PHYSICAL NEEDS ASSESSMENT
HOLLAND GARDENS

241 16TH STREET

Jersey City Housing Authority
Building Communities...Creating Opportunities...Transforming Lives

JERSEY CITY HOUSING AUTHORITY

400 US HIGHWAY 1 (MARION GARDENS)
JERSEY CITY, NEW JERSEY 07306

PREPARED BY: **KITCHEN & ASSOCIATES SERVICES, INC.**

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FINAL SEPTEMBER 18, 2015 REVISED DECEMBER 18, 2015
K&A #13022

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September 18, 2015

Ms Sandra Santos-Garcia, AIA
Chief Architect; Development & Design
Jersey City Housing Authority
400 US Highway 1
Jersey City, NJ 07306

REF: Physical Needs Assessment
Holland Gardens Apartments
241 16th Street
Jersey City, NJ 07310
K&A Project Number 13022

SUB: Certification

Dear Ms Santos-Garcia:

Kitchen & Associates Services, Inc., (K&A), certifies that the data presented in this report is representative of the site conditions observed during our inspections conducted in February 2013. K&A, it's officers and employees, have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E2018-01 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, and HUD protocols and worksheets.

K&A understands that this report will be used by the Jersey City Housing Authority (Housing Authority) to document to U.S. Department of Housing and Urban Development (HUD) the existing conditions of the property and the opinions of probable costs to remedy physical deficiencies observes. K&A has no financial interest or family relationships with the officers, directors, stockholders or partners of the Housing Authority, the general contractor, any subcontractors, the buyer or seller of the property, nor engage in any business that might preset a conflict of interest.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact us at K&A's Collingswood, NJ offices.

Sincerely,

Eugene F. Schiavo, AIA, PP, LEED ® AP B&DC
Principal

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Introduction

This physical needs assessment (PNA) was performed at portfolio properties by assessing a statistically valid sample of dwelling and non-dwelling structures, both interior and exterior, major systems, dwelling and non-dwelling equipment and systems, and sites, to include the determination of the expected useful life of all major building systems and the potential life-cycle replacement of all major building systems over a 20-year term.

The specific project tasks:

- Investigate current property conditions.
- Develop replacement costs and determine expected remaining useful life of building systems and products.
- Develop a schedule and estimated cost of construction for replacement of all current serviceable property components. Format to follow HUD-52829.
    - Site
    - Common Buildings/Areas
    - Unit Exteriors
    - Unit Interiors
    - Mechanical
    - Other
    - Special Categories
    - New Construction
- Develop a viability assessment for the property. Format to follow HUD-52832.

HUD's Comprehensive Grant Handbook recommends a PNA be conducted every six years.

The following property was evaluated:

- Holland Gardens: A five building, 3- and 4-story walk-up apartment complex with 192 family apartment units on a flat site. Of the unit total, three units are non-dwelling units and have been removed from the apartment make-up chart that follows.

Personnel interviewed on site:

Sandra Santos-Garcia, Architect, JCHA

Building Apartment Make-up based on PIC data provided by JCHA:

1 Bedroom	69	0 HC / 0 H & VI*	Approximate size 400 SF
2 Bedroom	74	0 HC / 0 H & VI*	Approximate size 650 SF
3 Bedroom	40	0 HC / 0 H & VI*	Approximate size 740 SF
Subtotal	189	0 HC / 0 H & VI	

GRAND TOTAL 189 dwelling units

*HC = Handicap accessible H&VI = Hearing and Visually Impaired accessible

Jersey City Housing Authority
Building Communities...Creating Opportunities...Transforming Lives
400 US Highway #1 (Marion Gardens)
Jersey City, New Jersey 07306

Holland Gardens

PROJECT SUMMARY

PROPERTY MANAGEMENT
Jersey City Housing Authority
Asset Manager, Carol Tyler
241 Sixteenth Street, Jersey City, NJ 07310-1119
Phone: (201) 706-4768
Fax: (201) 547-8985

YEAR COMPLETED
1944

DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
1 Bedroom	70	0	460 SF
2 Bedroom	74	0	640 SF
3 Bedroom	42	0	740 SF
4 Bedroom	6	0	880 SF
Total	**192**	**0**	

Dwelling units: 189 **Non-dwelling units: 3**
Number of buildings: 5 **Number of stories: 3 & 4** **Site Size: 3.31 acres**
Amenities/Special Features:
Features include a Manager's Office (600 SF), Maintenance Shop (800 SF) and Community Room (600 SF). Site amenities include a basketball court and various play equipment/areas.

CONSTRUCTION TYPE
Three and four story (with basement/crawl space) masonry buildings with brick veneer and peaked shingle roofs.

DEVELOPMENT TYPE
Public housing (walkup type) rental apartments accommodating families.

Updated 01/2014
X:\JCHA Site Summaries\Holland Gardens.pub\ssg

Figure 1: Site data provided by JCHA

Building Amenity Areas:

Manager's Office	Lower Level	+/- 600 SF
Maintenance Shop	Lower Level	+/- 800 SF
Community Room	Lower Level	+/- 600 SF
Elevator	Not applicable	
Stairways (14)		

Limitations of this report:

The Housing Authority has a 'wish list" of capital improvements for each property. While these were taken into consideration, the format of the HUD forms *precludes* these items from being thoroughly discussed.

- Holland Gardens.
  - Decentralized heating and domestic water boilers. (separate project under way by JCHA)

The Housing Authority has a 'wish list" of capital improvements for each property. While these were taken into consideration, the following items have been included:

- Holland Gardens:
    - Exterior signage
    - Façade restoration
    - Exterior basement access improvements
    - ADAAG improvements
    - Reducing heating system losses by insulating exposed piping within apartments.
    - Reduce heating system losses by insulating the attic.
    - Reduce heating system losses by insulating crawl space ceiling.
    - Stair tower safety enhancements.

General Physical Condition Summary:

The purpose of this report is to provide guidance to the building owner for renovation of the facility to upgrade the building and systems to extend building life 20 years without mid-term systems renovation needs.

For work to be executed both immediately and in the short term, years 1-5, see the following summary tables for cost per unit:

Opinions of Probable Costs:

Major Category	Immediate	Years 1-5
Site	$6,800	$109,900
Common Buildings	$-	$168,000
Unit Exteriors	$395,700	$1,801,500
Unit Interiors	$1,944,500	$2,518,800
Mechanical	$195,200	$69,400
Other	$-	$-
Totals	$2,542,200	$4,667,600
Amount of PNA relating to Lead Paint/Asbestos	$-	
Amount of PNA relating to Section 504 Compliance	$37,800	

Included are costs related to barrier-free improvements to the site and to apartments and public areas.

Excluded are any costs relating to lead and asbestos abatement, remediation, or encapsulation.

Immediate needs scope includes:
- Sealcoating and striping parking areas
- Sidewalk replacement as indicated
- Playground resurfacing as indicated
- Electrical site improvements as indicated
- Low-slope roof system replacement
- Masonry cleaning as indicated
- Masonry re-pointing as indicated

- Window lintel replacement as indicated
- Masonry repair as indicated
- Foundation painting as indicated
- Siding replacement as indicated
- Stair tower guardrail safety improvements
- Stair tower window systems replacement
- Miscellaneous downspout replacement
- Provide attic insulation
- Replace apartment entry door and hardware
- Miscellaneous apartment door replacement
- Miscellaneous apartment partition repair and repainting
- Miscellaneous apartment flooring replacement
- Miscellaneous apartment bathroom fixture replacement
- Miscellaneous apartment kitchen cabinet; all counters and sink; and miscellaneous appliance replacement
- Miscellaneous apartment electrical upgrades
- Building steam trap replacement
- Miscellaneous common area electrical upgrades

Note: Green highlighted items are 'green improvements.'

Summary of the Property Components

The purpose of this investigation is to evaluate the physical condition of the major building components and to provide an objective, independent, professional opinion of the potential repair and deferred maintenance costs associated with the subject property. This report includes a description of the overall condition of the building components and systems, discussion on any conditions that may limit estimated useful life (EUL) and includes capital reserves for the immediate and long-term future. The assessment process includes field visits, interviews of existing management and maintenance staff, and review of existing construction documents. Field observations by K&A architects and engineers are based on visual analysis; no destructive sampling was performed.

Definitions of the Rating System:

5/Excellent: Component or system is in "as new" condition requiring no rehabilitation and should perform in accordance with expected performance.

4/Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

3/Fair: A component or system is of a capacity that is defined as enough for hat is required, sufficient, suitable, conforms to standard construction practices, and/.or is approaching end of expected performance/useful life. Replacement is anticipated in the near term of the loan,.

2/Poor: Component or system falls into one or more of the following categories: (a) Evidence or previous repairs not in compliance with commonly accepted practices, (b) Workmanship not in compliance with commonly accepted standards, (c) Component or system is obsolete, (d) Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, (e) Evidence of excessive deferred maintenance, or state of disrepair, and/or (f) Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

1/Urgent: Physical deficiencies that require immediate action as a result of existing potentially unsafe conditions, building code violations, poor or deteriorated conditions of a critical element or system, or a condition that if left "as is" would result in a critical element or system failure. Additionally included are issues that affect sustainable occupancy or ingress and egress to the property, as well as accessibility related deficiencies when applicable.

The ratings are determined by comparison to other buildings of similar age and construction type. The budget cost estimate is segregated into the following three categories:

Critical Repairs: Physical deficiencies that require immediate action as a result of existing potentially unsafe conditions, building code violations, poor or deteriorated conditions of a critical element or system, or a condition that if left "as is" would result in a critical element or system failure. Additionally included are issues that affect sustainable occupancy or ingress and egress to the property, as well as accessibility related deficiencies when applicable.

Non-Critical Repairs (within 1 year): Physical deficiencies which include deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one-year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality

of original systems or materials. Components or systems that have exceeded their expected useful life that may require replacement within a zero to one-year time frame are also included. Non-Critical Repairs also include "useful repairs" construed to permit updating, modernization, and improvement of projects provided that proposed repairs improve marketability, efficient use of energy and resources, or reduce operating expenses, and when considered in the aggregate, do not propose a scope of work equivalent to substantial rehabilitation.

Estimate Period (1-20 years): All schedules for component replacement, major maintenance, cost estimates and related inflation adjustments must be for the lesser of 20 years or the remaining life of the mortgage plus 2 years (the Estimate Period)

System Description and Observations:

- Site
- Common Buildings/Areas
- Unit Exteriors
- Unit Interiors
- Mechanical
- Electrical
- Other
- Special Categories

Items shaded in light green are 'green improvements.'

