address : 1420 BUSHWICK AVENUE
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 : 17-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$667,800	\$84,800
Interior Architecture		\$37,700	
Electrical			\$74,900
Total		\$705,500	\$159,700
Priority A		\$667,800	\$84,800
Priority B			\$74,900
Priority C		\$37,700	
Total		\$705,500	\$159,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$36,400		\$9,900	\$32,300
Interior Architecture	\$53,700		\$5,700	
Electrical	\$7,100	\$20,100	\$1,000	\$20,500
Mechanical	\$5,400	\$10,900	\$9,100	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$106,400	\$35,000	\$29,700	\$58,000
Priority A	\$36,400		\$9,900	\$32,300
Priority B	\$32,400	\$35,000	\$14,800	\$25,600
Priority C	\$37,700		\$5,000	
Total	\$106,400	\$35,000	\$29,700	\$58,000



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 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%			LIFE	**	5	\$3,900	A
	Masonry: Brick	65%			LIFE	**	5	\$147,000	A
	Masonry: Brick	10%	Now	\$18,900	LIFE	**	5	\$11,300	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : North And South Bulkheads								
	Repointing Failure, Extent : Moderate, Area Affected : 20%								
	Location : North And South Bulkheads								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : North And South Bulkheads								
	Masonry: Granite	10%	Now	\$151,500	LIFE	**	3-5	\$38,800	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Steps At East Entrance								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Steps At East Entrance								
	Masonry: Limestone	10%	Now	\$78,300	LIFE	**	3-5	\$40,400	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Balusters Over North And South Entrances								
Windows									
	Metal Louvers	5%			2022	**	5	\$15,900	A
	Wood	95%	Now	\$364,500	2039	**	5	\$12,400	A
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Parapets									
	Masonry: Brick	90%			LIFE	**	3	\$39,600	A
	Metal Rail	10%			2017	**	3	\$1,000	A
Roof									
	Cast in Place Concrete	10%	Now	\$5,400	LIFE	**	5	\$900	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : East Terrace Over Basement								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : East Terrace Over Basement								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Basement Corridor								
	Single Ply Membrane	85%			2019	**			A
	Skylight, Metal/Glass	5%			2034	**	3	\$5,900	A

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Carpet	10%			2013	\$29,700	3	\$7,200	C
	Cast in Place Concrete	10%	Now	\$3,800	LIFE	**	5	\$2,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement</i>									
	Ceramic Tile	5%			2042	**	5	\$2,800	C
	Terrazzo	25%	Now	\$37,700	LIFE	**	8	\$11,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement Corridor</i>									
	Vinyl Tile	20%			2017	**	5	\$2,400	C
	Vinyl Tile	30%			2029	**	5	\$3,500	C
Interior Walls									
	Gypsum Board	10%			LIFE	**	5	\$1,500	C
	Masonry: Brick	5%			LIFE	**	5	\$4,500	C
	Plaster	10%	Now	\$17,100	LIFE	**	5	\$1,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : North And South Bulkheads, Boiler Room, Basement Corridor</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : North And South Bulkheads</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : North And South Bulkheads</i>									
	Plaster	75%			LIFE	**	5	\$27,700	C
Ceilings									
	AcousTileSusp.Lay-In	10%			2017	**	5	\$1,300	B
	Plaster	10%	Now	\$8,600	LIFE	**	5	\$900	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : North And South Bulkheads, Basement Corridor</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : North And South Bulkheads</i>									
	Plaster	80%			LIFE	**	5	\$14,600	B

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2014	\$800	5	\$3,900	B
Switchgear									
	Molded Case Bkrs	100%			2014	\$12,800	3-5	\$2,800	B

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Maintenance \$ are aggregated over a ten-year period.*

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Raceway									
	Conduit	95%			2014	\$2,100			B
	Conduit	5%			2040	* *			B
Panelboards									
	Molded Case Bkrs	95%			2013	\$9,200	3	\$2,100	B
	Molded Case Bkrs	5%			2036	* *	3	\$100	B
Wiring									
	Thermoplastic	95%			2024	* *			B
	Thermoplastic	5%			2040	* *			B
Ground									
Grounding Devices									
	Metal Water Pipe	100%	2-4	\$6,400	2034	* *			B
Corroded, Extent : Moderate, Area Affected : 50%									
Lighting									
General Lighting									
	Emergency	3%			2019	* *	2	\$300	B
	Exit	3%			2019	* *	2	\$300	B
	Fluorescent	92%			2014	\$74,900	2	\$99,400	B
	HID	1%			2014	\$100	2	\$1,100	B
	Incandescent	1%			2009	\$800	2	\$1,100	B

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
Heating									
	Energy Source								
	Natural Gas	100%			2034	* *	3	\$700	B
	Conversion Equipment								
	Steam Boiler	100%			2027	* *	3	\$14,500	B
	Other Observation, Extent : Light, Area Affected : 100% Explanation : Mulitple Boilers,Converted Steam System								
	Distribution								
	Hot Wtr Piping/Pump	100%			2030	* *	3-4	\$9,300	B
	Terminal Devices								
	Convector/Radiator	100%			2027	* *	2	\$26,800	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2027	* *	3-5	\$7,300	B
	Hot Water Heater								
	Gas Fired	100%			2012	\$8,900	3-5	\$9,200	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			2024	* *			B
	Storm Drain Piping								
	Cast Iron	100%			2034	* *			B
	Sump Pump(s)								
	Rigid Piping	100%			2019	* *	4	\$1,300	B
	Non-Water Piping								
	Natural Gas	100%			2024	* *	3	\$700	B

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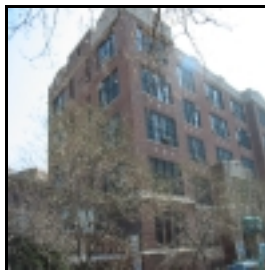
Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : EAST HARLEM MULTI SERVICE CENTER
Address : 413 EAST 120TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0037.000 / 1553 **Yr Built/Renovated** : 1924 / 2002
Area Sq Ft : 94,529 **Project Type** : HUMAN RESOURCES
Date of Survey : 16-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$259,800	\$219,500
Interior Architecture		\$716,200	
Electrical			\$129,400
Mechanical		\$94,100	\$417,500
Total		\$1,070,100	\$766,400
Priority A		\$259,800	\$219,500
Priority B		\$94,100	\$546,900
Priority C		\$716,200	
Total		\$1,070,100	\$766,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$52,600			\$24,500
Interior Architecture	\$25,000		\$9,000	
Electrical	\$1,100	\$36,500	\$2,500	\$35,500
Mechanical	\$52,900	\$9,500	\$37,300	\$25,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$136,500	\$50,900	\$53,600	\$90,100
Priority A	\$52,600			\$24,500
Priority B	\$77,400	\$50,900	\$44,700	\$65,600
Priority C	\$6,500		\$9,000	
Total	\$136,500	\$50,900	\$53,600	\$90,100



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
	Exterior Walls								
	Masonry: Brick	95%			LIFE	**	5	\$439,000	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 40% Location : Throughout							
	Masonry: Limestone	5%			LIFE	**	3-5	\$60,000	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 20% Location : Throughout							
Windows									
	Aluminum	100%	2-4	\$22,900	2036	**	5	\$17,800	A
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	3	\$3,400	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 25% Location : Throughout							
	Masonry: Brick	80%			LIFE	**	3	\$41,000	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Stucco Cement	15%	Now	\$40,300	2039	**	3-5	\$7,200	A
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35% Location : South Facade,East Facade Water Penetration, Extent : Moderate, Area Affected : 15% Location : South Facade,East Facade							
Roof									
	Single Ply Membrane	100%			2019	**			A
Interior									
	Floors								
	Ceramic Tile	3%			2029	**	5	\$3,000	C
	Terrazzo	5%			LIFE	**	8	\$8,100	C
	Vinyl Tile	87%			2042	**	5	\$17,900	C
		Recent Repair Evident, Extent : Moderate, Area Affected : 60% Location : Throughout							
	Wood	5%			2029	**	5	\$7,300	C
Interior Walls									
	Concr Masonry Unit	10%			LIFE	**	5	\$4,900	C
	Plaster	80%	Now	\$716,200	LIFE	**	5	\$25,800	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35% Location : Throughout,Auditorium,5th Floor,Classrooms Water Penetration, Extent : Moderate, Area Affected : 20% Location : Throughout,Auditorium,5th Floor,Classrooms,Corridors Worn/Eroded, Extent : Moderate, Area Affected : 35% Location : Throughout,Auditorium,5th Floor,Classrooms,Corridors							
	SGFT/Glazed Masonry	10%			LIFE	**			C

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

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

Interior

Ceilings

Exposed Concrete	5%	Now	\$3,400	LIFE	* *			B
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Exposed Reinforcing, Extent : Moderate, Area Affected : 2%
Location : Basement

Plaster	95%			LIFE	* *	5	\$30,300	B
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Recent Repair Evident, Extent : Moderate, Area Affected : 40%
Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2024	* *	5	\$6,800	B
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Other Observation, Extent : Light, Area Affected : 100%
Explanation : 1600a Service

Switchgear

Fused Disc Sw	100%			2024	* *	3-5	\$4,200	B
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Raceway

Conduit	80%			2024	* *			B
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Conduit	20%			2034	* *			B
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Panelboards

Molded Case Bkrs	80%			2022	* *	3	\$3,100	B
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Molded Case Bkrs	20%			2030	* *	3	\$800	B
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Wiring

Braided Cloth	10%	2-4	\$900	2039	* *			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Thermoplastic	20%			2034	* *			B
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Thermoplastic	70%			2024	* *			B
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Motor Controllers

Locally Mounted	30%			2019	* *	5	\$1,000	B
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Locally Mounted	20%			2012	\$3,200	5	\$700	B
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Locally Mounted	50%			2027	* *	5	\$1,700	B
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Ground

Grounding Devices

Not Accessible	100%							D
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Other Observation, Extent : Light, Area Affected : 100%
Explanation : Covered With Insulation

Lighting

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

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

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

Lighting

General Lighting

Emergency	3%			2019	**	2	\$500	B
Exit	3%			2019	**	2	\$500	B
Fluorescent	91%			2014	\$129,400	2	\$171,800	B
HID	3%			2014	\$700	2	\$5,700	B

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

Heating

Energy Source

Fuel Oil	100%			2024	**	4	\$2,300	B
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No. 2 Fuel Oil, Extent : Moderate, Area Affected : 100%
Location : In Vault

Conversion Equipment

Steam Boiler	100%	Now	\$8,100	2019	**	3	\$25,400	B
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Leak Evident, Extent : Light, Area Affected : 2%
Location : Boiler Room

Distribution

Steam Piping/Pump	100%	Now	\$17,200	2024	**	3	\$9,600	B
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Malfunctioning, Extent : Severe, Area Affected : 25%
Location : Condensation Pump, Basement

Terminal Devices

Air Handler	20%	Now	\$14,400	2014	\$72,200			B
Convactor/Radiator	80%			2034	**	2	\$37,400	B

Not Energy Efficient, Extent : Severe, Area Affected : 30%
Location : Hear Distribution, Cafeteria

Ventilation

Distribution

Ductwork/Diffusers	100%	Now	\$94,100	LIFE	**	2	\$59,400	B
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Broken, Extent : Moderate, Area Affected : 30%
Location : Cafeteria,Basement

Exhaust Fans

Interior	70%			2019	**	3-10	\$20,900	B
Roof	30%	Now	\$3,200	2014	\$16,000	2-6	\$6,000	B

Not in Service, Extent : Severe, Area Affected : 20%
Location : Bathrooms

Plumbing

H/C Water Piping

Brass/Copper	100%			2014	\$199,900	3-5	\$17,200	B
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Maintenance \$ are aggregated over a ten-year period.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Hot Water Heater								
	Gas Fired	100%			2007	\$15,600	3-5	\$20,500	B
	Sanitary Piping								
	Cast Iron	100%			2014	\$145,400			B
	Storm Drain Piping								
	Cast Iron	100%			2024	* *			B
	Sump Pump(s)								
	Rigid Piping	100%			2009	\$8,800	4	\$2,000	B

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Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : HART FAMILY RESIDENCE
Address : 217 HART STREET
Borough : BROOKLYN
Program / Asset # : HRA0067.000 / 4137
Area Sq Ft : 31,000
Date of Survey : 21-Apr-2003
Areas Surveyed : Basement, Roof, Floors 1,3,5

Agency's Number : N/A
Yr Built/Renovated : 1920 / 1994
Project Type : HUMAN RESOURCES
Landmark Status : NONE

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$49,300	\$171,500
Total		\$49,300	\$171,500
Priority	A	\$49,300	\$171,500
Total		\$49,300	\$171,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$42,200	\$400	\$100	\$4,200
Interior Architecture	\$10,800		\$19,700	
Electrical	\$13,100	\$400	\$13,900	
Mechanical	\$10,400	\$6,300	\$13,500	\$700
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$81,400	\$12,000	\$52,100	\$9,900
Priority	A	\$42,200	\$100	\$4,200
Priority	B	\$32,300	\$32,400	\$5,700
Priority	C	\$7,000	\$19,700	
Total	\$81,400	\$12,000	\$52,100	\$9,900



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 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	48%	Now	\$49,300	LIFE	**	5	\$29,600	A
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : North Facade							
		Explanation : Stucco On Brick							
	Masonry: Brick	50%			LIFE	**	5	\$61,600	A
	Masonry: Limestone	2%			LIFE	**	3-5	\$6,400	A
Windows									
	Aluminum	95%			2030	**	5	\$2,900	A
	Metal Clad	5%			2022	**	5	\$200	A
Parapets									
	Masonry: Brick	50%			LIFE	**	3	\$5,900	A
	Masonry: Brick	50%	Now	\$6,400	LIFE	**	3	\$4,500	A
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Interior Face							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Interior Face							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Interior Face							
		Explanation : Stucco On Brick							
Roof									
	Modified Bitumen	98%			2014	\$111,100			A
	Skylight, Metal/Glass	2%			2024	**	3	\$1,100	A
Interior									
	Floors								
	Ceramic Tile	40%			2042	**	5	\$14,300	C
	Vinyl Tile	15%			2042	**	5	\$1,100	C
	Wood	45%			2042	**	5	\$23,900	C
Interior Walls									
	Ceramic Tile	25%			LIFE	**	5	\$5,300	C
	Glass: Single Pane	5%			LIFE	**	5	\$2,600	C
	Gypsum Board	50%			LIFE	**	5	\$3,000	C
	Plaster	20%			LIFE	**	5	\$3,000	C
Ceilings									
	Gypsum Board	100%			LIFE	**	5	\$7,700	B

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Maintenance \$ are aggregated over a ten-year period.

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	* *	5	\$2,200	B
	Switchgear								
	Fused Disc Sw	100%			2034	* *	3-5	\$1,400	B
	Raceway								
	Conduit	100%			2034	* *			B
	Panelboards								
	Molded Case Bkrs	100%			2030	* *	3	\$1,300	B
	Wiring								
	Thermoplastic	100%			2034	* *			B
	Motor Controllers								
	Locally Mounted	100%			2027	* *	5	\$1,100	B
Ground									
	Grounding Devices								
	Metal Water Pipe	100%			2027	* *			B
Lighting									
	General Lighting								
	Emergency	2%			2019	* *	2	\$100	B
	Exit	3%			2019	* *	2	\$200	B
	Fluorescent	93%			2019	* *	2	\$63,900	B
	HID	2%			2019	* *	2	\$1,400	B

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
Heating									
	Energy Source								
	Natural Gas	100%			2034	**	3	\$400	B
	Conversion Equipment								
	Hot Water Boiler	100%			2027	**	3	\$8,000	B
	Distribution								
	Hot Wtr Piping/Pump	100%			2030	**	3-4	\$5,900	B
	Terminal Devices								
	Convector/Radiator	100%			2027	**	2	\$17,000	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$27,000	B
	Exhaust Fans								
	Roof	100%			2019	**	2-10	\$13,100	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	H/C Water Piping Brass/Copper	100%			2034	* *	3-5	\$5,400	B
	Hot Water Heater Gas Fired	100%			2012	\$5,700	3-5	\$5,800	B
	Sanitary Piping Cast Iron	100%			2034	* *			B
	Storm Drain Piping Plastic/PVC	100%			2027	* *			B
	Non-Water Piping Natural Gas	100%			2034	* *	3	\$400	B

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : HUNTS POINT MULTI SERVICE CENTER
Address : 630 JACKSON AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0047.000 / 1945 **Yr Built/Renovated** : 1971 /
Area Sq Ft : 36,716 **Project Type** : HUMAN RESOURCES
Date of Survey : 04-Jan-2001 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$40,000	
Electrical			\$46,900
Mechanical		\$59,700	
Total		\$99,700	\$46,900
Priority A		\$40,000	
Priority B		\$59,700	\$46,900
Total		\$99,700	\$46,900

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture			\$2,800	\$55,200
Interior Architecture	\$8,400			\$1,700
Electrical	\$2,200	\$12,500	\$5,200	\$12,800
Mechanical	\$21,200		\$16,500	\$2,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$35,900	\$16,400	\$28,400	\$76,400
Priority A			\$2,800	\$55,200
Priority B	\$31,500	\$16,400	\$25,600	\$19,500
Priority C	\$4,400			\$1,700
Total	\$35,900	\$16,400	\$28,400	\$76,400



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
	Exterior Walls								
	Cast in Place Concrete	10%			LIFE	**	5	\$2,700	A
	Concr Masonry Unit	80%			LIFE	**	3-5	\$176,900	A
		<i>Repairs in Progress, Extent : Moderate, Area Affected : 25%</i>							
	Window Wall	10%			2025	**	6	\$5,600	A
	Windows								
	Aluminum	100%	Now	\$40,000	2020	**	5	\$6,200	A
		<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>							
		<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>							
	Parapets								
	Concr Masonry Unit	100%			LIFE	**	3	\$18,400	A
		<i>Repairs in Progress, Extent : Moderate, Area Affected : 25%</i>							
	Roof								
	Under Construction	100%							D
Interior									
	Floors								
	Ceramic Tile	5%			2040	**	5	\$1,900	C
	Panel/Paver: Cer/Brk	10%			2028	**	5	\$3,300	C
	Vinyl Tile	85%			2040	**	5	\$6,800	C
	Interior Walls								
	Concr Masonry Unit	10%			LIFE	**	5	\$900	C
	Gypsum Board	60%			LIFE	**	5	\$3,000	C
	Metal Panel	20%			LIFE	**	5	\$2,400	C
	Plaster	10%			LIFE	**	5	\$1,300	C
	Ceilings								
	AcousTileSusp.Lay-In	90%			2015	**	5	\$8,100	B
	Exposed Concrete	10%			LIFE	**			B

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Not Accessible	100%							D
	Switchgear								
	Not Accessible	100%							D
	Raceway								
	Conduit	100%			2022	**			B

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Maintenance \$ are aggregated over a ten-year period.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Molded Case Bkrs	25%			2028	**	3	\$400	B
Molded Case Bkrs	75%			2020	**	3	\$1,500	B
Wiring								
Thermoplastic	100%			2022	**			B
Motor Controllers								
Locally Mounted	50%			2017	**	5	\$700	B
Locally Mounted	50%			2010	\$3,200	5	\$700	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Exit	5%			2017	**	2	\$300	B
Fluorescent	85%			2012	\$46,900	2	\$62,300	B
HID	5%			2007	\$500	2	\$3,700	B
Incandescent	5%			2007	\$2,800	2	\$3,700	B

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
Heating								
Energy Source								
Natural Gas	100%			2032	**	3	\$600	B
Conversion Equipment								
Hot Water Boiler	100%			2025	**	3	\$8,500	B
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$2,600	2028	**	3-4	\$4,400	B
Leak Evident, Extent : Light, Area Affected : 2% Location : THROUGHOUT								
Terminal Devices								
Air Handler	40%			2017	**			B
Convactor/Radiator	60%			2025	**	2	\$10,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2020	**	5	\$300	B
Conversion Equipment								
Centrifugal Compr El	80%			2022	**	5	\$200	B
No Component	20%							D

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Maintenance \$ are aggregated over a ten-year period.

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

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

Mechanical		Current Repair			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									
Distribution									
	Chilled Wtr Pipe/Pmp	100%	Now	\$5,100	2022	* *	3-4	\$4,700	B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>									
<i>Location : THROUGHOUT</i>									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2017	* *	4	\$3,200	B
Heat Rejection									
	Water Cool Tower	100%	Now	\$59,700	2017	* *			B
<i>Repairs In Progress, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$23,100	B
Exhaust Fans									
	Interior	20%			2017	* *	3-10	\$2,700	B
	Roof	80%			2017	* *	2-10	\$11,100	B
Plumbing									
H/C Water Piping									
	Single Type	100%			2025	* *	3-5	\$5,700	B
Hot Water Heater									
	Single Type	100%	Now	\$6,100	2017	* *	3-5	\$5,300	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 2nd Floor</i>									
HW Heat Exchanger									
	Single Type	100%			2015	* *			B
Sanitary Piping									
	Single Type	100%			2022	* *			B
Storm Drain Piping									
	Single Type	100%			2032	* *			B

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Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : JAY STREET INCOME MAINT. CENTER
Address : 330 JAY STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0023.000 / 1963 **Yr Built/Renovated** : 1953 /
Area Sq Ft : 88,694 **Project Type** : HUMAN RESOURCES
Date of Survey : 21-Jan-1999 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$1,397,100	\$181,400
Electrical		\$108,500	\$543,500
Mechanical			\$352,500
Total		\$1,505,600	\$1,077,400
Priority A		\$1,397,100	\$181,400
Priority B		\$108,500	\$896,000
Total		\$1,505,600	\$1,077,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$27,400			\$135,000
Interior Architecture	\$15,200			\$10,200
Electrical	\$22,400	\$37,300	\$700	\$43,600
Mechanical	\$28,300	\$2,400	\$28,600	\$3,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$105,100	\$51,500	\$41,200	\$204,300
Priority A	\$27,400			\$135,000
Priority B	\$77,700	\$51,500	\$41,200	\$59,100
Priority C				\$10,200
Total	\$105,100	\$51,500	\$41,200	\$204,300



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
JAY STREET INCOME MAINT. CENTER
Asset # : 1963