Figure 2: Aerial view of Holland Gardens

BLDG. #	ADDRESSES	BLDG. AREA*	# OF UNITS
BUILDING 1	233, 235, 241, 247, 249 SIXTEENTH STREET	11,507 SF	56
BUILDING 2	251, 253, 255 SIXTEENTH STREET	8,584 SF	36
BUILDING 3	243, 245 SIXTEENTH STREET	5,354 SF	32
BUILDING 4	237, 239 SIXTEENTH STREET	5,354 SF	32
BUILDING 5	227, 229, 231 SIXTEENTH STREET	8,584 SF	36
TOTALS		39,383 SF	192
TOTAL # OF DWELLING UNITS			189
TOTAL # OF NON-DWELLING UNITS			3

Physical Needs Assessment

Jersey City Housing Authority — Submitted 9/18/15
HUD-#NJ09-05 Holland Gardens — Constructed 1944

Rental	Family	Walk-up	5 Building 0 efficiency 69 1-BR 74 2-BR 40 3-BR 6 4-BR	189 units 4 % vacant 8 vacant units

General Description of Needed Physical Improvements	Urgency 1-5 (1 = most urgent)
Site	
Flat urban site with concrete curbs, sidewalks and driveways. Service driveways need repair. There are 51 on-site parking stalls.	1-seal & restripe 3-conc walks
Concrete ramps with wall mounted railings are provided to the basements of Bldgs 1, 3 and 4.	3
Terraced stairs and landings are provided to the residential entrances of Bldg 1	3
Sloped sidewalks are provided to the depressed entry levels entrances to the Common Areas of Building 1.	2
A decorative fence separates the site from the public sidewalks, as well as building entrances from internal sidewalks. This fencing is in good condition.	5
A tall chain link fence separates off the basketball court from the main site internal circulation system.	3
Site amenities include one basketball court, a spray yard, and two playground equipment areas. The court is on a bituminous surface, the playgrounds on a rubberized play surface. Fixed benches are provided at each building's stair tower entrances as well as scattered about the site. The spray yard could not be assessed due to the season.	2
Electrical systems: See separate report.	
Common Buildings / Areas	
Bldg 1 contains apartments, leasing office, day care center, tenant mailboxes, central boiler plant, solar thermal system and maintenance offices and storage.	
Bldgs 3 & 4 contain apartments and decentralized boiler plants (under construction)	2-basement exterior doors

General Description of Needed Physical Improvements	Urgency 1-5 (1 = most urgent)
Bldg 4 contains electrical distribution center.	
Bldgs 2, 3, 4 & 5 have an abandoned trash incinerator room and chimney.	
Common & service areas include corridors, stair towers, Day Care Center, leasing office, maintenance office, storage areas, rest rooms and mechanical rooms. Public area finishes VCT with vinyl base, painted block or drywall walls, painted ceiling except in Day Care Center's kitchen & toilet rooms, which have drop ceiling. Service area finishes painted block/concrete. Interior mailbox area at lower level adjacent leasing office.	2-common area finishes
Common stair towers serving the apartment risers are steel pan, concrete fill with rubber treads. Walls glazed block. Ceiling painted concrete. Each stair tower has a janitor closet. There is one attic hatch per building. One stair per building has access into the basement/crawl space. Public stairs and top landing lack guardrails. Wall mounted rails do not extend beyond top & bottom riser. Handrails mounted at 32". Guardrail at top landing 36" high with one intermediate railing.	2-stair finishes 1-bsmt doors 3-jan cl 1-guardrails
Handicap/barrier-free renovations required at mailboxes, public toilets, leasing office. Provide ADA compliant signage throughout the building. Provide large format stair landing signage per code.	1-accessibility 1-ADA signage
Unit Exteriors	
Five 3- and 4-story composite masonry/concrete walk-up apartment buildings with asphalt shingle roof. Stair entrances combination brick piers and EIFS. Building expansion joints need to be replaced. Fire escapes provide 2nd means of egress from apartments floors 2 and up. Fire escape counterbalances were not tested. Exposed foundation is painted concrete. Exterior window lintels showing signs of severe rusting should be replaced.	1-repoint 1-reseal 1-replace lintels 1-damaged soffit/siding
Apartment windows are aluminum double glazed and a variety of double hung and casement – these windows are newer. About 15% of the screens are missing, but this is a maintenance issue, not a performance issue. Stair tower windows are aluminum single glazed with awning panels at stair landings. Ground floor community and office windows protected with metal security screens. Stair tower doors and hardware damaged.	1-dr & hardware 1-stair windows
Asphalt shingle roof system on wood trusses set on original BUR roofing system. The Day Care addition has a steep sloped asphalt roofing system. Alum gutters and downspouts tied to boots that drain to storm water management system.	3
A flat concrete canopy with a BUR is at the Day Care and Leasing Office entries.	1-roofing
Crawl spaces: No wall or deck insulation. The crawl space has dirt/rubble floor. Electrical service distribution, heating system, domestic water, storm and sanitary pipes cross thru the spaces and basements. Crawl spaces accessed thru large hinged access panels from partial basement areas.	1-insulate deck

General Description of Needed Physical Improvements	Urgency 1-5 (1 = most urgent)
Provide R-10 insulation against ceiling.	
Attics: No deck insulation. Provide R-38 blown-in attic insulation.	1-attic insul
Site security: Existing CCTV system.	4
Electrical systems: See separate report.	
Unit Interiors	
Dwellings: Apartment entry from common stair tower. Apartments have entryguard system. Unit entry door hardware not ADA compliant.	1-entry door
Dwellings: Floors VCT/MCT with vinyl base. Ceilings painted concrete throughout. Walls painted GWB or plaster throughout. Interior doors swing with either bi-fold closet doors or no closet door. Closets have built-in storage system. Lighting fixtures have fluorescent lamps. Replace damaged doors. Replace floor finish. Repaint. Window treatments responsibility of tenant.	2
Dwellings: Kitchen cabinets. Kitchen counters are plastic laminate with drop in sink. 20-inch gas range, range hood, single or double bowl sink, refrigerator. Ranges have metal splash guards. No direct exhaust range hoods – window used as vent. Cabinets should meet ANSI/NKCA 161.1 and HUD severe use. Appliances Energy Star. Water using devices are low-flow.	1-counters 3-cabinets
Dwellings: Bathroom. Floors VCT/MCT with vinyl base. Vanity, toilet, tub with fiberglass tub surround/liner, medicine cabinet, paper holder, grab bars. Toilets, showerheads and vanity low flow. Toilet drain pipe of unit above exposed in unit below.	1-vanity 1-surrounds 2-wall repair
Electrical systems: See separate report.	
Mechanical/Electrical	
Mechanical – Boilers – Preventative Maintenance Program Cursory survey indicates that a service log was kept documenting daily boiler readings. Determination of the extent of any existing program was not discernable. Annual boiler inspections appear to be current as required by state of NJ per displayed postings in boiler room. Three (3) dual fuel (oil and natural gas) steam generating boilers located in Building 1 provide service heating to all five buildings. During the winter, domestic hot water is generated at a steam-to-hot water heat exchanger using steam from the heating boilers. During the summer when the steam generating boilers are shut down, two Aerco gas-fired water heaters are used to make domestic hot water. A solar domestic water heating system was installed in 2010. The system consists of photovoltaic solar panels mounted on the roof of Building 1; glycol circulation pumps, a heat exchanger, expansion tank, hot water circulators, and a hot water storage tank.	1

General Description of Needed Physical Improvements	Urgency 1-5 (1 = most urgent)
At time of site visit, new gas-fired steam-generating boilers were being installed in the mechanical space of Buildings 3 and 4. New boilers yet to be removed from the box were also observed in Building 1. It appears that by next heating season Buildings 3 and 4 will have their own new heating plants, and Buildings 1, 2, and 5 will be served by the new boilers to be installed in Building 1. Appropriate program should cover boiler service, operation, and maintenance, to include water treatment, efficiency testing, cleaning, and other protocol per boiler type, usage, manufacture and industry standard good practice should be verified and/or implemented. The need for a program is noted. Specifics are beyond the scope of this report. Staff should be trained accordingly or owner should contract appropriately to partner w/ a company that can provide suitable service.	
Mechanical – Boiler Room – Boilers Quantity: 3 Manufacturer: Superior Approximate age: 40 years old Description / Condition: dual fuel (gas or oil) boilers, (3) at 2422 bl/hr steam-generating capacity. All (3) boilers appear to be in good condition. Expected service life: 30 years Remaining useful life: The boilers have exceeded their expected service life. Replacement should be expected in 5-10 years.	3
Mechanical – Boiler Room Valves Valves located in the boiler room are various ages due to replacement as they fail. The valves appeared to be in relatively good condition, but it should be expected that 5% of the valves in the boiler room may require replacement in any given year.	2
Mechanical – Boiler Room – Domestic Water Heaters Quantity: 2 Manufacturer: Aerco Approximate age: 22 years old Description / Condition: 1,000 MBH capacity, gas-fired water heaters. Used during the non-heating season when steam-generating boilers are turned off. Both water heaters are in fair condition with some noticeable wear. Expected service life: 30 years Remaining useful life: The water heaters have exceeded their expected service life. Replacement should be expected in 5 years.	2
Mechanical – Boiler Room – Domestic Hot Water Storage Tanks Quantity: 3 Manufacturer: unknown Approximate age: 40 years old Description / Condition: Tanks appear to be in fair condition. Expected service life: 25 years	3

General Description of Needed Physical Improvements	Urgency 1-5 (1 = most urgent)
Remaining service life: The water storage tanks have exceeded their expected service life. Replacement should be expected in 5-10 years.	
Mechanical – Boiler Room – Steam-to-water Heat Exchangers Quantity: 2 Manufacturer: "Everhot" All Copper Tankless Water Heater Age: 6 years Description / Condition: 100 GPM capacity, very good condition. Expected service life: 30 years Remaining useful life: 20-25 years	5
Mechanical – Boiler Room – Domestic Hot Water Circulators Quantity: 3 Manufacturer: ITT Bell & Gossett Approximate age: unknown Description / Condition: in-line circulators, ¾ HP, 115V, 7.2 FLA, 1725 RPM. Pumps are in good condition. Expected service life: 10 years Remaining useful life: Replacement should be expected in 5 years.	2
Mechanical – Solar Water Heating System – Storage Tank Quantity: 1 Manufacturer: STSS Co, Inc. Approximate age: 1 year old Description / Condition: 2500 gallon, insulated storage tank. Tank is in excellent condition. Expected service life: 25 years Remaining useful life: Replacement should be expected in 20-25 years.	5
Mechanical – Solar Water Heating System – Solar Glycol Pumps Quantity: 2 Manufacturer: Emerson Age: 1 year old Description / Condition: 1 HP, 200V/3PH, 4.4 A, 1725 RPM inline circulators. Pumps are in excellent condition. Expected service life: 10 years Remaining service life: 8-10 years	3
Mechanical – Solar Water Heating System – Hot Water Pumps Quantity: 2 Manufacturer: Taco Age: 1 year old Description / Condition: 1/8 HP, 115V/1PH, 1.57 A, 3250 RPM inline circulators. Pumps are in excellent condition. Expected service life: 10 years Remaining service life: 8-10 years	3
Mechanical – Boiler Room –Fuel-oil Circulators Quantity: 2 Manufacturer: Marathon Electric	2

General Description of Needed Physical Improvements	Urgency 1-5 (1 = most urgent)
Approximate age: unknown Description / Condition: base-mounted pump station, 5 GPM, 1/2 HP. Pumps appear to be in fair condition. Expected service life: 10 years Remaining useful life: The pumps have likely exceeded their useful life. Replacement should be expected in 5 years.	
Mechanical – Boiler Room –Duplex Sump Pump Quantity: 1 basin, 2 pumps Manufacturer: Universal Approximate age: unknown Description / Condition: lid-mounted sump pumps, 5 HP, 200V/3PH, 14.8 A, 1740 RPM. Pumps appear to be in fair condition. Expected service life: 50 years Remaining useful life: Replacement of the pumps and motors should be expected in 5-10 years.	3
Mechanical – Heating Risers and Distribution – Crawlspace Insulation Approximately 20% of the crawlspace insulation on the steam supply and condensate return piping was missing or damaged. Insulation in these areas should be replaced.	1
Mechanical – Heating Risers and Distribution – Dwelling Unit Insulation Approximately 80% of the steam supply piping and condensate return piping in the dwelling units is exposed or damaged. This presents both a safety hazard and a loss of system energy. Insulation in these areas should be replaced.	1
Mechanical – Crawlspace Louvers Interior screens on all crawlspace louvers were damaged or missing. Screens should be installed to keep animal life out of crawlspaces.	3
Electrical systems: See separate report.	
Other	
N/A	
Special Categories	
Accessibility: Can be improved by updating designated handicap apartments to fully accessible units. Provide ADA compliant building signage. Tenant mailboxes do not comply with current USPS regulations in regards to box size. (USPS 4C). Provide USPS 4C compliant and accessible mailboxes. Provide accessible public toilets. Provide accessible leasing office. Provide accessible entry hardware all apartments.	1
New Construction	
N/A	

General Description of Needed Physical Improvements	Urgency 1-5 (1 = most urgent)

Physical Improvements will result in structural/system soundness at a reasonable cost? YES

Development has long-term physical and social viability? YES

Sources of information:
Visual observations performed by Kitchen & Associates Services (site, architecture, mechanical, plumbing and electrical), February 2013. The Housing Authority provided building and site plans, when available. Cost information derived from R.S. Means and other sources.