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								
Exterior Walls								
Metal Panel	5%			2030	**	5	\$3,200	A
Granite Panels	5%			LIFE	**	3-5	\$24,300	A
Panel/Paver: Limestone	90%			LIFE	**	3-5	\$437,800	A
Windows								
Aluminum	100%	4+	\$1,342,100	2035	**	5	\$20,900	A
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Thin Profile/Gauge, Extent : Moderate, Area Affected : 50%								
Weather Strip Missing, Extent : Moderate, Area Affected : 100%								
Parapets								
Masonry: Brick	40%			LIFE	**	3	\$4,200	A
Panel/Paver: Limestone	60%	Now	\$8,700	LIFE	**	5	\$500	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : AT PENTHOUSE								
Roof								
Modified Bitumen	30%	Now	\$55,000	2020	**			A
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : OVER MECHANICAL PENTHOUSE								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : MECHANICAL PENTHOUSE								
Modified Bitumen	65%			2010	\$119,100			A
Skylight, Metal/Glass	5%	Now	\$17,100	2020	**	3	\$4,500	A
Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10%								
Location : STAIR TO ROOF								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : STAIR TO ROOF								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$3,700	C
Ceramic Tile	5%			2038	**	5	\$4,900	C
Terrazzo	10%			LIFE	**	8	\$8,100	C
Vinyl Tile	75%			2038	**	5	\$15,500	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$1,100	C
Gypsum Board	10%			LIFE	**	5	\$600	C
Metal Panel	15%			LIFE	**	5	\$2,300	C
Marble Panels	5%			LIFE	**	5	\$2,000	C
Plaster	45%			LIFE	**	5	\$7,000	C
SGFT/Glazed Masonry	20%			LIFE	**			C

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Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
JAY STREET INCOME MAINT. CENTER
Asset # : 1963

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

Interior

Ceilings

Gypsum Board	10%			LIFE	**	5	\$1,100	B
Plaster	10%	Now	\$15,200	LIFE	**	5	\$1,600	B

Broken/Missing Elements, Extent : Severe, Area Affected : 25%

Location : MECHANICAL PENTHOUSE

Water Penetration, Extent : Severe, Area Affected : 20%

Location : MECHANICAL PENTHOUSE

Plaster	80%			LIFE	**	5	\$12,800	B
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2010	\$27,900	5	\$5,400	B
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Switchgear

Molded Case Bkrs	100%			2010	\$115,000	3-5	\$3,900	B
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Raceway

Conduit	90%			2010	\$73,700			B
Conduit	10%			2036	**			B

Panelboards

Molded Case Bkrs	90%			2009	\$87,200	3	\$3,300	B
Molded Case Bkrs	10%			2032	**	3	\$500	B

Wiring

Braided Cloth	90%	2-4	\$80,500	2035	**			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Thermoplastic	10%			2036	**			B
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Motor Controllers

Locally Mounted	60%			2008	\$27,900	5	\$2,000	B
Locally Mounted	40%	2-4	\$18,600	2030	**	5	\$700	B

On Extended Life, Extent : Moderate, Area Affected : 100%

Ground

Grounding Devices

Metal Water Pipe	100%			2008	\$6,400			B
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Lighting

General Lighting

Exit	5%			2010	\$1,900	2	\$800	B
Fluorescent	90%			2010	\$267,700	2	\$170,500	B
Incandescent	5%			2010	\$14,900	2	\$9,500	B

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Maintenance \$ are aggregated over a ten-year period.*

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

HUMAN RESOURCES ADMINISTRATION - 096
JAY STREET INCOME MAINT. CENTER
Asset # : 1963

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
Heating								
Energy Source District Steam	100%			2020	* *	5	\$14,900	B
Conversion Equipment PRV/L.P. Steam	100%			2013	\$41,700			B
Distribution Steam Piping/Pump	100%			2020	* *	3	\$12,900	B
Terminal Devices Air Handler	25%			2010	\$90,600			B
Convector/Radiator	75%			2015	* *	2	\$35,200	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2	\$59,600	B
Exhaust Fans Interior	100%			2010	\$74,300	3-10	\$26,600	B
Plumbing								
H/C Water Piping Single Type	100%			2015	* *	3-5	\$12,700	B
HW Heat Exchanger Single Type	100%			2013	\$20,900			B
Sanitary Piping Single Type	100%			2010	\$146,000			B
Storm Drain Piping Single Type	100%			2020	* *			B
Sump Pump(s) Single Type	100%			2005	\$8,800	4	\$2,000	B
Non-Water Piping Single Type	100%			2020	* *	3	\$1,500	B

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : MORRISANIA MULTI SERVICE CENTER
Address : 1180 JAMES A. POLITE AVE (FORMERLY 1180 STEBBINS AVE.)
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0048.000 / 1946 **Yr Built/Renovated** : 1941 / 1996
Area Sq Ft : 84,000 **Project Type** : HUMAN RESOURCES
Date of Survey : 25-Jun-2002 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$492,900	\$164,400
Interior Architecture		\$221,300	\$55,400
Electrical			\$170,700
Total		\$714,200	\$390,500
Priority A		\$492,900	\$164,400
Priority B			\$170,700
Priority C		\$221,300	\$55,400
Total		\$714,200	\$390,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$107,500		\$500	\$24,700
Interior Architecture	\$20,600	\$5,900		\$19,500
Electrical	\$31,200	\$2,700	\$30,800	\$4,500
Mechanical	\$15,700	\$18,000	\$15,700	\$29,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$179,000	\$30,600	\$50,900	\$82,100
Priority A	\$107,500		\$500	\$24,700
Priority B	\$54,200	\$24,700	\$50,400	\$37,900
Priority C	\$17,300	\$5,900		\$19,500
Total	\$179,000	\$30,600	\$50,900	\$82,100



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 Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
MORRISANIA MULTI SERVICE CENTER
Asset # : 1946

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									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$31,000	LIFE	**	5	\$3,400	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : BUILDING BASE									
	Masonry: Brick	85%	Now	\$137,100	LIFE	**	5	\$164,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : East Facade,West Facade									
	Masonry: Limestone	5%	Now	\$30,200	LIFE	**	3-5	\$34,600	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : AT DECORATIVE BANDINGS									
	Metal Panel	5%			2023	**	5	\$4,400	A
Windows									
	Aluminum	95%	Now	\$92,700	2029	**	5	\$14,400	A
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Wood	5%	Now	\$31,800	2038	**	5	\$1,100	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Stair(s),Basement									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Stair(s),Basement									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Stair(s),Basement									
Parapets									
	Copper/Terne	5%			2028	**	3	\$1,400	A
	Masonry: Brick	90%	Now	\$106,500	LIFE	**	3	\$36,900	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : At corners									
Explanation : Sections of brick have been inproperly repaired; brick is crooked and mortar joints are crumbling.									
	Masonry: Limestone	5%	Now	\$5,300	LIFE	**	3	\$2,200	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : AT COPING AND CORNICE									

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Maintenance \$ are aggregated over a ten-year period.

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HUMAN RESOURCES ADMINISTRATION - 096
MORRISANIA MULTI SERVICE CENTER
Asset # : 1946

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									
Built-Up (BUR)	70%	0-2	\$156,600	2023	**			A	
	Blisters, Extent : Moderate, Area Affected : 20%								
	Worn/Eroded, Extent : Moderate, Area Affected : 60%								
Modified Bitumen	10%			2018	**			A	
Roll Roofing	5%	0-2	\$9,300	2023	**			A	
	Seams Open/Split, Extent : Moderate, Area Affected : 15%								
	Location : Stair(s)								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Stair(s)								
Single Ply Membrane	15%			2021	**			A	
	Recent Replace Evident, Extent : Moderate, Area Affected : 100%								
Interior									
Floors									
Carpet	12%			2012	\$55,400	3	\$13,500	C	
Cast in Place Concrete	10%			LIFE	**	5	\$3,200	C	
Ceramic Tile	5%	Now	\$17,300	2041	**	5	\$2,200	C	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : slop sink area in basement								
Terrazzo	3%			LIFE	**	8	\$2,200	C	
Vinyl Tile	25%	0-2	\$186,000	2053	**	5	\$2,300	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Corridors								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Corridors								
Vinyl Tile	15%			2041	**	5	\$2,700	C	
Wood	30%			2028	**	5	\$38,900	C	
Interior Walls									
Ceramic Tile	3%			LIFE	**	5	\$1,200	C	
Concr Masonry Unit	5%			LIFE	**	5	\$1,100	C	
Glass: Single Pane	5%	Now	\$35,300	LIFE	**	5	\$4,900	C	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
	Location : Stair(s)								
Marble Panels	2%			LIFE	**	5	\$1,400	C	
Plaster	60%			LIFE	**	5	\$17,200	C	
SGFT/Glazed Masonry	25%			LIFE	**			C	
Ceilings									
Exposed Concrete	15%			LIFE	**			B	
Plaster	5%	Now	\$3,400	LIFE	**	5	\$700	B	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Cafeteria								
Plaster	80%			LIFE	**	5	\$11,300	B	

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Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
MORRISANIA MULTI SERVICE CENTER
Asset # : 1946

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2013	\$1,400	5	\$6,100	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Explanation : 2000A MAIN SERVICE.									
Switchgear									
Fused Disc Sw	100%			2013	\$25,600	3-5	\$3,700	B	
Raceway									
Conduit	50%			2013	\$2,800			B	
Conduit	50%			2023	* *			B	
Panelboards									
Molded Case Bkrs	80%			2021	* *	3	\$2,800	B	
Molded Case Bkrs	20%			2012	\$3,900	3	\$700	B	
Wiring									
Braided Cloth	10%	2-4	\$900	2038	* *			B	
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Thermoplastic	90%			2023	* *			B	
Motor Controllers									
Locally Mounted	20%			2030	* *	5	\$600	B	
Locally Mounted	80%			2011	\$62,100	5	\$2,500	B	
Ground									
Grounding Devices									
Metal Water Pipe	100%			2011	\$6,400			B	
Lighting									
General Lighting									
Emergency	5%			2013	\$4,200	2	\$800	B	
Exit	5%			2013	\$1,300	2	\$700	B	
Fluorescent	86%			2013	\$108,600	2	\$144,200	B	
HID	1%			2008	\$200	2	\$1,700	B	
HID	1%	Now	\$200	2023	* *	2	\$1,300	B	
Not in Service, Extent : Moderate, Area Affected : 100%									
Incandescent	2%			2013	\$2,500	2	\$3,400	B	

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	

Heating

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
MORRISANIA MULTI SERVICE CENTER
Asset # : 1946

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
Heating								
Energy Source								
Fuel Oil	100%			2033	**	4	\$3,100	B
No. 2 Fuel Oil, Extent : Severe, Area Affected : 100%								
Location : IN GROUND								
Conversion Equipment								
Steam Boiler	100%			2026	**	3	\$30,000	B
Distribution								
Steam Piping/Pump	100%			2023	**	3	\$11,400	B
Terminal Devices								
Air Handler	25%			2018	**			B
Convactor/Radiator	75%			2026	**	2	\$31,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$52,800	B
Exhaust Fans								
Interior	90%			2018	**	3-10	\$23,900	B
Roof	10%			2018	**	2-10	\$3,200	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$15,200	B
Hot Water Heater								
Single Type	100%			2011	\$13,800	3-5	\$16,400	B
HW Heat Exchanger								
Single Type	100%			2016	**			B
Sanitary Piping								
Single Type	100%			2023	**			B
Storm Drain Piping								
Single Type	100%			2023	**			B
Sump Pump(s)								
Single Type	100%			2011	\$8,800	4	\$1,300	B
Non-Water Piping								
Single Type	100%			2033	**	3	\$1,000	B

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Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)
Address : 127 WEST 127TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0038.010 / 1950 **Yr Built/Renovated** : 1937 /
Area Sq Ft : 13,241 **Project Type** : HUMAN RESOURCES
Date of Survey : 18-Jan-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$97,800	\$58,600
Total		\$97,800	\$58,600
Priority	A	\$97,800	\$58,600
Total		\$97,800	\$58,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$44,300			\$12,500
Interior Architecture	\$3,700	\$100		\$2,300
Electrical	\$200	\$5,700		\$5,900
Mechanical	\$2,400	\$1,200	\$4,200	\$600
Total	\$50,600	\$7,000	\$4,200	\$21,300
Priority	A			\$12,500
Priority	B	\$7,000	\$4,200	\$6,500
Priority	C	\$3,700		\$2,300
Total	\$50,600	\$7,000	\$4,200	\$21,300



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 Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)
Asset # : 1950

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	3-5	\$10,400	A
	Masonry: Brick	90%	Now	\$97,800	LIFE	**	5	\$58,600	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Masonry: Limestone	5%			LIFE	**	3-5	\$11,600	A
Windows									
	Aluminum	85%			2028	**	5	\$5,600	A
	Wood	15%	Now	\$20,600	2037	**	5	\$700	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Split/Cracked, Extent : Moderate, Area Affected : 35%								
Parapets									
	Cast Stone/Terra Cotta	25%			LIFE	**	3	\$3,600	A
	Masonry: Brick	75%	Now	\$23,700	LIFE	**	3	\$8,200	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
	Miss/Damgd Copings, Extent : Moderate, Area Affected : 25%								
	Spalling, Extent : Moderate, Area Affected : 25%								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Roof									
	Modified Bitumen	100%			2017	**			A
Interior									
Floors									
	Carpet	35%			2011	\$28,800	3	\$9,300	C
	Ceramic Tile	5%			2040	**	5	\$800	C
	Vinyl Tile	60%			2040	**	5	\$2,000	C
Interior Walls									
	Gypsum Board	100%			LIFE	**	5	\$2,000	C
Ceilings									
	AcousTileSusp.Lay-In	5%			2021	**	5	\$200	B
	Gypsum Board	95%			LIFE	**	5	\$1,600	B

Electrical		Current Repair		Future Replacement		Maintenance				
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts										
Raceway										
	Conduit	100%			2022		* *		B	
Panelboards										
	Molded Case Bkrs	100%			2020		* *	3	\$700	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)
Asset # : 1950

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2022	**			B
Lighting									
	General Lighting								
	Exit	5%			2012	\$200	2	\$100	B
	Fluorescent	95%			2012	\$21,400	2	\$28,400	B

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
Heating									
	Distribution								
	Steam Piping/Pump	100%			2032	* *	3	\$2,000	B
	Terminal Devices								
	Convactor/Radiator	100%			2025	* *	2	\$7,400	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$9,400	B
	Exhaust Fans								
	Interior	90%			2012	\$10,500	3-10	\$4,200	B
	Roof	10%			2012	\$800	2-10	\$600	B
Plumbing									
	H/C Water Piping								
	Single Type	100%			2025	* *	3-5	\$2,300	B
	Sanitary Piping								
	Single Type	100%			2022	* *			B
	Storm Drain Piping								
	Single Type	100%			2022	* *			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)
Address : 127 WEST 127TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0038.000 / 1962 **Yr Built/Renovated** : 1937 /
Area Sq Ft : 132,183 **Project Type** : HUMAN RESOURCES
Date of Survey : 18-Jan-2001 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$1,205,800	\$199,000
Interior Architecture			\$123,100
Electrical			\$107,800
Mechanical		\$171,200	\$93,500
Total		\$1,377,000	\$523,400
Priority A		\$1,205,800	\$199,000
Priority B		\$171,200	\$201,400
Priority C			\$123,100
Total		\$1,377,000	\$523,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$25,600			\$72,300
Interior Architecture	\$28,900		\$11,500	\$10,000
Electrical	\$28,900	\$30,200	\$33,300	\$31,900
Mechanical	\$39,800	\$200	\$78,100	\$15,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$127,100	\$34,400	\$126,900	\$133,800
Priority A	\$25,600			\$72,300
Priority B	\$75,400	\$34,400	\$115,400	\$51,500
Priority C	\$26,100		\$11,500	\$10,000
Total	\$127,100	\$34,400	\$126,900	\$133,800



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Masonry: Brick	65%			LIFE	**	5	\$129,700	A
	Masonry: Brick	15%	Now	\$49,900	LIFE	**	5	\$29,900	A
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : PENTHOUSES							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : PENTHOUSES							
	Masonry: Granite	5%			LIFE	**	3-5	\$34,200	A
	Masonry: Limestone	15%			LIFE	**	3-5	\$107,100	A
Windows									
	Wood	100%	Now	\$1,155,900	2037	**	5	\$39,300	A
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
Parapets									
	Masonry: Brick	90%			LIFE	**	3	\$89,000	A
	Masonry: Limestone	10%	Now	\$25,600	LIFE	**	3	\$10,400	A
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : AT COPING							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : AT COPING							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : AT COPING							
Roof									
	Modified Bitumen	100%			2017	**			A
Interior									
Floors									
	Carpet	15%			2011	\$123,100	3	\$39,900	C
	Cast in Place Concrete	10%			LIFE	**	5	\$5,800	C
	Ceramic Tile	5%			2040	**	5	\$7,800	C
	Quarry Tile	5%			2025	**	5	\$6,600	C
	Vinyl Tile	55%			2040	**	5	\$17,900	C
	Wood	10%			2027	**	5	\$23,100	C
Interior Walls									
	Gypsum Board	10%			LIFE	**	5	\$2,300	C
	Masonry: Brick	10%			LIFE	**	5	\$13,700	C
	Plaster	55%			LIFE	**	5	\$31,000	C
	SGFT/Glazed Masonry	25%			LIFE	**			C

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	15%			2015	**	5	\$5,500	B
Exposed Concrete	25%			LIFE	**			B
Plaster	60%			LIFE	**	5	\$15,100	B

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

Under 600 Volts**Service Equipment**

Fused Disc Sw	100%			2022	**	5	\$9,600	B
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Switchgear

Fused Disc Sw	100%			2022	**	3-5	\$5,900	B
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Raceway

Conduit	90%			2022	**			B
Conduit	10%			2032	**			B

Panelboards

Fused Disc Sw	10%			2020	**	3	\$700	B
Molded Case Bkrs	60%			2020	**	3	\$4,400	B
Molded Case Bkrs	10%			2028	**	3	\$500	B
Molded Case Bkrs	20%			2011	\$5,800	3	\$1,500	B

Wiring

Braided Cloth	20%	2-4	\$2,800	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	70%			2022	**			B
Thermoplastic	10%			2032	**			B

Motor Controllers

Locally Mounted	80%			2017	**	5	\$3,900	B
Locally Mounted	20%			2025	**	5	\$1,000	B

Ground**Grounding Devices**

Metal Water Pipe	100%			2010	\$6,400			B
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Lighting

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

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

Lighting

General Lighting

Emergency	4%				2012	\$6,000	2	\$1,100	B
Emergency	1%				2017	**	2	\$300	B
Exit	4%				2012	\$1,900	2	\$1,000	B
Exit	1%				2017	**	2	\$300	B
Fluorescent	48%				2012	\$107,800	2	\$143,200	B
Fluorescent	40%				2017	**	2	\$119,300	B
HID	2%				2012	\$800	2	\$6,000	B

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

Heating

Energy Source

Fuel Oil	10%				2022	**	4	\$500	B
Natural Gas	90%	Now		\$3,900	2032	**	3	\$1,600	B

Damaged, Extent : Moderate, Area Affected : 5%
Location : INLET EXPANSION JOINT IS BENT

Conversion Equipment

Steam Boiler	100%				2025	**	3	\$40,100	B
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Distribution

Steam Piping/Pump	100%				2032	**	3	\$20,200	B
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Terminal Devices

Air Handler	20%	Now		\$11,400	2017	**			B
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Damaged, Extent : Moderate, Area Affected : 10%

Convactor/Radiator	80%	Now		\$79,900	2017	**	2	\$47,300	B
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Damaged, Extent : Moderate, Area Affected : 10%

Ventilation

Distribution

Ductwork/Diffusers	100%	2-4		\$91,300	LIFE	**	2	\$93,900	B
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Corroded, Extent : Moderate, Area Affected : 10%

Exhaust Fans

Interior	80%	Now		\$9,400	2012	\$93,500	3-6	\$21,700	B
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Unit Inoperable, Extent : Moderate, Area Affected : 10%

Roof	20%				2007	\$16,800	2-10	\$11,300	B
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Plumbing

H/C Water Piping

Single Type	100%				2025	**	3-5	\$23,300	B
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HUMAN RESOURCES ADMINISTRATION - 096
OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)
Asset # : 1962

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Hot Water Heater Single Type	100%			2013	\$24,600	3-5	\$28,500	B
Other Observation, Extent : Light, Area Affected : 100%									
Explanation : OIL FIRED BOILER WITH HEAT EXCHANGER USED FOR HOT WATER									
	HW Heat Exchanger Single Type	100%			2025	* *			B
	Sanitary Piping Single Type	100%			2032	* *			B
	Storm Drain Piping Single Type	100%			2032	* *			B
	Sump Pump(s) Single Type	100%			2013	\$8,800	4	\$2,000	B
	Non-Water Piping Single Type	100%			2032	* *	3	\$2,400	B

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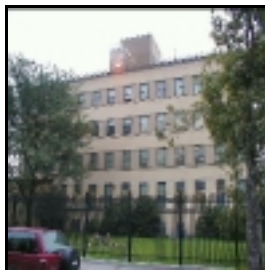
Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : RIVERVIEW JOB CENTER
Address : 1951 PARK AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0036.000 / 1961 **Yr Built/Renovated** : 1950 /
Area Sq Ft : 59,000 **Project Type** : HUMAN RESOURCES
Date of Survey : 16-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$83,300	\$84,000
Interior Architecture		\$175,200	\$78,400
Electrical			\$343,500
Mechanical		\$42,200	\$260,900
Total		\$300,800	\$766,800
Priority A		\$83,300	\$84,000
Priority B		\$82,500	\$682,800
Priority C		\$134,900	
Total		\$300,800	\$766,800

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$37,800			\$4,700
Interior Architecture	\$27,600			\$1,600
Electrical	\$40,400	\$25,300	\$3,100	\$22,900
Mechanical	\$64,100	\$7,300	\$30,900	\$9,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$177,800	\$40,500	\$41,900	\$46,800
Priority A	\$37,800			\$4,700
Priority B	\$114,000	\$40,500	\$41,900	\$42,100
Priority C	\$26,000			
Total	\$177,800	\$40,500	\$41,900	\$46,800



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HUMAN RESOURCES ADMINISTRATION - 096
RIVERVIEW JOB CENTER
Asset # : 1961