ELECTRICAL RECOMMENDATIONS FOR HOLLAND GARDENS

241 Sixteenth Street
Jersey City, NJ 07310

KEY TO RECOMMENDATION URGENCY:

The following numerals appear as suffixes in the recommendations sections of each assessed area:

(1) Urgent/Life Safety Issue
(2) Non-critical Repairs/ Poor condition
(3) Fair condition
(4) Good condition
(5) Excellent condition

ASSESSMENT OF EXISTING CONDITIONS:

APARTMENTS

Apartment 116 (3 Bedrooms) ($1121.00)
Survey:
Living Room:

- There is a single pole switch over receptacle.
- The single pole switch controls the dome light fixture with two 18-watt CFL lamps.
- 1-8 circuit 60-Amp panel with 6/3 BX feeding it.
- There are breakers with two wires on them.

Kitchen:

- There are four GFCI receptacles.
- There is one receptacle for the stove.
- There is a hood exhaust fan over the stove working fine, with a nine watt CFL lamp.
- There is a single pole switch controlling a two-lamp 18-watt dome light fixture.

Bedroom #1:

- There is a wall switch controlling a light fixture on the wall with a light bulb missing.
- There are two receptacles.
- There is a smoke detector with a battery back up.

Bedroom #2:

- There is a wall switch controlling a light fixture on the wall with a 18-watt CFL lamp it needs to be a 13-watt CFL lamp.
- There are two receptacle in the room.
- There is a120-volt smoke detector with a battery back up.

Bedroom #3:

- There is a wall switch controlling a light fixture on the wall with a 18-watt CFL lamp it needs to be a 13-watt CFL lamp.
- There are three receptacles in the room.
- There is 120-volt smoke detector with a battery back up.

Bathroom:

- There is a wall switch controlling the ceiling light with a 13-watt CFL lamp. The light fixture is missing a globe.
- There is a GFCI receptacle in the room.

Recommendations:

1. Kitchen
    A. Replace stove receptacle with a GFCI receptacle (too close to sink).(1)
2. Living Room
    A. Label electrical panel (1)
    B. Tighten all connections inside electrical panel (1)
    C. Install additional breakers for breakers with two wires on them. (1)
    D. Install one 120v smoke detector with battery back up. (1)
3. Bedroom #1
    A. Install 13w CFL lamp in light fixture. (1)
4. Bedroom #2
    A. Replace 18w CFL lamp with 13w CFL lamp. (1)
5. Bedroom #3
    A. Replace 18w CFL lamp with 13w CFL lamp. (1)
6. Bathroom
    A. Install globe on ceiling light fixture. (2)

Apartment 114 (2 Bedrooms) ($1607.00)

Survey:

Living Room:

- There is a switch over receptacle. The switch controls a round dome light fixture with two 13-wat CFL lamps.
- The receptacle is for the refrigerator.
- There is a 8-circuit 60-amp panel with 6/3 BX feeding it.
- There are four receptacles in the living room.

Bedroom #1:

- There is a wall switch controlling a wall light with one 18-watt CFL lamp. Needs to be a 13-watt CFL lamp.
- There are two receptacles in the room.
- There is a 120-volt smoke detector with a battery back up.

Bedroom #2:

- There is a wall switch controlling a wall light fixture with one 18-watt CFL lamp. It needs to be a 13-watt CFL lamp.
- There are two receptacles in the room.
- There is a 120-volt smoke detector with a battery back up.

Bathroom:

- There is a wall switch controlling a light fixture with a 13-watt CFL lamp with the globe missing.
- There is a GFCI receptacle in the room.

Kitchen:

- There are three GFCI receptacles.

- There is a receptacle for the stove.
- There is an exhaust hood over the stove with a light bulb missing.
- There is a wall switch controlling a round dome light fixture with two 13-watt CFL lamps.

Hall:

- There is a wall switch with a turn switch built in. the light has a 18-watt CFL lamp needs to be 13-watt.
- There is a 120-volt smoke detector with a battery back up.

Recommendations:

1. Kitchen
    A. Replace stove receptacle with GFCI receptacle (too close to sink). (1)
    B. Install 9w CFL lamp in exhaust hood over the stove. (1)
2. Living Room
    A. Label electrical panel (1)
    B. Tighten all connections inside electrical panel (1)
    C. Install one 120v smoke detector with battery back up. (1)
3. Bedroom #1
    A. Replace 18w CFL lamp with 13w CFL lamp. (1)
4. Bedroom #2
    A. Replace 18w CFL lamp with 13w CFL lamp. (1)
5. Bathroom
    A. Install globe on ceiling light fixture. (2)
6. Hallway
    A. Install wall switch for light fixture. (2)
    B. Replace 18w CFL lamp with 13w CFL lamp. (1)

Apartment 429 (1 Bedroom) ($1012.00)

Survey:

Living room/ Dining room:

- There are three receptacles in the room.
- There is a switch over the receptacle. The switch controls a dome light fixture in the ceiling with two 13-watt CFL lamps.
- There is a 8-circuit 60-amp electric circuit breaker panel with a 6/3 BX feeding it.

Kitchen:

- There is a wall switch controlling a ceiling dome light fixture with two 18-watt CFL lamps.
- There are three GFCI receptacles.
- There is a receptacle for the gas oven.
- There is a hood exhaust fan over the oven with a light. The light has a 9-watt CFL lamp in it.

Bedroom:

- There is a wall switch controlling a wall light fixture with a 18-watt CFL lamp. It needs to be 13-watt.
- There are two receptacles in the room.

- There is a 120-volt battery back up.

Bathroom:

- There is a wall switch controlling a ceiling light with a 13-watt CFL lamp with the globe cover missing.
- There is a GFCI receptacle in the room.

Building #1 Stairwell:

- There are three 2-lamp 13-watt 4-pin CFL lamp fixtures.
- First floor light fixture is not working.
- There are no emergency lights in stairwells.
- There is no exit light.
- There is no remote emergency light outside of entrance/exit door.

Recommendations:

1. Kitchen
    A. Replace stove receptacle with GFCI receptacle (too close to sink). (1)
2. Living Room
    A. Label Electrical Panel (1)
    B. Tighten all connections inside electrical panel (1)
    C. Install one 120v smoke detector with battery back up. (1)
3. Bedroom
    A. Replace 18w CFL lamp with 13w CFL lamp. (1)
4. Bathroom
    A. Install globe on ceiling light fixture. (2)

COMMON AREAS, BASEMENTS, AND ELECTRICAL METER ROOMS

Building 1

Survey:

Building #1 Common Area:

- There is a solar system. There are two pumps, disconnects for the pumps. The brand is Siemens.
- There are solar panels on building ones roof, the solar panels take care of hot water for all of the buildings.
- There is a LED exit sign.
- There are no emergency lights.
- There are no remote heads outside of entrance/exit door.
- There is a horn and strobe (fire).
- There is no fire pull station at door.
- There is a wall switch controlling two 8' light fixtures with four, four-foot T8 lamps, and two, four-foot light fixtures with T8 lamps and one lamp missing.

Storage:

- There are two old electric panels used as junction boxes.
- There is a main electrical panel that is empty.
- There is a wall switch that controls on four-foot light fixture with two, 4-foot T8 lamps.

Electrical Room:

- There is a wall switch controlling two, four-foot lamp T8 wrap around light fixtures.
- The fire panel is thorn.
- There is a receptacle in the room.
- There is a EMS system in the building.
- There is a 800-amp service with a 800-amp CT cabinet. A 800-amp main disconnect switch. One LPI 800-amp panel. There are 2-pole 60-amp breakers in them feeding the apartments.
- There is a 100-amp disconnect labeled CLP feeding the house equipment.
- The 4" EMT conduit feeds all the electrical equipment.
- The wires for the feeders are 500-kcmil copper conductors.
- There is a 100-amp panel for the outside lights.
- There is a controller for the outside lights controlled by a time clock.
- There is one electric meter controlling the entire building.
- There is a smoke detector off the fire panel.

Bathroom:

- There is a wall switch controlling a light fixture with two T8 lamps.
- There is a GFCI receptacle in the room.

Boiler Room:

- There is a wall switch controlling 4 eight-foot T8 lamps.
- There is a wall switch controlling twelve eight-foot light fixtures with four four-foot T8 lamps.

- There is a emergency light.
- There is a 200-amp three-phase panel.
- All motors have disconnects and have flexible cable running to them.
- There is a receptacle in the room.
- There is a heat detector.
- There is a Jelly Jar light fixture.
- There is a receptacle for the time clock.
- There is no exit sign at door.

Upper Level (Boiler Room):

- There is a 60-amp 120/240-volt electrical panel.
- The water main ground wires for the building service is painted blue and so are the ground clamps.
- There is a wall switch controlling 3-8' light fixtures with four-4 T8 lamps.
- There is one counter receptacle non GFCI.
- There are four receptacles on the bench.
- There is one fire horn+strobe.
- There is no fire pull stations.
- There is one fire smoke detector.
- There is one receptacle for the clock.
- There is a LED exit sign.
- There are no emergency lights.
- There is no remote emergency light at the entrance/exit door.

Maintenance Office:

- There is a wall switch controlling one four-foot light fixture with four T8 lamps.
- There are two receptacles wired wrong.
- There is one smoke detector off a fire panel.

File Room:

- There is a wall switch controlling one four-foot two lamp T8 fixture.
- There is a receptacle.
- There is a 100-amp 120/240-volt electric panel.

Office:

- There is a set of 3-way switches controlling three 8'-four lamp T8 light fixtures.
- There is a receptacle for the copy machine with a open ground.
- There are three receptacles.
- There two power strips.
- There is a smoke detector from the fire panel.
- There is a section where the conduit for the fire alarm is hanging the supports came off.

Storage Closet:

- There is a wall switch controlling a porcelain light fixture with a 13-watt CFL lamp.
- There is a receptacle.

Bathroom:

- There is a wall switch controlling a 4' two lamp T8 light fixture.
- There is a GFCI receptacle.
- There is a wall switch controlling a outside light fixture.

Office (Managers):

- There is a wall switch controlling one 8’ four lamp four-foot T8 light fixture.
- There are two receptacles.
- There is one receptacle that is wired wrong.
- There is one smoke detector off of the fire panel.
- There are no emergency lights.

Mail Room:

- There is a LED exit sign.
- There is a smoke detector off of the fire panel.
- There are no emergency lights.
- There are no emergency remote heads at the exit/entrance doors.
- There is a wall switch controlling a four-foot three lamp light fixture with T8 lamps.

Maintenance shop:

- There is a wall switch controlling three 8’-4 lamp light fixtures with T8 lamps.
- There is a old electrical panel box used as a junction box.
- There are two receptacles.
- There is one junction box with openings in it.
- There is one receptacle on the desk.
- There are extension cords through out.

Recommendations:

Stairwell ($2633.00)

- Install 13watt fluorescent light fixtures on landings that are missing light fixtures.(1)
- Install emergency lights throughout stairwell. (1)
- Install an LED exit sign at main entrance/exit. (1)
- Install remote double head emergency fixture outside of main entrance/exit.(1)

Common Area ($1219.00)

- Install emergency lights throughout. (1)
- Install double remote head emergency light fixture outside of exit/entrance door.(1)
- Install light bulbs where they are missing from fluorescent light fixtures. (2)
- Install fire pull station at exit/entrance door.

Electrical Meter Room ($1032.00)

- Open all electrical meters, disconnects and panels, check for loose connections.(1)
- Install an emergency light. (1)
- Label all electrical panels. (1)

Boiler Room **($1114.00)**

- Open all disconnects and panels, check for loose connections. (1)
- Replace 60w bulb with 13w CFL bulb in jelly jar light fixture. (1)
- Install LED exit sign at door. (1)
- Label all electrical panels. (1)

Upper Level Boiler Room **($1054.00)**

- Check all panels and disconnects for loose connections. (1)
- Clean paint from water meter ground wire and install new ground clamps. (1)

Maintenance/Break Room **($947.00)**

- Replace receptacle with GFCI receptacle on the counter. (1)
- Install fire pull station at entrance/exit door.
- Install one more fire alarm smoke detector.
- Install two emergency lights. (1)
- Install double head remote emergency light at the entrance/exit door. (1)

Maintenance Office **($567.00)**

- Repair two receptacles which are wired incorrectly. (1)
- Check electrical panel for loose connections. (1)

Office **($195.00)**

- Repair receptacle for copy machine (has open ground). (1)
- Support conduit for fire alarm system (hanging). (3)

Bathroom **($435.00)**

- Relocate wall switch controlling the outside light fixture to the lobby. (5)

Manager's Office **($381.00)**

- Repair receptacle which is wired incorrectly. (1)
- Install emergency light. (1)

Mail Room **($790.00)**

- Install double remote head emergency light at the entrance/exit door. (1)
- Install emergency light. (1)

Maintenance Shop **($529.00)**

- Seal openings on junction box. (1)
- Remove extension cords and add two receptacles. (1)

Building 1 Daycare Center

Survey:

Hall:

- There is a wall switch controlling a porcelain light fixture with a 18-watt CFL lamp.
- There is a LED exit with emergency heads.

Kitchen:

- There is a wall switch controlling three 2x4 lay in fluorescent light fixtures with three T8 lamps.
- There are 6 GFCI receptacles.
- There is a dishwasher that is direct wired.
- There is a master oven with a 30-amp 125/250-volt cord and plug.
- There is a emergency light.
- There is a LED exit sign.
- There are no emergency remote heads at the exit/entrance door.
- There is a outlet for the refrigerator.
- There is a heat detector.
- There is one fire pull station.

Storage:

- There is a wall switch controlling a porcelain light fixture with a 13-watt CFL lamp.
- There is a receptacle.

Open Area:

- There are two LED exits with emergency lights.
- There are two smoke detectors off the fire panel.
- There is one horn and strobe of the fire panel.
- There are three receptacles.
- There are two single receptacles for wall A/C units.
- There is one set of three way switches, controlling two 8’ light fixtures with four 4’ T8 lamps. And 4-four foot light fixtures with 4’ T8 lamps.

Closet:

- There is a wall switch controlling a porcelain light fixture with a 60-watt light bulb.

Vestibule:

- There is a wall switch controlling two-four foot light fixtures with 4’T8 lamps.
- There is a emergency fixture on the wall.
- There is a fire pull station.
- There is a smoke detector controlled from the fire panel.
- There is a receptacle for the water cooler.

Storage Closet:

- There is a wall switch controlling two- 2x4 lay in light fixtures with three T8 lamps.
- There is one smoke detector controlled from the fire panel.

Men’s Bathroom:

- There is a wall switch controlling two 2x4 lay in light fixtures with three T8 lamps.
- There is a open junction box above the ceiling.

Women's Bathroom:

- There is a wall switch controlling two 2x4 light fixtures with 3 T8 lamps.
- There is a smoke detector controlled by the fire panel.

Janitor Closet:

- There is a wall switch controlling a 2x4 light fixture with 3 T8 lamps.

Crawl Space:

- There is no switch for the lights.
- There are temporary stringer lights plugged into a receptacle.
- There is one receptacle.
- There are 6 heat detectors controlled by the fire panel.
- There is one receptacle not supported.

2nd Crawl Space:

- There is a wall switch controlling three 8' light fixtures with T12 lamps.

Recommendations:

Kitchen ($434.00)

- Install double head remote emergency fixture outside the entrance/exit door.(1)

Closet ($194.00)

- Replace porcelain fixture with an enclosed light fixture with 13w CFL bulb.(1)

Men's Restroom ($383.00)

- Close open junction box above ceiling. (1)
- Install emergency light. (1)
- Install fire alarm strobe only.

Women's Restroom ($284.00)

- Install emergency light. (1)
- Install fire alarm strobe only.

Building 1 Crawl Space #1 ($1343.00)

- Remove all temporary stringer light fixtures. (2)
- Re-support hanging receptacle box. (3)
- Install wall switch and four 4ft T8 fluorescent light fixtures. (2)

Building 1 Crawl Space #2 ($581.00)

- Replace three 8ft fluorescent light fixtures that have T12 lamps with three 8ft fluorescent light fixtures with T8 lamps. (1)

Building 2

Survey:

Stairwells:

- There are 4 wall light fixtures with two 13-watt CFL lamps.
- There are no emergency or exit or remote emergency fixtures.
- There are fire smoke detectors and horn and strobes on every floor.
- There is no fire pull station near the exit/entrance door.

Electrical Rooms:

- There is a wall switch controlling one 4' light fixture with two T12 lamps.
- There is a smoke detector controlled by the fire panel.
- There is a fire panel (Thorn).
- There is a 400-amp 120/208 three phase overhead service/with one meter for the building.
- There is a 400-amp CT cabinet.
- There is a 400-amp main disconnect.
- There is a 400-amp disconnect labeled L.P.
- There are 3 double section 400-amp panels labeled LP1, and LP2 and LP3.
- There is a 60-amp outside lighting panel.
- There is a contactor for the outside light fixtures.
- There is a time clock that controls the outside lights. To turn on and off.
- There is a GFCI receptacle.
- There is a 4'x12"x12" Troph for all the feeder cables for the electrical panels.
- There is ground wire clamped to the water main and jumped across the other side of the water meter. The ground wire is rusted and has a lot of corrosion.

Crawl Space:

- There is a wall switch controlling temporary stringer lights.
- There is a receptacle for the sump pump.
- There is a Siemens telephone cabinet.
- There are two receptacles.
- There are twelve heat detectors controlled by the fire panel.
- The Bx cables have corrosion on them.
- There is an extension cord for the 2nd sump pump.
- Service conduits run along crawl space supported.

Recommendations:

Stairwell ($2842.00)

- Install emergency lights throughout stairwell. (1)
- Install 13watt fluorescent light fixtures on landings that are missing light fixtures.(1)
- Install an LED exit sign at main entrance/exit. (1)
- Install remote double head emergency fixture outside the main entrance/exit.(1)
- Install fire alarm pull station at main entrance/exit.

- Install light fixture at the first floor entrance (missing). (1)

Electrical Meter Room ($1620.00)

- Replace 4ft light fixture with T12 lamps with a 4ft fixture with T8 lamps. (1)
- Open all electrical meters, disconnects and panels check for loose connections.(1)
- Install emergency light. (1)
- Label all electrical panels. (1)
- Clean the ground wire which is connected to the water main ground and install new ground clamps (rusted and corroded). (1)

Crawl Space ($3651.00)

- Remove temporary stringer lights and install eight 8ft light fixtures with T8 lamps. (2)
- Clean corrosion off of BX cables. (1)
- Remove extension cord for the second sump pump and install a receptacle.(1)

Building 3

Survey:

Stairwells:

- There are 4 wall fixtures with 2, 13-watt CFL lamps.
- There are smoke detectors and horn strobes on every floor.
- There are no emergency and exit fixtures.
- There is no remote emergency fixture at the exit/entrance door.

Mop Sink Closet:

- There is a wall switch that controls a porcelain light fixture with a 13-watt CFL lamp. The switch is broken.

Basement:

- There is a wall switch controlling 3-8’ light fixtures with 4-4’ T8 lamps.
- There is a horn+strobe controlled by the fire panel.
- There are 2 receptacles.
- There is 1 porcelain light fixture with a 13-watt CFL lamp.
- There is a wall switch that controls 2-8’ light fixtures with 4-T8 lamps, and 2 porcelain fixtures with a 13-watt CFL lamp.
- There is a smoke detector controlled by the fire alarm panel.
- There is a wall switch that controls 3-8’ light fixtures with 4-T8 lamps and 1 porcelain fixture with a 13-watt CFL lamp.
- There is a receptacle.
- There is a long extension cord.
- There are two smoke detectors controlled by the fire alarm panel.
- The Bx cable is clean no rust or corrosion.

Boiler Room:

- There are 2 wall switches controlling 4-8’ light fixtures with 4 T8 lamps.
- The boilers are not wired yet.
- There is a junction box without a cover.
- There is one receptacle.
- The Bx cable has corrosion on it.

Crawl Space:

- There is a wall switch controlling 3 porcelain light fixture with 60-watt bulbs.
- There is Bx cable hanging with no box.

Maintenance Office:

- There is a wall switch controlling a porcelain light fixture with a 13-watt CFL lamp.
- There are 2 receptacles with open ground.
- There are 2 power strips full with cords.
- There is one smoke detector controlled by the fire alarm panel.

Gas and Meter Room:

- There is one smoke detector controlled by the fire alarm panel.
- There are 2 old electric panels used at junction boxes.
- There is a wall switch that controls the outside lights. And a contactor and a time clock.

Electric Room:

- There is a Siemens phone panel.
- There is a thorn fire panel.
- There is a wall switch that controls on 4’-2 lamp wrap around light fixture with T8 lamps.
- There is a 400-amp CT cabinet, with one meter.
- There is a 400-amp LP disconnect and 3 400-amp double section electrical panels. LP1-LP2-LP3.
- There is a GFCI receptacle that does not work.
- There is a smoke detector controlled by the fire alarm panel.
- There is a 12”x12”x48” wire troph with the panel feeders in it.
- There is no emergency light.

Recommendations:

Stairwell ($2880.00)

- Install emergency lights throughout stairwell. (1)
- Install an LED exit sign at main entrance/exit. (1)
- Install remote double head emergency fixture outside the main entrance/exit.(1)
- Install fire alarm pull station by the main entrance/exit.
- Install 13watt fluorescent light fixtures on landings that are missing light fixtures.(1)

Basement ($230.00)

- Remove extension cord and install a receptacle. (1)

Boiler Room ($523.00)

- Complete wiring for boilers. (by others)
- Install cover on junction box. (1)
- Clean corrosion on BX cables. (1)

Crawl Space ($206.00)

- Replace three 60w light bulbs with three 13w CFL bulbs on porcelain fixtures.(1)
- Box and cap hanging BX cable. (1)

Maintenance Office ($405.00)

- Repair two receptacles that have open grounds. (1)
- Install receptacles (power strips are overloaded). (1)

Gas and Meter Room ($374.00)

- Check wiring connections in electrical panels. (1)

Electric Room ($1151.00)

- Repair GFCI receptacle (does not work). (1)
- Install one emergency light. (1)
- Open all electrical meters, disconnects and panels check for loose connections.(1)
- Label all electrical panels. (1)

Building 4

Survey:

Stairwell:

- There is a LED exit at 1st floor landing.
- The light fixture at entrance does not work.
- There is a 13-watt 2 lamp fixtures on every floor.
- There are no emergency lights.
- There are no exit lights at entrance/exit door.
- There are no fire pull stations.

Mop Room Closet:

- There is a wall switch that controls a wall light with a 13-watt CFL lamp.

Electric Room:

- There is a wall switch that controls 1-8’ with 4-T8 lamps.
- There is a receptacle.
- There is a smoke detector that is controlled form the fire alarm panel the panel is in trouble.
- There is a Siemens phone panel.

- There is a 400-amp 120/208 3 phase electric CT cabinet.
- The feeder wires are 500 kcmil copper.
- There is a 400-amp disconnect and a 400-amp disconnect labeled LP.
- There are 2-400-amp double section electrical panels.
- There is a 200-amp panel labeled L.
- There is one meter off of the CT cabinet.
- There is a receptacle for the sump pump.
- There is a GFCI receptacle not working.

Basement:

- There is one smoke detector controlled form the fire panel that has the red light on all the time.
- There are 2-100-amp electric panels for outside lights.
- There is a contactor for the outside lights.
- There is a GFCI receptacle.
- There is a wall switch controlling a porcelain with a 13-watt CFL lamp.
- There is a time clock controlling the outside lights.

Water/Gas Meter Room:

- There is a junction box for the outside lights.
- There is a wall switch controlling a porcelain light fixture with a 13-watt CFL lamp.
- There is one smoke detector controlled form the fire panel.
- There is not a receptacle.
- There is a corrosion and rust on the ground wires that are tied to the water pipes.

Basement #2:

- There are 2-8’ light fixtures with 4-T8 lamps controlled by a wall switch.
- There are 2 extension cords.
- There is one receptacle.
- There is a wall switch controlling 5-8’ fluorescent light fixtures with 4-T8 lamps.
- There is a telephone box.
- All the Bx cable looks good.
- There is a wall switch that doesn’t control anything.
- There is a horn and strobe.
- There are 5 smoke detectors that are controlled by the fire panel.
- There are no emergency lights.
- There are no exits.
- There are no remote emergency light at the entrance/exits.
- There are 3-8x8 junction boxes feeding the telephones for the apartments.