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									
	Exterior Walls								
	Masonry: Brick	97%	Now	\$28,000	LIFE	* *	5	\$84,000	A
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Penthouse							
	Masonry: Limestone	3%			LIFE	* *	3-5	\$13,500	A
Windows									
	Aluminum	100%	Now	\$83,300	2030	* *	5	\$13,000	A
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Hardware Missing, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Unit Inoperable, Extent : Light, Area Affected : 15%							
		Location : Throughout							
Parapets									
	Masonry: Brick	45%	Now	\$3,200	LIFE	* *	3	\$4,400	A
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Penthouse							
	Masonry: Limestone	10%			LIFE	* *	3	\$1,400	A
	Metal Rail	45%			2023	* *	3	\$1,400	A
Roof									
	Single Ply Membrane	100%	Now	\$1,700	2019	* *			A
		Blisters, Extent : Moderate, Area Affected : 2%							
		Location : Around Drain At Northwest Corner							
		Drains Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof,East Facade							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof							
Interior									
	Floors								
	Cast in Place Concrete	15%			LIFE	* *	5	\$7,300	C
	Ceramic Tile	5%			2029	* *	5	\$3,300	C
	Terrazzo	5%			LIFE	* *	8	\$5,400	C
	Vinyl Tile	50%			2029	* *	5	\$6,900	C
	Vinyl Tile	25%			2049	* *	5	\$3,400	C
		Recent Repair Evident, Extent : Moderate, Area Affected : 70%							
		Location : 4th Floor							

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HUMAN RESOURCES ADMINISTRATION - 096
RIVERVIEW JOB CENTER
Asset # : 1961

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
Interior									
Interior Walls									
	Metal Panel	15%			LIFE	**	5	\$3,000	C
	Plaster	70%	Now	\$134,900	LIFE	**	5	\$7,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
	SGFT/Glazed Masonry	15%	Now	\$18,200	LIFE	**			C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Basement Storage Room</i>									
Ceilings									
	AcousTileConcealSpLn	15%			2023	**	5	\$2,300	B
	AcousTileSusp.Lay-In	5%			2023	**	5	\$800	B
	AcousTileSusp.Lay-In	20%			2010	\$78,400	5	\$3,100	B
	Exposed Concrete	20%			LIFE	**			B
	Plaster	40%	Now	\$40,300	LIFE	**	5	\$4,300	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : EXIT STAIR C, ROOF STAIRS</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : EXIT STAIR C, ROOF STAIRS</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2014	\$24,600	5	\$4,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Explanation : 1600a Main Fused Disconnect Switch.</i>									
Transformers									
	Dry Type	100%			2031	**	5	\$6,000	B
Switchgear									
	Fused Disc Sw	100%			2014	\$76,700	3-5	\$3,100	B
Raceway									
	Conduit	90%			2014	\$46,200			B
	Conduit	10%			2040	**			B

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HUMAN RESOURCES ADMINISTRATION - 096
RIVERVIEW JOB CENTER
Asset # : 1961

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2036	**	3	\$200	B
	Molded Case Bkrs	50%			2013	\$29,100	3	\$1,200	B
	Molded Case Bkrs	30%	2-4	\$17,400	2039	**	3	\$700	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
	Molded Case Bkrs	10%			2036	**	3	\$200	B
Wiring									
	Braided Cloth	40%	2-4	\$20,900	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
	Thermoplastic	50%			2014	\$26,100			B
	Thermoplastic	10%			2040	**			B
Motor Controllers									
	Locally Mounted	100%			2012	\$37,200	5	\$2,200	B
Ground									
Grounding Devices									
	Metal Water Pipe	100%			2012	\$6,400			B
Lighting									
General Lighting									
	Emergency	3%			2019	**	2	\$400	B
	Exit	3%			2019	**	2	\$300	B
	Fluorescent	78%			2014	\$154,300	2	\$98,300	B
	Fluorescent	10%			2022	**	2	\$12,600	B
	HID	1%			2009	\$1,600	2	\$1,300	B
	Incandescent	5%			2009	\$9,900	2	\$6,300	B

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
Heating									
Energy Source									
	Fuel Oil	5%			2014	\$5,500	4	\$100	B
<i>No. 2 Fuel Oil, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : In Ground</i>									
	Natural Gas	95%			2034	**	3	\$700	B
Conversion Equipment									
	Steam Boiler	100%			2019	**	3	\$16,900	B
Distribution									
	Steam Piping/Pump	100%			2024	**	3	\$6,400	B

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HUMAN RESOURCES ADMINISTRATION - 096
RIVERVIEW JOB CENTER
Asset # : 1961

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	
Heating									
Terminal Devices									
Convector/Radiator	100%	Now	\$42,200	2019	**	2	\$25,000	B	
Broken, Extent : Severe, Area Affected : 20% Location : Traps/thermostats, Throughout									
Air Conditioning									
Energy Source									
Steam/HW System	100%			2034	**	5	\$3,900	B	
Conversion Equipment									
Absorp Mach/Stm/HW	100%			2023	**	2	\$44,000	B	
Distribution									
Chilled Wtr Pipe/Pmp	100%	Now	\$21,800	2034	**	3-4	\$8,100	B	
Not Energy Efficient, Extent : Severe, Area Affected : 20% Location : Basement									
Terminal Devices									
Air Handler/Cool/Ht	100%	Now	\$19,000	2019	**	4	\$3,700	B	
Unbalanced System, Extent : Severe, Area Affected : 50% Location : Basement									
Heat Rejection									
Water Cool Tower	100%			2012	\$128,300			B	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2	\$49,600	B	
Exhaust Fans									
Roof	100%			2014	\$35,500	2-10	\$23,900	B	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2024	**	3-5	\$8,500	B	
Hot Water Heater									
Gas Fired	100%			2009	\$10,400	3-5	\$13,700	B	
Sanitary Piping									
Cast Iron	100%			2014	\$97,100			B	
Storm Drain Piping									
Cast Iron	100%			2024	**			B	
Sump Pump(s)									
Rigid Piping	100%			2014	\$8,800	4	\$2,000	B	

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Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : SOUTH JAMAICA MULTI SERVICE CTR
Address : 114-02 G.R. BREWER BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HRA0043.000 / 1942 **Yr Built/Renovated** : 1987 / 2000
Area Sq Ft : 28,784 **Project Type** : HUMAN RESOURCES
Date of Survey : 10-Jan-2001 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture			\$50,000
Electrical			\$39,000
Mechanical			\$86,600
Total			\$175,500
Priority	A		\$50,000
Priority	B		\$125,500
Total			\$175,500

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				\$11,200
Interior Architecture	\$6,200			
Electrical	\$900	\$11,000	\$1,000	\$11,400
Mechanical	\$23,300	\$3,600	\$8,000	\$5,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$34,400	\$18,500	\$13,000	\$31,600
Priority	A			\$11,200
Priority	B	\$30,700	\$18,500	\$20,400
Priority	C	\$3,700		
Total	\$34,400	\$18,500	\$13,000	\$31,600



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
	Exterior Walls								
	Masonry: Brick	100%			LIFE	**	5	\$50,000	A
	Windows								
	Aluminum	95%			2028	**	5	\$8,200	A
	Glass Block	5%			LIFE	**	5	\$200	A
	Parapets								
	Concr Masonry Unit	50%			LIFE	**	3	\$9,600	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 10%							
	Masonry: Brick	50%			LIFE	**	3	\$11,700	A
		Recent Repair Evident, Extent : Moderate, Area Affected : 10%							
	Roof								
	Modified Bitumen	100%			2020	**			A
		Recent Installation, Extent : Moderate, Area Affected : 100%							
Interior									
	Floors								
	Ceramic Tile	5%			2040	**	5	\$1,500	C
	Vinyl Tile	95%			2040	**	5	\$6,000	C
	Interior Walls								
	Ceramic Tile	20%			LIFE	**	5	\$2,800	C
	Concr Masonry Unit	10%			LIFE	**	5	\$700	C
	Gypsum Board	70%			LIFE	**	5	\$2,700	C
	Ceilings								
	AcousTileSusp.Lay-In	70%			2015	**	5	\$5,000	B
	Gypsum Board	25%			LIFE	**	5	\$800	B
	Metal Panel	5%			LIFE	**	5	\$500	B

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2022	* *	5	\$2,100	B
Raceway									
	Conduit	100%			2022	* *			B
Panelboards									
	Molded Case Bkrs	100%			2020	* *	3	\$1,600	B
Wiring									
	Thermoplastic	100%			2022	* *			B

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

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

Under 600 Volts

Motor Controllers

Locally Mounted

100%

2010

\$4,800

5

\$1,100

B

Lighting

General Lighting

Exit

5%

2012

\$500

2

\$200

B

Fluorescent

90%

2012

\$39,000

2

\$51,700

B

HID

5%

2012

\$400

2

\$2,900

B

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

Heating

Energy Source

Natural Gas

100%

2032

* *

3

\$500

B

Conversion Equipment

Furnace

30%

2012

\$7,500

3

\$100

B

Hot Water Boiler

70%

2017

* *

3

\$6,200

B

Distribution

Hot Wtr Piping/Pump

70%

2020

* *

3-4

\$2,600

B

No Component

30%

D

Terminal Devices

Air Handler

30%

2012

\$33,000

B

Convactor/Radiator

70%

Now

\$5,000

2025

* *

2

\$8,000

B

*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : 2nd Floor*

Air Conditioning

Energy Source

Electricity

100%

2028

* *

5

\$200

B

Conversion Equipment

Reciprocating Compr

100%

2015

* *

5

\$30,000

B

Terminal Devices

Air Handler/Cool/Ht

100%

2012

\$86,600

4

\$1,700

B

Heat Rejection

Air Condenser Unit

100%

2015

* *

B

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$18,100

B

Exhaust Fans

Roof

100%

2012

\$16,200

2-10

\$10,900

B

Plumbing

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.*

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Single Type	100%			2025	* *	3-5	\$4,500	B
Hot Water Heater Single Type	100%			2010	\$4,700	3-5	\$5,500	B
Sanitary Piping Single Type	100%			2032	* *			B
Storm Drain Piping Single Type	100%			2032	* *			B
Sump Pump(s) Single Type	100%			2010	\$8,800	4	\$2,000	B
Non-Water Piping Single Type	10%			2032	* *	3		B
No Component	90%							D

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : TRANSITIONAL HOUSING
Address : 122 WEST 127TH STREET BLOCK 1911, LOT 43
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0073.010 / 4350 **Yr Built/Renovated** : 1910 / 1996
Area Sq Ft : 13,662 **Project Type** : HUMAN RESOURCES
Date of Survey : 22-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5

CAPITAL BUDGET**Total**

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$30,000		\$400	\$4,100
Interior Architecture	\$4,400		\$8,200	\$300
Electrical	\$5,800	\$200	\$6,000	
Mechanical	\$4,600	\$2,800	\$6,000	\$300
Total	\$44,800	\$2,900	\$20,600	\$4,700
Priority A	\$30,000		\$400	\$4,100
Priority B	\$11,800	\$2,900	\$12,000	\$600
Priority C	\$2,900		\$8,200	
Total	\$44,800	\$2,900	\$20,600	\$4,700



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING
Asset # : 4350

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								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	3-5	\$3,900	A
Masonry: Brick	30%			LIFE	**	5	\$16,300	A
Masonry: Brick	57%			LIFE	**	5	\$30,900	A
Other Observation, Extent : Light, Area Affected : 100%								
Location : Areaways								
Explanation : Stucco On Brick								
Masonry: Brownstone	10%			LIFE	**	3-5	\$10,700	A
Windows								
Aluminum	95%			2030	**	5	\$1,300	A
Metal Clad	5%			2022	**	5	\$100	A
Parapets								
Masonry: Brick	30%			LIFE	**	3	\$1,600	A
Masonry: Brick	70%			LIFE	**	3	\$3,700	A
Other Observation, Extent : Light, Area Affected : 100%								
Location : Areaways And Interior Face								
Explanation : Stucco On Brick								
Roof								
Modified Bitumen	95%			2019	**			A
Skylight, Metal/Glass	5%			2034	**	3	\$1,200	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$1,200	C
Ceramic Tile	35%			2042	**	5	\$5,500	C
Vinyl Tile	10%			2042	**	5	\$300	C
Wood	45%			2042	**	5	\$10,500	C
Interior Walls								
Ceramic Tile	15%			LIFE	**	5	\$1,400	C
Gypsum Board	60%			LIFE	**	5	\$1,600	C
Plaster	25%			LIFE	**	5	\$1,700	C
Ceilings								
AcousTileSusp.Lay-In	15%			2023	**	5	\$600	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	65%			LIFE	**	5	\$2,200	B
Plaster	15%			LIFE	**	5	\$800	B

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

Under 600 Volts

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING
Asset # : 4350

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Raceway								
	Conduit	100%			2034	**			B
	Panelboards								
	Fused Disc Sw	20%			2030	**	3	\$100	B
	Molded Case Bkrs	80%			2030	**	3	\$500	B
	Wiring								
	Thermoplastic	100%			2034	**			B
	Motor Controllers								
	Locally Mounted	100%			2027	**	5	\$500	B
Lighting									
	General Lighting								
	Emergency	2%			2019	**	2	\$100	B
	Exit	3%			2019	**	2	\$100	B
	Fluorescent	90%			2019	**	2	\$27,300	B
	HID	2%			2019	**	2	\$600	B
	Incandescent	3%			2019	**	2	\$900	B

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
Heating									
	Energy Source								
	Natural Gas	100%			2034	**	3	\$200	B
	Conversion Equipment								
	Hot Water Boiler	100%			2027	**	3	\$3,500	B
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Boiler Also Serves 124, 126 West 127th St Transitional Housing								
	Distribution								
	Hot Wtr Piping/Pump	100%			2030	**	3-4	\$2,600	B
	Terminal Devices								
	Convactor/Radiator	100%			2027	**	2	\$7,500	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$11,900	B
	Exhaust Fans								
	Roof	100%			2019	**	2-10	\$5,800	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	**	3-5	\$2,400	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING
Asset # : 4350

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
Plumbing									
	Hot Water Heater Gas Fired	100%			2012	\$2,500	3-5	\$2,600	B
	Sanitary Piping Cast Iron	100%			2034	* *			B
	Storm Drain Piping Cast Iron	100%			2024	* *			B
	Non-Water Piping Natural Gas	100%			2034	* *	3	\$200	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : TRANSITIONAL HOUSING
Address : 124 WEST 127TH STREET BLOCK 1911, LOT 44
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0073.020 / 4351 **Yr Built/Renovated** : 1910 / 1996
Area Sq Ft : 13,662 **Project Type** : HUMAN RESOURCES
Date of Survey : 22-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6

CAPITAL BUDGET**Total**

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$32,600		\$400	\$5,200
Interior Architecture	\$4,100		\$8,900	\$300
Electrical	\$5,800	\$200	\$5,900	
Mechanical	\$4,600	\$1,200	\$5,500	
Total	\$47,100	\$1,400	\$20,700	\$5,500
Priority A	\$32,600		\$400	\$5,200
Priority B	\$11,800	\$1,400	\$11,400	\$300
Priority C	\$2,800		\$8,900	
Total	\$47,100	\$1,400	\$20,700	\$5,500



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING
Asset # : 4351

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									
Exterior Walls									
Masonry: Brick	30%			LIFE	**	5	\$16,700	A	
Masonry: Brick	55%			LIFE	**	5	\$30,700	A	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Areaways								
	Explanation : Stucco On Brick								
Masonry: Limestone	15%			LIFE	**	3-5	\$21,700	A	
Windows									
Aluminum	95%			2030	**	5	\$1,300	A	
Metal Clad	5%			2022	**	5	\$100	A	
Parapets									
Masonry: Brick	25%	Now	\$600	LIFE	**	3	\$800	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : North Facade								
Masonry: Brick	75%			LIFE	**	3	\$3,400	A	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Areaways, Interior Face								
	Explanation : Stucco On Brick								
Roof									
Modified Bitumen	95%			2019	**			A	
Skylight, Metal/Glass	5%			2034	**	3	\$1,100	A	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$1,200	C	
Ceramic Tile	30%			2042	**	5	\$4,700	C	
Vinyl Tile	5%			2042	**	5	\$200	C	
Wood	55%			2042	**	5	\$12,900	C	
Interior Walls									
Ceramic Tile	10%			LIFE	**	5	\$900	C	
Gypsum Board	65%			LIFE	**	5	\$1,700	C	
Plaster	25%			LIFE	**	5	\$1,700	C	
Ceilings									
AcousTileSusp.Lay-In	15%			2023	**	5	\$600	B	
Exposed Struc: Steel	5%			LIFE	**			B	
Gypsum Board	80%			LIFE	**	5	\$2,700	B	

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

Under 600 Volts

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING
Asset # : 4351

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Switchgear									
	Fused Disc Sw	100%			2034	* *	3-5	\$600	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD									
Raceway									
	Conduit	100%			2034	* *			B
Panelboards									
	Fused Disc Sw	20%			2030	* *	3	\$100	B
	Molded Case Bkrs	80%			2030	* *	3	\$500	B
Wiring									
	Thermoplastic	100%			2034	* *			B
Ground									
Grounding Devices									
	Metal Water Pipe	100%			2012	\$6,400			B
Lighting									
General Lighting									
	Emergency	2%			2019	* *	2	\$100	B
	Exit	3%			2019	* *	2	\$100	B
	Fluorescent	90%			2019	* *	2	\$27,300	B
	HID	2%			2019	* *	2	\$600	B
	Incandescent	3%			2019	* *	2	\$900	B

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
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2030	* *	3-4	\$2,600	B
	Terminal Devices								
	Convactor/Radiator	100%			2027	* *	2	\$7,500	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2030	* *	5	\$100	B
	Conversion Equipment								
	Int Pkg Unit - Cool	20%			2015	* *			B
	No Component	80%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$11,900	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING
Asset # : 4351

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
Ventilation									
	Exhaust Fans								
	Roof	100%			2019	* *	2-10	\$5,800	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	3-5	\$2,400	B
	Sanitary Piping								
	Cast Iron	100%			2034	* *			B
	Storm Drain Piping								
	Cast Iron	100%			2034	* *			B
	Non-Water Piping								
	Natural Gas	100%			2034	* *	3	\$200	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : TRANSITIONAL HOUSING
Address : 126 WEST 127TH STREET BLOCK 1911, LOT 45
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0073.030 / 4352 **Yr Built/Renovated** : 1910 / 1996
Area Sq Ft : 13,662 **Project Type** : HUMAN RESOURCES
Date of Survey : 22-Apr-2003 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7

CAPITAL BUDGET**Total**

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$32,800		\$300	\$5,200
Interior Architecture	\$7,500		\$9,100	\$200
Electrical	\$5,800	\$200	\$6,000	
Mechanical	\$4,600	\$1,200	\$5,500	
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$57,500	\$8,300	\$27,900	\$12,300
Priority A	\$32,800		\$300	\$5,200
Priority B	\$18,700	\$8,300	\$18,500	\$7,100
Priority C	\$6,000		\$9,100	
Total	\$57,500	\$8,300	\$27,900	\$12,300



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING
Asset # : 4352

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	**	5	\$17,100	A
	Repairs in Progress, Extent : Moderate, Area Affected : 10% Location : North Facade							
Masonry: Brick	55%			LIFE	**	5	\$31,300	A
	Other Observation, Extent : Light, Area Affected : 100% Location : Areaways Explanation : Stucco On Brick							
Masonry: Limestone	15%			LIFE	**	3-5	\$22,200	A
Windows								
Aluminum	95%			2030	**	5	\$1,400	A
Metal Clad	5%			2022	**	5	\$100	A
Parapets								
Masonry: Brick	25%			LIFE	**	3	\$1,000	A
	Repairs in Progress, Extent : Moderate, Area Affected : 10% Location : North Facade							
Masonry: Brick	75%			LIFE	**	3	\$2,900	A
	Other Observation, Extent : Light, Area Affected : 100% Location : Interior Face And Areaways Explanation : Stucco On Brick							
Roof								
Modified Bitumen	95%			2019	**			A
	Other Observation, Extent : Light, Area Affected : 10% Location : Over Bulkhead Explanation : Repairs In Progress							
Skylight, Metal/Glass	5%			2034	**	3	\$900	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$1,200	C
Ceramic Tile	25%			2042	**	5	\$4,000	C
Vinyl Tile	5%			2042	**	5	\$200	C
Wood	60%			2042	**	5	\$14,100	C
Interior Walls								
Ceramic Tile	15%			LIFE	**	5	\$1,400	C
Concr Masonry Unit	5%			LIFE	**	5	\$300	C
Gypsum Board	55%			LIFE	**	5	\$1,500	C
Plaster	25%	Now	\$3,900	LIFE	**	5	\$800	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : At Bulkhead							
	Paint Peeling, Extent : Moderate, Area Affected : 15% Location : At Bulkhead							

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING
Asset # : 4352

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%			2023	**	5	\$400	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	85%			LIFE	**	5	\$2,900	B

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

Under 600 Volts

Raceway

Conduit	100%			2034	**			B
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Panelboards

Fused Disc Sw	20%			2030	**	3	\$100	B
Molded Case Bkrs	80%			2030	**	3	\$500	B

Wiring

Thermoplastic	100%			2034	**			B
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Motor Controllers

Locally Mounted	100%			2027	**	5	\$500	B
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Lighting

General Lighting

Emergency	2%			2019	**	2	\$100	B
Exit	3%			2019	**	2	\$100	B
Fluorescent	90%			2019	**	2	\$27,300	B
HID	2%			2019	**	2	\$600	B
Incandescent	3%			2019	**	2	\$900	B

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

Heating

Distribution

Hot Wtr Piping/Pump	100%			2030	**	3-4	\$2,600	B
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Terminal Devices

Convactor/Radiator	100%			2027	**	2	\$7,500	B
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2	\$11,900	B
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Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING
Asset # : 4352

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Roof	100%			2019	* *	2-10	\$5,800	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	3-5	\$2,400	B
	Sanitary Piping								
	Cast Iron	100%			2034	* *			B
	Storm Drain Piping								
	Cast Iron	100%			2034	* *			B
	Non-Water Piping								
	Natural Gas	100%			2034	* *	3	\$200	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : TRANSITIONAL HOUSING - HORIZONS
Address : 970 DEKALB AVENUE BLOCK 1602, LOT 13
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0069.000 / 4346 **Yr Built/Renovated** : 1931 / 1995
Area Sq Ft : 17,600 **Project Type** : HUMAN RESOURCES
Date of Survey : 08-Jul-2002 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture			\$73,400
Total			\$73,400
Priority	A		\$73,400
Total			\$73,400