Boiler Room:

- There is a wall switch that controls 4-8’ fluorescent light fixtures with 4-T8 lamps. One lamp is missing.
- There are 2 smoke detectors controlled by the fire panel.
- There are 2 receptacles.
- There is a extension cord for the sump pump.
- There are 2 heat detectors controlled by the fire panel.
- The boilers are not wired in progress.

Crawl Space:

- The Bx cables have a lot of corrosion.
- There is a wire splice without a box.
- There are light stringers controlled by a wall switch.
- There is a receptacle.

Recommendations:

Stairwell ($3089.00)

- Install 13watt fluorescent light fixtures on landings that are missing light fixtures.(1)
- Install emergency lights throughout stairwell. (1)
- Install an LED exit sign at main entrance/exit. (1)
- Install remote double head emergency fixture outside the main entrance/exit.(1)
- Install fire alarm pull station by the main entrance/exit.
- Repair existing light fixture at entrance/exit (not working). (1)

Basement #1 ($374.00)

- Inspect fire alarm smoke detector in basement "Zone 3" (detector is in alarm)
- Open all electrical meters, disconnects and panels check for loose connections.(1)
- Label all electrical panels. (1)

Electrical Meter Room ($1151.00)

- Open all electrical meters, disconnects and panels check for loose connections.(1)
- Label all electrical panels. (1)
- Have fire panel serviced (panel is in alarm and no notifications devices are active).
- Repair GFCI receptacle (not working). (1)
- Install emergency light fixture. (1)

Water and Gas Meter Room ($708.00)

- Install a receptacle for servicing. (2)
- Clean corrosion off ground wires attached to water main and install new ground clamps. (1)

Basement #2 ($1796.00)

- Install receptacle to eliminate extension cords. (1)
- Eliminate single pole switch that does not control anything. (4)
- Install two emergency light fixtures. (1)

- Install one exit light. (1)
- Install double head emergency light fixture outside entrance/exit. (1)
- Install fire alarm pull station at main entrance/exit.

Boiler Room ($539.00)

- Install one 4ft T8 lamp in light fixture. (1)
- Install receptacle for sump pump to eliminate extension cord. (1)

Crawl Space ($1903.00)

- Clean corrosion off of all BX cables. (1)
- Install junction box for open splice wires. (1)
- Remove all temporary light stringers and install six 4ft T8 fluorescent light fixtures. (1)

Building 5

Survey:

Stairwells:

- There is a 13-watt 2 lamp light fixture in the stairways. Need 2 more in dark areas.
- There are no emergency lights.
- There are no exits at the exit/entrance door.

Electrical Vault Room:

- There is a wall switch controlling a porcelain light fixture with a 18-watt CFL lamp.
- There is one receptacle.
- There is a 400-amp 120/208/3 phase service with 4-500 kcmil copper conductors feeding it.
- There is a 12”x12”x48” troph with the panel feeder cables in it.
- There is a 400-amp disconnect.
- There is a 400-amp disconnect labeled LP.
- There is a 400 double section electric panels labeled LP1+LP2.
- The bx cables have corrosion on them.
- There are 2-100-amp circuit breaker panels for outside lights+house circuits.
- There is a contactor and time clock for the outside lights.
- There is a fire panel.
- There is a smoke detector controlled by the fire panel.
- There is no horn + strobe.
- There are no emergency lights.
- The compressor has no disconnect.
- There is a wall switch that controls porcelain with a 18-watt CFL lamp and porcelain with a 100-watt bulb.

Crawl Space:

- There is a temporary light stringer that is plugged into a receptacle.
- The Bx cable has corrosion and rust.
- There is a Siemens phone cabinet.
- There is a receptacle.
- There are 6 Heat detectors controlled by the fire panel.
- The copper wire that grounds the panels that is connected to the water meter pipes has corrosion on them and rust.
- There are 2 receptacles for 2 sump pumps.

Recommendations:

Stairwell ($3282.00)

- Install emergency lights throughout stairwell. (1)
- Install an LED exit sign at main entrance/exit. (1)
- Install remote double head emergency exit outside the main entrance/exit. (1)
- Install 13watt fluorescent light fixtures on landings that are missing light fixtures.(1)
- Install fire alarm pull station by the main entrance/exit.
- Repair existing first floor light fixture (does not work) (1)
- Replace light fixture at top landing with a 13w CFL light fixture. (1)

Crawl Space ($3077.00)

- Remove temporary stringer lights and install eight 4ft two lamp T8 florescent light fixtures. (1)
- Clean corrosion and rust off of all BX cables. (1)
- Clean corrosion and rust from the copper ground wires for the main electrical panels which are connected to the water main pipes and replace the grounding clamps. (1)

Electrical Vault Room ($2017.00)

- Open all electrical meters, disconnects and panels check for loose connections.(1)
- Label all electrical panels. (1)
- Clean corrosion off of all BX cables. (1)
- Install a fire alarm horn and strobe.
- Install emergency light. (1)
- Install a disconnect for the compressor. (3)

- Replace 100w light bulb in porcelain fixture with a18w CFL bulb. (1)

EXTERIOR LIGHTING

Survey:

Building #1:
- 11-250-watt metal halide fixtures.
- 2-13-watt 2-lamp CFL wall fixtures.
- 3-18-watt 2 lamp CFL over hang fixtures.
- 4-400-watt metal halide fixtures.

Building #2:
- 3-18-watt 2 lamp CFL overhang fixtures.
- 3-1000-watt metal halide fixtures.
- 4-250-watt metal halide fixtures.

Building #3:
- 10-250-watt metal halide fixtures.
- 4-1000-watt metal halide fixtures.
- 2-18-watt 2 lamp CFL overhang fixtures.

Building #4:
- 3-18-watt 2 lamp CFL overhang fixtures.
- 10-250-watt metal halide fixtures.
- 3-1000-watt metal halide fixtures.
- 3-13-watt 2 lamp CFL wall fixtures.

Building #5:
- 3-18-watt 2 lamp CFL overhang fixtures.
- 4-250-watt metal halide fixtures.
- 3-1000-watt metal halide fixtures.
- 2-13-watt 2 lamp CFL metal watt 2 lamp CFL wall fixtures.

Notes (Building #5):
- There is a fire bell on every building outside.
- There are solar panels on roof of building #1.

Lanterns:
- 2-175-watt metal halide fixtures.
- Remove all 1000-watt metal halide fixtures that are not wired and working.

Recommendations:

Building 2 ($4644.00)

- Install three 250w metal halide fixtures. (3)

GENERAL RECOMMENDATIONS:

- At all buildings remove the 1000w metal halide fixtures that are not wired or working.
- Test all smoke detectors monthly and replace all batteries as necessary.
- Test all GFCI receptacles monthly, replace and repair as necessary
- Kitchen receptacles which are within six feet of the sink should be GFCI protected.
- Test all fire alarm panels and devices throughout the complex and have systems tested and certified yearly.
- Test emergency and exit lights throughout the complex twice a year, replace and repair as needed.
- Check all main disconnect breaker panels and tighten all wires.
- Fire alarm by others.

END OF REPORT

Photos of typical conditions follow:

Playground

Playground

Seasonal Splash Park

Original Clothes Line Racks and Parking Lot

Site Sidewalks

Site Sidewalks

Typical Building Electric Service Entrance

Site Entrance

Building 1 Elevation

Building 1 Elevation

Typical Building Partial Elevations

Typical Building Partial Elevations

Leasing Office Entry

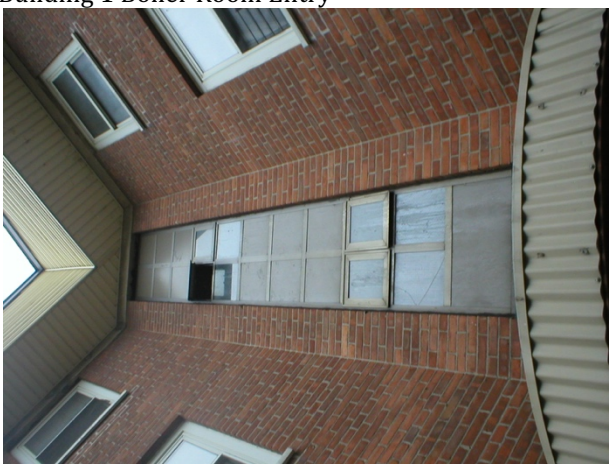
Head Start Entry

Basement Boiler Room Entry

Head Start Egress

Building 1 Boiler Room Entry

Typical Stair Tower Entry



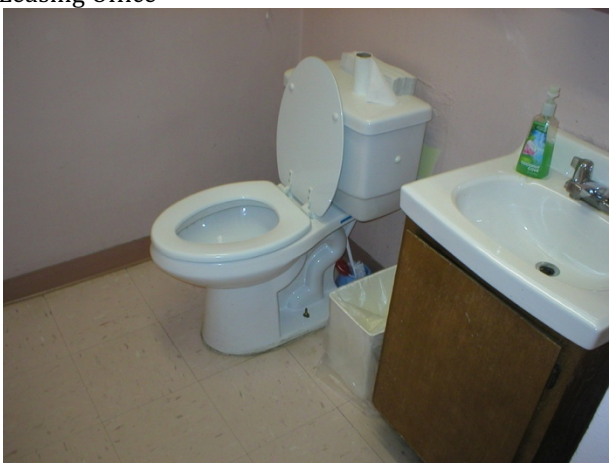
Typical Stair Tower Window Ribbon

Leasing Office Vestibule

Leasing Office Vestibule

Leasing Office

Leasing Office



Leasing Office Toilet

Head Start Classroom

Head Start Classroom

Head Start Kitchenette

Head Start AC

Head Start Water Fountain

Typical Head Start Toilet Room

Typical Head Start HC Stall

Typical Head Start Urinal

Head Start Janitor Closet

Building 1 Crawl Space

Typical Steam Trap in Crawl Space

Typical Crawl Space Heating and Sanitary Runs

Maintenance Shop Egress

Maintenance Shop

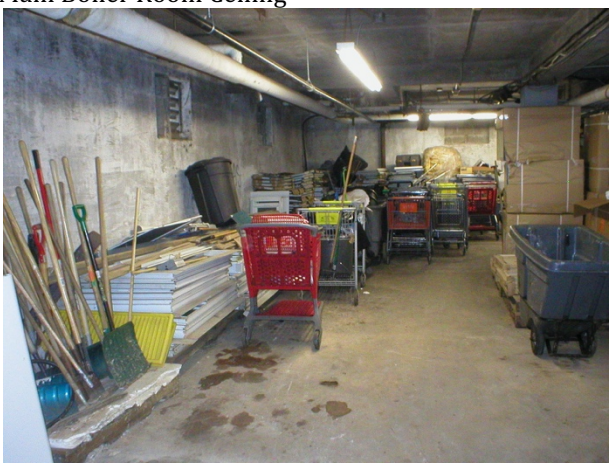
Maintenance Shop

Maintenance Shop Bathroom

Main Boiler Room Access

Main Boiler Room Ceiling

De-centralized Boiler Room Access



Maintenance Storage

Typical Stair Tower Access Control Call Panel

Typical Stair Tower

Typical Stair Tower

Typical Stair Tower Landing Window Protection

Typical Stair Tower Janitor Closet

Typical Stair Tower Life Safety Devices

Typical Stair Tower Lighting

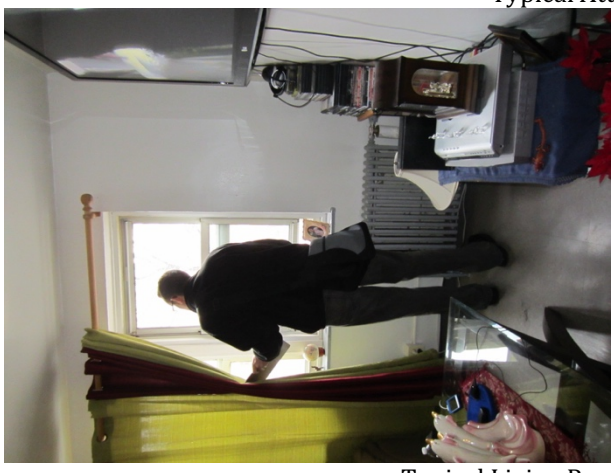
Typical Stair Tower Crawl Space Entry

Typical Crawl Space Access

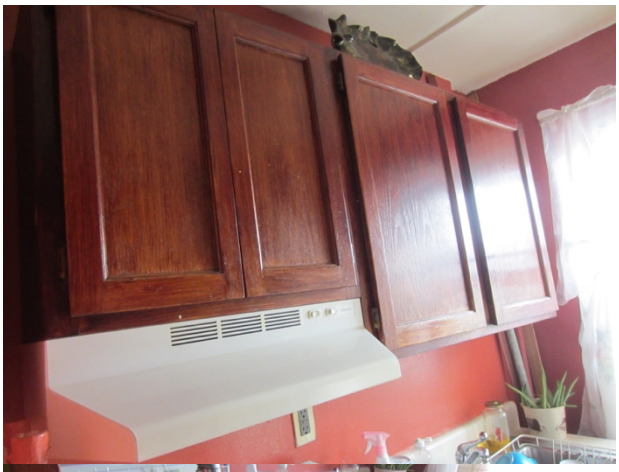
Typical Apartment Entry Doors

Typical Attic

Typical Apartment Entry



Typical Living Room



Typical Kitchen (left side)