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$26,900	\$600		\$2,000
Interior Architecture		\$10,400		
Electrical	\$200	\$7,800		\$8,400
Mechanical	\$3,600	\$5,300	\$3,100	\$7,200
Total	\$30,800	\$24,200	\$3,100	\$17,600
Priority A	\$26,900	\$600		\$2,000
Priority B	\$3,900	\$13,100	\$3,100	\$15,600
Priority C		\$10,400		
Total	\$30,800	\$24,200	\$3,100	\$17,600



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	10%	Now	\$5,600	LIFE	**	5	\$3,400	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : East Facade								
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : East Facade								
Masonry: Brick	20%			LIFE	**	5	\$6,700	A	
Masonry: Brick	70%			LIFE	**	5	\$23,500	A	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Explanation : Stucco on brick								
Windows									
Aluminum	90%			2029	**	5	\$1,500	A	
Metal Clad	10%	Now	\$6,600	2038	**	5	\$100	A	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Stairs								
Parapets									
Masonry: Brick	25%			LIFE	**	3	\$1,500	A	
Masonry: Brick	75%			LIFE	**	3	\$4,600	A	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Explanation : Stucco covering on brick								
Roof									
Modified Bitumen	95%	Now	\$14,700	2013	\$73,400			A	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : ROOMS 4B AND 4C								
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Explanation : Drains Inadequate								
Skylight, Metal/Glass	5%			2033	**	3	\$1,900	A	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$800	C	
Ceramic Tile	5%			2041	**	5	\$1,000	C	
Quarry Tile	25%			2026	**	5	\$4,300	C	
Vinyl Tile	10%			2041	**	5	\$400	C	
Wood	50%			2041	**	5	\$15,100	C	
Interior Walls									
Ceramic Tile	5%			LIFE	**	5	\$300	C	
Concr Masonry Unit	5%			LIFE	**	5	\$200	C	
Gypsum Board	65%			LIFE	**	5	\$1,100	C	
Plaster	25%			LIFE	**	5	\$1,100	C	

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Maintenance \$ are aggregated over a ten-year period.

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

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

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

Interior

Ceilings

Exposed Concrete	5%			LIFE	**			B
Gypsum Board	75%			LIFE	**	5	\$1,600	B

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

Location : Rooms 4b and 4c

Plaster	20%			LIFE	**	5	\$700	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033	**	5	\$1,300	B
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Switchgear

Molded Case Bkrs	100%			2033	**	3-5	\$800	B
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Raceway

Conduit	100%			2033	**			B
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Panelboards

Fused Disc Sw	5%			2029	**	3		B
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Molded Case Bkrs	95%			2029	**	3	\$900	B
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Wiring

Thermoplastic	100%			2033	**			B
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Motor Controllers

Locally Mounted	100%			2026	**	5	\$600	B
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Ground

Grounding Devices

Not Accessible	100%							D
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Other Observation, Extent : Moderate, Area Affected : 100%

Explanation : COVERED WITH INSULATION

Lighting

General Lighting

Emergency	3%			2018	**	2	\$100	B
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Exit	3%			2018	**	2	\$100	B
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Fluorescent	43%			2018	**	2	\$16,800	B
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HID	1%			2018	**	2	\$400	B
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Incandescent	50%			2018	**	2	\$19,500	B
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Maintenance \$ are aggregated over a ten-year period.*

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Natural Gas	100%			2033	**	3	\$200	B
Conversion Equipment Hot Water Boiler	100%			2026	**	3	\$6,000	B
Distribution Hot Wtr Piping/Pump	100%			2029	**	3-4	\$3,500	B
Terminal Devices Convactor/Radiator	100%			2026	**	2	\$9,700	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$12,300	B
Exhaust Fans Roof	100%			2018	**	2-10	\$7,400	B
Plumbing								
H/C Water Piping Single Type	100%			2026	**	3-5	\$3,500	B
Hot Water Heater Single Type	100%			2014	\$3,200	3-5	\$4,200	B
Sanitary Piping Single Type	100%			2033	**			B
Sump Pump(s) Single Type	100%			2014	\$8,800	4	\$2,000	B
Non-Water Piping Single Type	100%			2033	**	3	\$200	B

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Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : TRANSITIONAL HOUSING - NEW HOPE
Address : 360 NEW JERSEY AVENUE BLOCK 3755, LOT 22
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0068.000 / 4345 **Yr Built/Renovated** : 1930 / 1994
Area Sq Ft : 25,564 **Project Type** : HUMAN RESOURCES
Date of Survey : 24-Jun-2002 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Mechanical			\$64,700
Total			\$64,700
Priority B			\$64,700
Total			\$64,700

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$28,300	\$900		\$26,400
Interior Architecture	\$21,400	\$4,500	\$300	
Electrical	\$400	\$10,500		\$12,300
Mechanical	\$8,600	\$4,700	\$8,000	\$6,500
Total	\$58,700	\$20,600	\$8,300	\$45,200
Priority A	\$28,300	\$900		\$26,400
Priority B	\$14,600	\$15,200	\$8,300	\$18,800
Priority C	\$15,700	\$4,500		
Total	\$58,700	\$20,600	\$8,300	\$45,200



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 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Exterior									
	Exterior Walls								
	Masonry: Brick	40%			LIFE	**	5	\$19,500	A
	Stucco Cement	60%	Now	\$22,900	2029	**	3-5	\$81,200	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 8%								
	Location : Throughout								
Windows									
	Aluminum	100%	Now	\$3,900	2029	**	5	\$1,200	A
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	3	\$600	A
	Recent Repair Evident, Extent : Moderate, Area Affected : 60%								
	Location : Throughout Coping								
	Masonry: Brick	40%			LIFE	**	3	\$3,500	A
	Pre-Cast Concrete	5%			LIFE	**	3	\$100	A
	Stucco Cement	50%	Now	\$1,500	2029	**	3-5	\$5,500	A
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : EAST AND WEST BULKHEADS								
Roof									
	Roll Roofing	95%			2018	**			A
	Skylight, Metal/Glass	5%			2033	**	3	\$2,700	A
Interior									
	Floors								
	Ceramic Tile	5%			2041	**	5	\$1,500	C
	Quarry Tile	25%			2026	**	5	\$6,300	C
	Vinyl Tile	20%			2041	**	5	\$1,200	C
	Wood	50%	4+	\$5,600	2041	**	5	\$11,000	C
	Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
Interior Walls									
	Ceramic Tile	10%			LIFE	**	5	\$900	C
	Concr Masonry Unit	5%			LIFE	**	5	\$200	C
	Gypsum Board	50%			LIFE	**	5	\$1,300	C
	Plaster	35%	Now	\$10,100	LIFE	**	5	\$2,200	C
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : EAST AND WEST BULKHEADS								
Ceilings									
	AcousTileSusp.Lay-In	10%			2022	**	5	\$700	B
	Gypsum Board	65%			LIFE	**	5	\$2,100	B
	Plaster	25%	Now	\$5,700	LIFE	**	5	\$1,200	B
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : EAST AND WEST BULKHEADS								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	**	5	\$1,800	B
	Switchgear								
	Fused Disc Sw	100%			2033	**	3-5	\$1,100	B
	Raceway								
	Conduit	100%			2033	**			B
	Panelboards								
	Molded Case Bkrs	100%			2029	**	3	\$1,400	B
	Wiring								
	Thermoplastic	100%			2033	**			B
	Motor Controllers								
	Locally Mounted	100%			2018	**	5	\$900	B
Ground									
	Grounding Devices								
	Metal Water Pipe	100%			2026	**			B
Lighting									
	General Lighting								
	Emergency	5%			2018	**	2	\$300	B
	Exit	5%			2018	**	2	\$200	B
	Fluorescent	85%			2018	**	2	\$48,200	B
	HID	5%			2018	**	2	\$2,800	B

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
Heating									
	Energy Source								
	Natural Gas	100%			2033	**	3	\$300	B
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$2,300	2018	**	3	\$6,600	B
	<i>Damaged, Extent : Severe, Area Affected : 20% Location : BURNER</i>								
	Distribution								
	Hot Wtr Piping/Pump	100%			2021	**	3-4	\$4,900	B
	Terminal Devices								
	Convactor/Radiator	100%			2026	**	2	\$14,000	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2029	**	5	\$200	B

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Maintenance \$ are aggregated over a ten-year period.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Cool	25%			2011	\$64,700			B
	No Component	75%							D
Heat Rejection									
	Air Condenser Unit	100%			2016	* *			B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$17,800	B
Exhaust Fans									
	Roof	100%			2013	\$16,000	2-10	\$10,800	B
Plumbing									
	H/C Water Piping								
	Single Type	100%			2026	* *	3-5	\$5,100	B
Hot Water Heater									
	Single Type	100%			2011	\$4,700	3-5	\$5,500	B
Sanitary Piping									
	Single Type	100%	Now	\$2,200	2023	* *			B
Blockage /Clogged, Extent : Severe, Area Affected : 10%									
Location : BASEMENT									
Storm Drain Piping									
	Single Type	100%			2023	* *			B
Sump Pump(s)									
	Single Type	100%			2011	\$8,800	4	\$1,300	B
Non-Water Piping									
	Single Type	100%			2033	* *	3	\$300	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : TRANSITIONAL HOUSING-HELP HAVEN
Address : 11 WEST 137TH STREET BLOCK 1735, LOT 28
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0072.000 / 4349 **Yr Built/Renovated** : 1920 / 1995
Area Sq Ft : 18,576 **Project Type** : HUMAN RESOURCES
Date of Survey : 27-Jun-2002 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,6

CAPITAL BUDGET**Total**

Priority

Total

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$20,700	\$500		\$22,700
Interior Architecture		\$9,600	\$400	
Electrical	\$7,000	\$7,400	\$400	\$8,000
Mechanical	\$5,700	\$2,100	\$5,200	\$4,300
Total	\$33,500	\$19,600	\$6,000	\$35,000
Priority A	\$20,700	\$500		\$22,700
Priority B	\$12,800	\$9,500	\$6,000	\$12,300
Priority C		\$9,600		
Total	\$33,500	\$19,600	\$6,000	\$35,000



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	3-5	\$6,000	A
Masonry: Brick	30%			LIFE	**	5	\$11,400	A
Stucco Cement	65%			2029	**	3-5	\$97,500	A
Windows								
Aluminum	90%			2029	**	5	\$1,700	A
Wood	10%			2029	**	5	\$300	A
Parapets								
Clay Tile	5%			LIFE	**			A
Masonry: Brick	30%			LIFE	**	3	\$1,400	A
Pre-Cast Concrete	5%			LIFE	**	3	\$100	A
Stucco Cement	60%			2029	**	3-5	\$4,900	A
Roof								
Modified Bitumen	95%			2018	**			A
Skylight, Metal/Glass	5%			2033	**	3	\$1,400	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$800	C
Ceramic Tile	5%			2041	**	5	\$1,100	C
Quarry Tile	25%			2026	**	5	\$4,600	C
Vinyl Tile	20%			2041	**	5	\$900	C
Wood	40%			2041	**	5	\$12,700	C
Interior Walls								
Ceramic Tile	10%			LIFE	**	5	\$600	C
Concr Masonry Unit	15%			LIFE	**	5	\$500	C
Gypsum Board	50%			LIFE	**	5	\$900	C
Plaster	25%			LIFE	**	5	\$1,100	C
Ceilings								
AcousTileSusp.Lay-In	15%			2022	**	5	\$800	B
Gypsum Board	60%			LIFE	**	5	\$1,400	B
Plaster	25%			LIFE	**	5	\$900	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	5	\$1,300	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Raceway								
	Conduit	100%			2033	**			B
	Panelboards								
	Molded Case Bkrs	100%			2029	**	3	\$1,000	B
	Wiring								
	Thermoplastic	100%			2033	**			B
	Motor Controllers								
	Locally Mounted	100%			2026	**	5	\$700	B
Ground									
	Grounding Devices								
	Metal Water Pipe	100%	2-4	\$6,400	2033	**			B
		Corroded, Extent : Severe, Area Affected : 80%							
		Location : METER ROOM							
Lighting									
	General Lighting								
	Emergency	5%			2018	**	2	\$200	B
	Exit	5%			2018	**	2	\$200	B
	Fluorescent	85%			2018	**	2	\$35,000	B
	HID	5%			2013	\$300	2	\$2,100	B

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
Heating									
	Energy Source								
	Natural Gas	100%			2033	* *	3	\$300	B
	Conversion Equipment								
	Hot Water Boiler	100%			2026	* *	3	\$6,400	B
	Distribution								
	Hot Wtr Piping/Pump	100%			2029	* *	3-4	\$3,700	B
	Terminal Devices								
	Convector/Radiator	60%			2026	* *	2	\$6,100	B
	Fan Coil Unit/Heat	40%			2021	* *	4	\$700	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$13,000	B
	Exhaust Fans								
	Interior	90%			2013	\$14,500	3-10	\$5,900	B
	Roof	10%			2018	* *	2-10	\$800	B
Plumbing									

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	H/C Water Piping Single Type	100%	Now	\$2,200	2026	* *	3-5	\$2,600	B
	Leak Evident, Extent : Moderate, Area Affected : 5% Location : Basement								
	Hot Water Heater Single Type	100%			2011	\$3,400	3-5	\$4,000	B
	Sanitary Piping Single Type	100%			2033	* *			B
	Non-Water Piping Single Type	100%			2033	* *	3	\$300	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : TRANSITIONAL HOUSING-NEW DAY ONE
Address : 1275 WESTCHESTER AVENUE BLOCK 2758, LOT 36
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0070.000 / 4347 **Yr Built/Renovated** : 1925 / 1992
Area Sq Ft : 57,630 **Project Type** : HUMAN RESOURCES
Date of Survey : 24-Jun-2002 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		\$47,700	\$297,600
Total		\$47,700	\$297,600
Priority A		\$47,700	\$297,600
Total		\$47,700	\$297,600

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$27,800			\$23,200
Interior Architecture		\$32,300		
Electrical	\$800	\$26,600		\$28,600
Mechanical	\$7,400	\$15,900	\$10,100	\$22,200
Total	\$36,000	\$74,700	\$10,100	\$74,000
Priority A	\$27,800			\$23,200
Priority B	\$8,200	\$42,400	\$10,100	\$50,800
Priority C		\$32,300		
Total	\$36,000	\$74,700	\$10,100	\$74,000



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 Maintenance \$ are aggregated over a ten-year period.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Exterior									
Exterior Walls									
	Masonry: Brick	35%			LIFE	**	5	\$40,100	A
	Masonry: Brick	50%	Now	\$47,700	LIFE	**	5	\$57,200	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Stucco covering over brick at courtyard									
	Masonry: Fieldstone	10%			LIFE	**	3-5	\$39,200	A
	Masonry: Limestone	5%			LIFE	**	3-5	\$20,500	A
Windows									
	Aluminum	95%			2029	**	5	\$5,400	A
	Metal Clad	5%	Now	\$11,300	2038	**	5	\$100	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Stair(s)									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Stair(s)									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Stair(s)									
Parapets									
	Masonry: Brick	25%	Now	\$6,000	LIFE	**	3	\$4,100	A
Spalling, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
	Masonry: Brick	50%			LIFE	**	3	\$8,300	A
Other Observation, Extent : Moderate, Area Affected : 100%									
Explanation : STUCCO COVERING OVER BRICK									
	Metal: Cage/Fence	25%	4+	\$700	2013	\$6,500	3	\$1,500	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Roof									
	Modified Bitumen	95%			2013	\$200,300			A
	Skylight, Metal/Glass	5%	Now	\$9,800	2033	**	3	\$5,200	A
Miss/Damgd Flashings, Extent : Moderate, Area Affected : 5%									
Location : Stair(s)									
Water Penetration, Extent : Light, Area Affected : 5%									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$2,500	C
	Ceramic Tile	10%			2041	**	5	\$6,700	C
	Quarry Tile	20%			2026	**	5	\$11,300	C
	Vinyl Tile	15%			2041	**	5	\$2,100	C
	Wood	45%			2041	**	5	\$44,500	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$1,000	C
Concr Masonry Unit	10%			LIFE	**	5	\$1,100	C
Gypsum Board	75%			LIFE	**	5	\$4,200	C
Plaster	10%			LIFE	**	5	\$1,400	C
Ceilings								
Exposed Concrete	10%			LIFE	**			B
Gypsum Board	80%			LIFE	**	5	\$5,800	B
Plaster	10%			LIFE	**	5	\$1,100	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	5	\$4,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 400A SERVICE</i>								
Switchgear								
Fused Disc Sw	50%			2033	**	3-5	\$1,300	B
Molded Case Bkrs	50%			2033	**	3-5	\$1,300	B
Raceway								
Conduit	100%			2033	**			B
Panelboards								
Molded Case Bkrs	100%			2029	**	3	\$3,200	B
Wiring								
Thermoplastic	100%			2033	**			B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$2,100	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2011	\$6,400			B
Lighting								
General Lighting								
Emergency	1%			2018	**	2	\$100	B
Exit	1%			2018	**	2	\$100	B
Fluorescent	96%			2018	**	2	\$122,600	B
HID	1%			2018	**	2	\$1,300	B
Incandescent	1%			2018	**	2	\$1,300	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Natural Gas	100%			2033	**	3	\$800	B
Conversion Equipment Steam Boiler	100%			2026	**	3	\$22,900	B
Distribution Steam Piping/Pump	100%			2033	**	3	\$6,500	B
Terminal Devices Convactor/Radiator	100%			2026	**	2	\$31,600	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$40,200	B
Exhaust Fans Roof	100%			2018	**	2-10	\$24,300	B
Plumbing								
H/C Water Piping Single Type	100%			2026	**	3-5	\$11,600	B
HW Heat Exchanger Single Type	100%			2022	**			B
Other Observation, Extent : Light, Area Affected : 100% Explanation : HOT WATER COILS IN BOILER								
Sanitary Piping Single Type	100%			2033	**			B
Storm Drain Piping Single Type	100%			2033	**			B
Non-Water Piping Single Type	100%			2033	**	3	\$800	B

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Print Date : 30-Sep-2003

HUMAN RESOURCES ADMINISTRATION - FY 2004

Asset Name : TRANSITIONAL HOUSING-NEW DAY TWO
Address : 1138 LONGFELLOW AVENUEE BLOCK 2758, LOT 6
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0071.000 / 4348 **Yr Built/Renovated** : 1906 / 1992
Area Sq Ft : 27,720 **Project Type** : HUMAN RESOURCES
Date of Survey : 24-Jun-2002 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture			\$143,100
Total			\$143,100
Priority A			\$143,100
Total			\$143,100

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	\$21,700			\$8,500
Interior Architecture		\$16,500		
Electrical	\$400	\$12,300		\$13,700
Mechanical	\$3,500	\$7,600	\$4,800	\$10,700
Total	\$25,600	\$36,400	\$4,800	\$32,900
Priority A	\$21,700			\$8,500
Priority B	\$3,900	\$19,900	\$4,800	\$24,400
Priority C		\$16,500		
Total	\$25,600	\$36,400	\$4,800	\$32,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$8,800	LIFE	**	5	\$1,000	A	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Window sills								
Masonry: Brick	60%			LIFE	**	5	\$33,000	A	
	Other Observation, Extent : Moderate, Area Affected : 100% Explanation : Stucco cement covering over brick								
Masonry: Brick	25%			LIFE	**	5	\$13,800	A	
Masonry: Fieldstone	10%			LIFE	**	3-5	\$18,900	A	
Windows									
Aluminum	95%			2029	**	5	\$2,600	A	
Metal Clad	5%	Now	\$5,500	2038	**	5	\$100	A	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25% Location : Stair(s) Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Stair(s) Water Penetration, Extent : Moderate, Area Affected : 5% Location : Stair(s)								
Parapets									
Masonry: Brick	20%	4+	\$4,600	LIFE	**	3	\$1,600	A	
	Spalling, Extent : Moderate, Area Affected : 15% Location : South Facade								
Masonry: Brick	55%			LIFE	**	3	\$4,400	A	
	Other Observation, Extent : Moderate, Area Affected : 100% Explanation : Stucco covering over brick								
Metal: Cage/Fence	25%	4+	\$900	2018	**	3	\$700	A	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Roof									
Modified Bitumen	95%			2013	\$96,300			A	
Skylight, Metal/Glass	5%	Now	\$1,900	2033	**	3	\$2,500	A	
	Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10% Location : Stair(s) Water Penetration, Extent : Light, Area Affected : 5% Location : Stair(s)								
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$1,200	C	
Ceramic Tile	10%			2041	**	5	\$3,200	C	
Quarry Tile	20%			2026	**	5	\$5,400	C	
Vinyl Tile	10%			2041	**	5	\$700	C	
Wood	50%			2041	**	5	\$23,800	C	

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

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

Interior

Interior Walls

Ceramic Tile	5%			LIFE	**	5		\$500	C
Concr Masonry Unit	10%			LIFE	**	5		\$500	C
Gypsum Board	75%			LIFE	**	5		\$2,000	C
Plaster	10%			LIFE	**	5		\$700	C

Ceilings

Gypsum Board	85%			LIFE	**	5		\$2,900	B
Plaster	15%			LIFE	**	5		\$800	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033	**	5		\$2,000	B
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Switchgear

Fused Disc Sw	100%			2033	**	3-5		\$1,200	B
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Raceway

Conduit	100%			2033	**				B
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Panelboards

Molded Case Bkrs	100%			2029	**	3		\$1,500	B
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Wiring

Thermoplastic	100%			2033	**				B
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Ground

Grounding Devices

Metal Water Pipe	100%			2011		\$6,400			B
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Lighting

General Lighting

Emergency	1%			2018	**	2		\$100	B
Exit	1%			2018	**	2		\$100	B
Fluorescent	96%			2018	**	2		\$59,000	B
HID	1%			2018	**	2		\$600	B
Incandescent	1%			2018	**	2		\$600	B

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Natural Gas	100%			2033	**	3	\$400	B
Conversion Equipment Steam Boiler	100%			2026	**	3	\$11,000	B
Distribution Steam Piping/Pump	100%			2033	**	3	\$3,100	B
Terminal Devices Convactor/Radiator	100%			2026	**	2	\$15,200	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$19,300	B
Exhaust Fans Roof	100%			2018	**	2-10	\$11,700	B
Plumbing								
H/C Water Piping Single Type	100%			2026	**	3-5	\$5,600	B
HW Heat Exchanger Single Type	100%			2022	**			B
Other Observation, Extent : Light, Area Affected : 100% Explanation : HOT WATER COIL IN BOILER								
Sanitary Piping Single Type	100%			2033	**			B
Storm Drain Piping Single Type	100%			2033	**			B
Non-Water Piping Single Type	100%			2033	**	3	\$400	B

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