Typical Kitchen (right side)

Typical Apartment Hall

Typical Bedroom

Typical Bedroom

Typical Living Room Window

Typical Fire Escape Window

Typical Kitchen Radiation

Typical Bathroom

Typical Bathroom Ceiling

Typical Apartment Radiation

Typical Apartment Ceiling Light

Typical Apartment Entry Access Control Panel

Typical Apartment Wall Sconce

Typical Apartment Load Center

Solar System Equipment

Building 1 Electrical Room

Main Boiler Room Water Service

Main Boiler Room Gas Service

Main Boiler Room – Domestic Hot Water Storage (left)

Main Boiler Room – Heating Boilers

Main Boiler Room - Domestic Hot Water

Main Boiler Room – Steam to Water Heat Exchanger

Main Boiler Room – Duplex Sump Pump

Main Boiler Room – Circulation Pumps

Main Boiler Room - Fire Suppression

Main Boiler Room – Vacuum Return Line Heating Pump

Maintenance Shop Radiation

Head Start Radiation

Typical Building Water Meter

Typical Building Gas Service

Typical Steam Trap

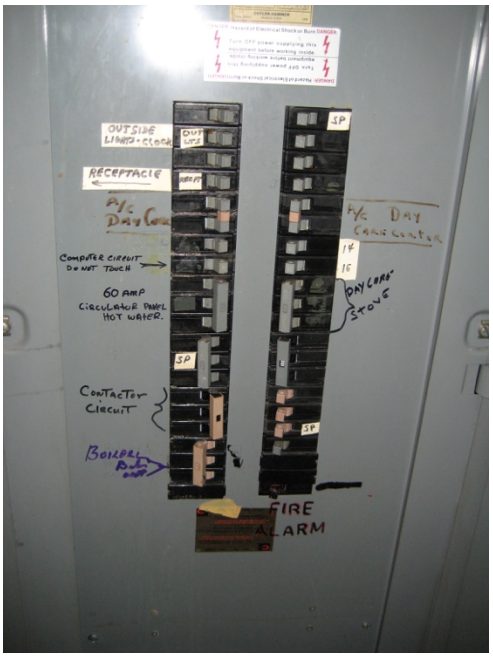
Decentralized Boiler Room and Domestic Hot Water

Decentralized Boiler Room Flue Vent Fan

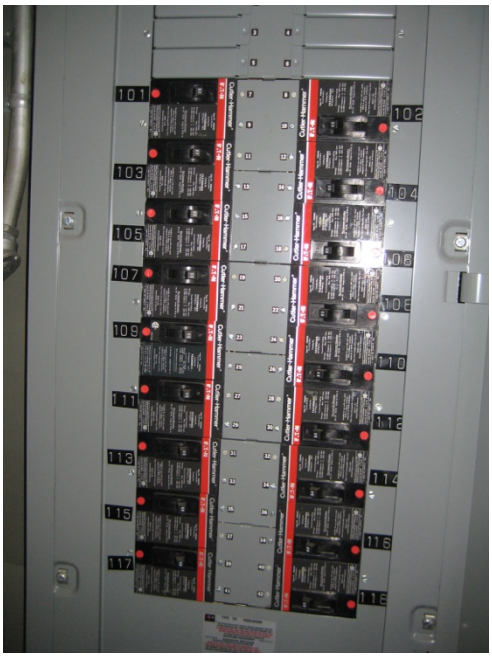
Maintenance Shop Lav

Typical Sump Pump

Typical EMCS and FACP



Bldg 1 House Panel



Typical Apartment Disconnect Panel

Site & Common Area Lighting Controls

Typical Bldg Mtd Area Lighting

Typical Stair Tower Entry Lighting

Typical Crawl Space Detection System

Overloaded Circuits for CCTV System

Typical Building Phone Distribution Panel

Physical Needs Assessment Cost Summary and Detailed Breakdown

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0208
(exp. 01/1/2014)

PNA Summary

HA Name	*HA Number*	
Jersey City Housing Authority	NJ009	12/17/15

Project Name	Project Number	Immediate Repairs	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
Booker T. Washington	09-03	$ 4,452,800	$ 8,077,200	$ 6,573,500	$ 6,837,700	$ 6,201,300	$ 32,142,500	$ 104,699
Marion Gardens	09-02	$ 4,073,200	$ 8,851,900	$ 6,386,800	$ 5,741,300	$ 6,639,400	$ 31,692,600	$ 139,003
Holland Gardens	09-05	$ 2,542,200	$ 4,667,600	$ 4,034,500	$ 3,733,800	$ 5,955,400	$ 20,933,500	$ 110,759
Hudson Gardens	09-04	$ 1,940,900	$ 3,971,200	$ 5,050,600	$ 5,331,200	$ 6,622,900	$ 22,916,800	$ 103,696
Berry Gardens I & II	09-09	$ 4,740,100	$ 5,100,400	$ 4,892,900	$ 6,251,200	$ 3,691,300	$ 24,675,900	$ 86,582
Danforth Hall I & II	09-09	$ 857,600	$ 1,490,000	$ 2,324,900	$ 1,278,600	$ 811,600	$ 6,762,700	$ 93,926
Curries Woods - New Heckman	09-08	$ 835,700	$ 3,150,800	$ 3,843,300	$ 1,872,400	$ 1,668,300	$ 11,370,500	$ 124,951
Curries Woods - Phase I	09-08	$ 523,600	$ 1,531,400	$ 1,295,400	$ 2,407,700	$ 743,700	$ 6,501,800	$ 141,343
Curries Woods - Phase 2-3	09-08	$ 285,000	$ 588,600	$ 1,086,100	$ 1,325,600	$ 1,459,600	$ 4,744,900	$ 124,866
Curries Woods - Phase 4-5	09-08	$ 870,600	$ 2,238,700	$ 4,085,200	$ 2,180,300	$ 3,418,200	$ 12,793,000	$ 106,608
Thomas J. Stewart Apartments	09-16	$ 1,401,100	$ 544,500	$ 775,400	$ 332,300	$ 807,400	$ 3,860,700	$ 80,431
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Totals		$ 22,522,800	$ 40,212,300	$ 40,348,600	$ 37,292,100	$ 38,019,100	$ 178,394,900	$ 108,447

Category	Immediate Repairs	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
Site	$ 103,200	$ 726,900	$ 1,087,400	$ 3,487,100	$ 6,171,900	$ 11,576,500	$ 7,037
Common Buildings	$ 50,300	$ 2,374,600	$ 57,700	$ 38,200	$ 2,452,300	$ 4,973,100	$ 3,023
Unit Exteriors	$ 5,506,100	$ 12,287,200	$ 10,328,300	$ 3,889,500	$ 11,113,600	$ 43,124,700	$ 26,216
Unit Interiors	$ 14,508,900	$ 21,842,000	$ 22,124,400	$ 27,104,200	$ 17,123,000	$ 102,702,500	$ 62,433
Mechanical	$ 2,354,300	$ 2,981,600	$ 6,750,800	$ 2,773,100	$ 1,158,300	$ 16,018,100	$ 9,737
Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Preliminary Estimated Cost	$ 22,522,800	$ 40,212,300	$ 40,348,600	$ 37,292,100	$ 38,019,100	$ 178,394,900	$ 108,447

Amount of PNA relating to Lead Paint/Asbestos	$ -	$ -
Amount of PNA relating to Section 504 Compliance	$ 548,700	$ 334
New Construction	$ -	$ -
Total Physical Needs	$ 178,394,900	$ -

Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 1/1/2014)

HA Name	HA Number	FY of Assessment	Original / Revision	Date Prepared:	Date Revised:
Jersey City Housing Authority	NJ009	2013	■ Revision	9/13/13	12/17/15

(1.0) Project Data

(1.1) Management Office Address: 241 Sixteenth Street
(1.2) Project Name: Holland Gardens
(1.3) Development No.: 09-05
(1.4) DOFA Date: 1944

(1.5) Year of Last Substantial Mod:
(1.6) Occupancy Rate (Rentable Units Only): 96%
(1.7) Latest PASS REAC Score:
Total Units: 189
(1.8) Total Buildings: 5
Occupied Units: 181
Vacant/Rentable Units: 8

(1.9) Occupancy Type(s) (Check all that apply):
- ■ Family
- ■ Elderly
- ■ Family & Disabled
- ■ Elderly & Disabled
- ■ Not Applicable
- ■ Official Designation: Elderly
- ■ Official Designation: Disabled
- ■ Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
- ■ S-F Detached
- ■ Semi-Detached
- ■ Row or Townhome
- ■ M-F/Walkup
- ■ Elevator
- ■ Non-Dwelling

(1.11) Bedroom Distribution

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied		65	73	37	6	
(1.11b) Vacant		4	1	3		
Total Units	0	69	74	40	6	0

Avg Bedrooms per Unit: 1.91

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)
- ■ PHA Internally
- ■ 3rd Pary Independent

(2.2) First Year Covered by PNA: 2013
(2.3) Length of PNA (in years): 20
(2.4) Unit Interiors Inspected (#): 20
Units Inspected as % of Total: 11%
(2.9) Total Residential Buildings: 5
(2.10) Number of Building Exteriors Inspected: 5
(2.11) Total Off-Street Parking Spaces: 51
(2.12) Site Acreage: 3.20 acres
(2.13) Parking Area (in square feet): 21,675 SF

(2.5) Inspector Contact Name: Eugene Schiavo
(2.6) Company Name or PHA Title: Kitchen & Associates
(2.7) Inspector Contact Phone: 856-854-1880

(2.8) Data Source(s) for PNA
- ■ Annual Inspections
- ■ Contractor
- ■ REAC Inspections

(2.14) Units Inspected by Bedroom Size

Eff	1BR	2BR	3BR	4BR	5BR+
	7	8	4	1	

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: ■ Yes ■ No
(2.16) Development Has Long-Term Physical and Social Viability: ■ Yes ■ No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	$ 6,800	$ 109,900	$ 173,400	$ 37,500	$ 1,202,200	$ 1,529,800
Common Buildings	$ -	$ 168,000	$ -	$ -	$ 168,000	$ 336,000
Unit Exteriors	$ 395,700	$ 1,801,500	$ 1,145,400	$ 75,900	$ 2,808,000	$ 6,226,500
Unit Interiors	$ 1,944,500	$ 2,518,800	$ 1,563,500	$ 3,502,800	$ 1,692,100	$ 11,221,700
Mechanical	$ 195,200	$ 69,400	$ 1,152,200	$ 117,600	$ 85,100	$ 1,619,500
Other	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ 2,542,200	$ 4,667,600	$ 4,034,500	$ 3,733,800	$ 5,955,400	$ 20,933,500
Amount of PNA relating to Lead Paint/Asbestos	$ -					$ -
Amount of PNA relating to Section 504 Compliance	$ 37,800					$ 37,800
New Construction						$ -
					TOTAL PHYSICAL NEEDS	$ 20,933,500

(4.0)Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt resurface	25	10	Per Sq. Ft.	21,670		$ 4.20	$ -	$ 91,100.00
Concrete driveway			Per Sq. Ft.				$ -	$ -
Seal Coat sy	5	0	Other	2,408	2,408	$ 2.52	$ 6,100	$ 24,400.00
Striping	5	0	Per Unit	51	51	$ 12.00	$ 700	$ 2,800.00
Curb & Gutter	30	20	Per Linear Foot	2,390		$ 24.00	$ -	$ 57,400.00
Pedestrian paving - concrete	30	20	Per Sq. Ft.	41,450		$ 9.00	$ -	$ 373,100.00
Pedestrian paving - asphalt	15		Per Sq. Ft.			$ 3.00	$ -	$ -
Concrete stair & railing	50	20	Per Sq. Ft.	5,500		$ 99.60	$ -	$ 547,800.00
Concrete ramp & railing	50	20	Per Linear Foot	196		$ 690.00	$ -	$ 135,300.00
Concrete retaining wall repair	20		Per Sq. Ft.			$ 30.00	$ -	$ -

form HUD-52829 (11/2008)

Signage - monument sign	10	5	Per Unit	1		$ 1,440.00	$ -	$ 3,000.00
Signage - building mounted	15	5	Per Unit	12		$ 180.00	$ -	$ 4,400.00
Water Lines/Mains	40		Per Linear Foot				$ -	$ -
Sewer Lines/Mains	50		Per Linear Foot				$ -	$ -
Gas Mains	40		Per Linear Foot				$ -	$ -
Lighting - pole	25	15	Per Unit	2		$ 2,000.00	$ -	$ 4,000.00
Lighting - bldg mtd (area)	25	15	Per Unit	48		$ 500.00	$ -	$ 24,000.00
Lighting - bldg mtd (entrance)	6	5	Per Unit	6		$ 200.00	$ -	$ 3,600.00
Storm Drainage	50		Per Sq. Ft.				$ -	$ -
Landscape - lawns	50	20	Per Sq. Ft.	26,132		$ 0.60	$ -	$ 15,700.00
Landscape - trees	50		Each			$ 1,200.00	$ -	$ -
Fencing - 4' metal picket	50	40	Per Linear Foot	5,835		$ 51.60	$ -	$ -
Fencing - 8' chain link	40	20	Per Linear Foot	275		$ 76.80	$ -	$ 21,200.00
Fence Painting	7		Per Sq. Ft.				$ -	$ -
Dumpsters Enclosures (conc)	10		Per Unit	4		$ 5,000.00	$ -	$ 40,000.00
Pad-set electrical transformers	30		Per Sq. Ft.			$ 29,000.00	$ -	$ -
Electric Distribution	40		Per Linear Foot				$ -	$ -
Basketball court	15	5	Per Sq. Ft.	7,140		$ 3.00	$ -	$ 43,000.00
Tennis Court sy	15		Other			$ 51.60	$ -	$ -
Playground Areas/Equipment	20	5	Per Unit	7,200		$ 10.00	$ -	$ 72,000.00
Park benches	20	10	Per Unit	33		$ 1,680.00	$ -	$ 55,500.00
Picnic tables	20		Per Unit			$ 3,360.00	$ -	$ -
Flagpole	50		Per Unit			$ 5,142.00	$ -	$ -
Site lighting improvements	25	4	Lump Sum	1		$ 4,644.00	$ -	$ 4,700.00
Other (Specify)							$ -	$ -
Site Subtotals							$ 6,800	$ 1,523,000.00
(4.10) Common Buildings--Rehab Only								
Administrative Area / Suite			Per Sq. Ft.	600			$ -	$ -
Community Room / Suite			Per Sq. Ft.	600			$ -	$ -
Shop			Per Sq. Ft.	800			$ -	$ -
Storage Area			Per Sq. Ft.				$ -	$ -
Unused Basements			Per Sq. Ft.				$ -	$ -
Central plant rooms			Per Sq. Ft.				$ -	$ -
Electrical closets			Per Sq. Ft.				$ -	$ -
Central Boiler			Per Sq. Ft.				$ -	$ -
Central Chiller			Per Sq. Ft.				$ -	$ -
Family Invesment Center			Per Sq. Ft.				$ -	$ -
Day Care Center			Per Sq. Ft.				$ -	$ -
Central Stairs			Per Sq. Ft.	6,400			$ -	$ -
Janitor Closet			Per Sq. Ft.				$ -	$ -
Laundry Areas			Per Sq. Ft.				$ -	$ -
Common Area Washers			Per Unit				$ -	$ -
Common Area Dryers			Per Unit				$ -	$ -
Common Area Finishes	15	5	Per Sq. Ft.	8,400		$ 20.00	$ -	$ 336,000.00
Other (Specify)							$ -	$ -
Other (Specify)							$ -	$ -
Common Subtotals							$ -	$ 336,000.00
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				$ -	$ -
Foundation	50		Per Sq. Ft.				$ -	$ -
Rat Slab	50		Per Sq. Ft.	16,908		$ 10.80	$ -	$ -
Building Slab	50	25	Per Sq. Ft.	16,908		$ 12.60	$ -	$ -
Roofs - Asphalt strip	25	10	Per Square	406		$ 282.90	$ -	$ 114,800.00
Roofs - Modified Bitumen	20	0	Per Sq. Ft.	800	800	$ 12.00	$ 9,600	$ 9,600.00
Canopies	40	20	Per Sq. Ft.	255		$ 30.00	$ -	$ 7,700.00
Brick Cleaning	8	1	Per Sq. Ft.	94,372	1,070	$ 4.20	$ 4,500	$ 1,189,200.00
Tuck-Pointing	40	5	Per Sq. Ft.	94,372	300	$ 11.40	$ 3,500	$ 1,075,900.00
Masonry Lintel Replacement	40	10	Per Linear Foo	10,700		$ 49.80	$ -	$ 532,900.00
Brick Pier Repair	40		Per Sq. Ft.		300	$ 27.00	$ 8,100	$ -
Building Expansion Joints	10	1	Per Linear Foo	240		$ 7.80	$ -	$ 3,800.00
Exterior Paint & Caulking	8		Per Sq. Ft.				$ -	$ -
Foundation Paint	8	1	Per Sq. Ft.	18,276	9,138	$ 1.56	$ 14,300	$ 85,800.00
Soffits	25	15	Per Sq. Ft.	3,046	45	$ 10.80	$ 500	$ 32,900.00
Siding	30	15	Per Sq. Ft.	2,016		$ 5.10	$ -	$ 10,300.00
Exterior Stairwells/Fire Escapes repaint	8	1	Per Linear Foo	680		$ 9.60	$ -	$ 19,800.00
Common Stair - refinish metal	8	1	Per Sq. Ft.	3,840		$ 3.00	$ -	$ 34,800.00
Common Stair - Concrete	50		Per Sq. Ft.			$ 99.60	$ -	$ -
Common Stair - Metal Treads	20		Per Unit			$ 792.00	$ -	$ -
Common Stair - Tread Covers	15	1	Per Sq. Ft.	6,400		$ 25.20	$ -	$ 322,600.00
Common Stair - Wall Rail	50	25	Per Linear Foo	768		$ 42.00	$ -	$ -
Common Stair - Paint rail/guard	8	1	Per Linear Foo	768		$ 1.80	$ -	$ 4,200.00
Common Stair - Guard panel infill	20	0	Per Sq. Ft.	2,304	2,304	$ 36.00	$ 83,000	$ 83,000.00
Landings & Railings			Per Sq. Ft.				$ -	$ -
Balconies & Railings			Per Sq. Ft.				$ -	$ -
Wood Decks/Stairs	20		Per Sq. Ft.			$ 10.00	$ -	$ -
Mail Facilities	10	4	Per Unit	190		$ 120.00	$ -	$ 45,600.00
Exterior Doors - Stair Tower	25	1	Per Unit	16		$ 2,436.00	$ -	$ 39,000.00
Exterior Doors - Bsmt Sngl Leaf	25	4	Per Unit	8		$ 1,746.00	$ -	$ 14,000.00
Exterior Doors - Bsmt Dbl Leaf	25	4	Per Unit			$ 2,538.00	$ -	$ -

Exterior Doors - Entrance Pair		25	4	Per Unit	2		$ 4,848.00	$ -	$ 9,700.00
Exterior Doors - Apartment w/transom		25	1	Per Unit	16		$ 888.00	$ -	$ 14,300.00
Exterior Doors - Apartment w/o transom		25	1	Per Unit	16		$ 768.00	$ -	$ 12,300.00
Exterior Doors - storm door		7		Per Unit			$ 450.00	$ -	$ -
Windows - 3 story stair tower	alum	30	0	Per Unit	10	10	$ 6,696.00	$ 67,000	$ -
Windows - 4 story stair tower	alum	30	0	Per Unit	6	6	$ 9,374.40	$ 56,300	$ -
Windows - Curtain Wall	alum	30		Per Sq. Ft.			$ 120.00	$ -	$ -
Windows - small (average unit)	alum	30	20	Per Unit	892	1	$ 1,674.00	$ 1,700	$ 1,493,300.00
Windows - double (average unit)	alum	30	20	Per Unit	170		$ 3,348.00	$ -	$ 569,200.00
Windows - triple (average unit)	alum	30	20	Per Unit			$ 5,580.00	$ -	$ -
Windows - Storefront		30		Per Sq. Ft.			$ 111.60	$ -	$ -
Windows - Security Screen		40	20	Per Unit	23		$ 810.00	$ -	$ 18,700.00
Basement Louver		30	15	Per Unit	6		$ 1,296.00	$ -	$ 7,800.00
Basement Brick Vent		30	10	Per Unit	47		$ 50.00	$ -	$ 2,400.00
Basement Window	alum	30	20	Per Unit	29		$ 700.80	$ -	$ 20,400.00
Windows		30		Per Sq. Ft.				$ -	$ -
Windows - townhouse	vinyl	30		Per Sq. Ft.			$ 500.00	$ -	$ -
Gutters		25	10	Per Linear Foo	2,285		$ 13.80	$ -	$ 31,600.00
Downspouts		25	10	Per Linear Foo	1,800		$ 10.50	$ -	$ 18,900.00
Columns & Porches	wood	30		Per Sq. Ft.			$ 75.00	$ -	$ -
Decks & Patios	conc	50		Per Sq. Ft.			$ 10.00	$ -	$ -
Exterior Lighting - Apt Entry		6		Per Unit	1		$ 200.00	$ -	$ 600.00
Insulation - Rigid applied to deck		30	0	Per Sq. Ft.	33,815	33,815	$ 2.25	$ 76,100	$ -
Insulation - blown-In R30		50		Per Sq. Ft.			$ 1.50	$ -	$ -
Insulation - blown-in R38		50	0	Per Sq. Ft.	33,815	33,815	$ 2.10	$ 71,100	$ -
Attic Hatch		30	5	Per Unit	5		$ 1,129.20	$ -	$ 5,700.00
Other (Specify)								$ -	$ -
Other (Specify)								$ -	$ -
Unit Exterior Subtotals								$ 395,700	$ 5,830,800.00
(4.12) Unit Interiors									
Interior Painting (non routine)	walls	7	4	Per Sq. Ft.	122,850		$ 0.90	$ -	$ 331,800.00
Interior Painting (non routine)	ceilings	7	4	Per Sq. Ft.	122,850		$ 1.50	$ -	$ 552,900.00
Partition Repair		50		Per Sq. Ft.		1,229	$ 61.20	$ 75,200	$ -
Interior Doors - Entry from corridor		25	0	Per Unit	189	198	$ 1,627.20	$ 322,200	$ -
Interior Doors - swing		30	15	Per Unit	756	302	$ 925.20	$ 279,800	$ 699,500.00
Interior Doors - bi-pass		10		Per Unit			$ 531.60	$ -	$ -
Interior Doors - bi-fold		10		Per Unit			$ 373.20	$ -	$ -
Door frame - HM		30	15	Per Unit	945	95	$ 384.00	$ 36,300	$ 362,900.00
Door frame - wood		30		Per Unit			$ 312.00	$ -	$ -
Flooring (non routine)	VCT/MCT	15	5	Per Sq. Ft.	118,125	47,250	$ 4.80	$ 226,800	$ 1,134,000.00
Flooring (non routine)	Wall base	15	5	Per Linear Foo	113,400	45,360	$ 3.42	$ 155,200	$ 775,800.00
Flooring (non routine)	Carpet	7		Per Sq. Ft.			$ 3.00	$ -	$ -
Flooring (non routine)	Sheet Viny	15		Per Sq. Ft.			$ 9.60	$ -	$ -
Stairs and Handrails	per run	50		Per Unit			$ 2,400.00	$ -	$ -
Shower/Tub Surrounds	CT	20	10	Per Unit			$ 708.00	$ -	$ -
Shower/Tub Surrounds	plastic	20	5	Per Unit	189	76	$ 840.00	$ 63,600	$ 158,800.00
Bathtub		20	15	Per Unit	189	19	$ 1,801.20	$ 34,100	$ 340,500.00
Commodes		20	15	Per Unit	189		$ 866.40	$ -	$ 163,800.00
Vanities		20	5	Per Unit	189	57	$ 1,348.80	$ 76,500	$ 255,000.00
Lav - wall hung		20		Per Unit			$ 1,119.60	$ -	$ -
Faucets - tub/shower		20	5	Per Unit	189	38	$ 486.00	$ 18,400	$ 91,900.00
Bathroom Flooring (non cyclical)	VCT/MCT	15	5	Per Sq. Ft.	4,500	3,375	$ 4.80	$ 16,200	$ 43,200.00
Bathroom Flooring (non cyclical)	CT	50	15	Per Sq. Ft.	225		$ 14.40	$ -	$ 3,300.00
Kitchen Cabinets		20	7	Per Linear Foo	1,890	473	$ 277.20	$ 131,000	$ 524,000.00
Counters		10	2	Per Linear Foo	1,512	1,361	$ 39.60	$ 53,900	$ 119,800.00
Kitchen Sink		10	2	Per Unit	189	170	$ 961.20	$ 163,600	$ 363,400.00
Ranges		15	5	Per Unit	189	19	$ 1,050.00	$ 19,900	$ 397,000.00
Range Hoods		15	5	Per Unit	189	19	$ 325.00	$ 6,200	$ 123,000.00
Refrigerators		15	5	Per Unit	189	19	$ 850.00	$ 16,100	$ 321,400.00
Dishwasher		15		Per Unit			$ 850.00	$ -	$ -
Microwave				Per Unit				$ -	$ -
Washing Machines				Per Unit				$ -	$ -
Dryers				Per Unit				$ -	$ -
Window Coverings - mini blinds		15		Per Sq. Ft.	1,062		$ 7.50	$ -	$ 8,000.00
Window Coverings - shades		10		Per Sq. Ft.			$ 2.70	$ -	$ -
Bath Accessories		10	5	Lump Sum	189	38	$ 420.00	$ 15,900	$ 158,800.00
Unit electrical sub-panel		50	10	Per Unit	189		$ 1,600.00	$ -	$ 302,400.00
Unit switches & outlets		20	10	Per Sq. Ft.	122,850		$ 6.00	$ -	$ 737,100.00
Unit interior lighting		20	15	Per Sq. Ft.	122,850		$ 5.00	$ -	$ 614,300.00
Unit smoke/fire Detection		10	5	Per Sq. Ft.	122,850			$ -	$ -
Call-for-Aid Systems		15		Per Unit				$ -	$ -
Buzzer / Intercom		20		Per Unit	189			$ -	$ -
Unit water heater		10		Per Unit			$ 1,800.00	$ -	$ -
Unit hot air furnace		25		Per Unit				$ -	$ -
Unit boiler		25		Per Unit			$ 4,700.00	$ -	$ -
Unit hot water pump		10		Per Unit			$ 1,800.00	$ -	$ -
Unit baseboard radiation		50	10	Per Linear Foot			$ 92.00	$ -	$ -
Unit freestanding radiation		50	15	Per Unit	1,323		$ 525.00	$ -	$ 694,600.00

Unit electric heaters		25		Per Unit				$ -	$ -
Unit exhaust fan		15		Per Unit			$ 300.00	$ -	$ -
Unit AC wall sleeve		15		Per Sq. Ft.				$ -	$ -
Unit AC thru-wall		15		Per Sq. Ft.			$ 500.00	$ -	$ -
Unit Reconfiguration	HC	50		Per Sq. Ft.				$ -	$ -
Unit electrical upgrades				Per Unit		189	$ 1,235.90	$ 233,600	$ -
Other (Specify)								$ -	$ -
Unit Interior Subtotals								$ 1,944,500	$ 9,277,200.00
(4.13) Mechanical									
Domestic Water Supply	interior	50	30	Per Linear Foo	20,000		$ 27.00	$ -	$ -
Sanitary and Vent System	interior	50	25	Per Linear Foo	33,100		$ 31.00	$ -	$ -
Storm Piping	interior	50	25	Per Linear Foo	2,000	100	$ 30.00	$ 3,000	$ -
Sewerage Ejector Pumps		50	20	Per Unit	2		$ 5,860.00	$ -	$ 11,800.00
Gas piping	interior	50	30	Per Linear Foo	2,400		$ 30.00	$ -	$ -
Heating Equipt/System				Other				$ -	$ -
Boilers #1		30	8	Per Unit	3		$ 47,860.00	$ -	$ 143,600.00
Condensate Pumps - Old		7	2	Per Unit	4	4	$ 1,300.00	$ 5,200	$ 15,600.00
Condensate Pumps - New		7		Per Unit			$ 1,300.00	$ -	$ -
Fuel Oil Pump		10	5	Per Unit	2		$ 1,325.00	$ -	$ 5,400.00
Boilers #2		15		Per Unit			$ 9,760.00	$ -	$ -
Condensate Pumps #2		7		Per Unit			$ 1,300.00	$ -	$ -
Steam Piping & Risers		50	10	Per Linear Foo	24,600		$ 30.00	$ -	$ 738,000.00
Steam Piping Insulation - crawl space		15	10	Per Linear Foot			$ 30.00	$ -	$ -
Steam Piping Insulation - exposed		15	10	Per Linear Foo	17,010	6,804	$ 12.00	$ 81,700	$ 204,200.00
Float and Thermostatic Steam Traps		20	0	Per Unit	36	36	$ 200.00	$ 7,200	$ 7,200.00
Central Exhaust Ventilators		15		Per Unit				$ -	$ -
Electric Disribution		50		Lump Sum				$ -	$ -
Hot Water Heaters #1	central	15	0	Per Unit	2	2	$ 23,850.00	$ 47,700	$ 47,700.00
Heat Exchanger		15	5	Per Unit	3		$ 16,100.00	$ -	$ 96,600.00
Domestic Water circ Pumps		7	7	Per Unit	3	1	$ 1,400.00	$ 1,400	$ 8,400.00
Storage Tank circulators		7	7	Per Unit	3	1	$ 1,400.00	$ 1,400	$ 8,400.00
Hot Water Heaters #2	central	15		Per Unit			$ 23,825.00	$ -	$ -
Domestic Water Return Pumps		7		Per Unit			$ 1,400.00	$ -	$ -
Domestic Water Secondary Pumps		7		Per Unit			$ 1,925.00	$ -	$ -
Steam to Water Heat Exchanger		30	25	Per Unit	2		$ 13,250.00	$ -	$ -
Sump Pumps		15		Per Unit			$ 400.00	$ -	$ -
Common Area Sub-panels		50		Per Unit			$ 2,000.00	$ -	$ -
Switches & outlets	common	20	10	Per Sq. Ft.	8,400		$ 6.00	$ -	$ 50,400.00
Interior Lighting	common	25	15	Per Sq. Ft.	8,400		$ 6.00	$ -	$ 50,400.00
Emergency Lighting	common	10	5	Per Sq. Ft.	8,400		$ 1.00	$ -	$ 16,800.00
Trash Compactor				Per Unit			$ 10,000.00	$ -	$ -
Cooling Equipt/Systems				Per Sq. Ft.				$ -	$ -
Classroom HVAC Units		15	5	Per Unit	3	1	$ 1,600.00	$ 1,600	$ 9,600.00
Common Area Window AC Units		15	10	Per Unit	6		$ 400.00	$ -	$ 2,400.00
Common Area Split System Condenser		20		Per Unit			$ 9,221.00	$ -	$ -
Common Area Split System Air Handler		20		Per Unit			$ 5,724.00	$ -	$ -
Steam Baseboard		50	5	Per Unit			$ 92.00	$ -	$ -
Water Baseboard		50	5	Per Unit			$ 92.00	$ -	$ -
Unit Heater		15	5	Per Unit			$ 575.00	$ -	$ -
Unit Heater - 3kW electric		15		Per Unit			$ 800.00	$ -	$ -
VRF Indoor Ceiling Cassettes		15	5	Per Unit				$ -	$ -
Propeller fan - Boiler Rm		15	5	Per Unit			$ 1,831.00	$ -	$ -
Exhaust fan - Boiler Rm		10	5	Per Unit			$ 434.00	$ -	$ -
Call-for-Aid Central Panel		15		Per Unit				$ -	$ -
Smoke/Fire Detection Panel		15		Per Unit	5			$ -	$ -
Security/Fire Alarm Panel		15		Per Unit				$ -	$ -
Heat sensors (Siemens)		15		Per Unit	189			$ -	$ -
Unit Reconfiguration	HC	50		Per Sq. Ft.				$ -	$ -
Fire Supression System - standpipe		50	40	Per Linear Foot			$ 90.00	$ -	$ -
Fire Supression System		50	20	Per Linear Foo	300		$ 26.00	$ -	$ 7,800.00
Fire pump		20		Per Unit			$ 25,000.00	$ -	$ -
Generator		35		Per Unit			$ 75,000.00	$ -	$ -
Vertical Wheelchair Lift		25		Per Unit			$ 30,000.00	$ -	$ -
Elevator - traction		30		Per Unit			########	$ -	$ -
Elevator - hydraulic		30		Per Unit			########	$ -	$ -
Elevator - traction		30		Per Unit			########	$ -	$ -
Elevator cab		15		Per Unit			$ 10,000.00	$ -	$ -
Common area electrical upgrades				Lump Sum		1	$ 45,933.00	$ 46,000	$ -
Other (Specify)								$ -	$ -
Mechanical Subtotals								$ 195,200	$ 1,424,300.00
(4.14) Other									
Site Acquisition				Per Sq. Ft.				$ -	$ -
Other Fees and Costs				Per Sq. Ft.				$ -	$ -
Demolition				Per Sq. Ft.				$ -	$ -
Dwelling Unit Conversion				Per Sq. Ft.				$ -	$ -
Contingency				Per Sq. Ft.				$ -	$ -
Other (Specify)								$ -	$ -
Other (Specify)								$ -	$ -
Other Subtotals								$ -	$ -

GRAND TOTAL						$ 2,542,200.00	$ 18,391,300.00
(4.15) Special Categories							
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				$ -
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.		1	$ 37,800.00	$ 37,800

Assessor Qualifications

Founded in 1971, Kitchen & Associates Services, Inc., (K&A), is a 70 person, full-service, architecture, engineering, planning and interior design firm with our main office located in Collingswood, NJ, with a branch office in Philadelphia, Pennsylvania. Incorporating both new construction and rehabilitation of existing structures, the firm's primary focus is in providing creative problem solving techniques translating the unique needs of the client into successful, economical, sustainable and functional projects. Our three part mission statement embodies our focus: 1) K&A thrives on developing, discovering and pursuing opportunities to create superior environments where people live, work, and play; 2) K&A values and promotes our role as dedicated socially and environmentally responsible professionals who make significant contributions to the communities, institutions and business entities we serve; 3) K&A achieves through our sensitivity to the physical and social environment and creative application of our collective expertise.

Personnel who conducted the assessment:

- Milton Smith, RA, Senior Associate and Project Manager
- Alkesh Taylor, PE, LEED AP; BPI BA, EP and MFBA; Engineering Project Manager
- Ryan Wolfe, PE
- Angel Placeres, PE
- Carlos Sesto
- Keith Johnson
- Randahl Matsuno
- Sean Hill

Disclaimer

This report has been prepared for, and can be relied upon, by the client and the United States Department of Housing and Urban Development (HUD). This report was prepared in accordance with generally accepted industry standards of practice for building inspection services, including the ASTM E-2018-01 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.* No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from K&A.

The statements in this report are professional opinions about the present condition of the subject property. They are based upon visual evidence available during the inspection of reasonably accessible areas of the subject property. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work then was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.