Print Date: 15-Aug-2024 HUMAN RESOURCES ADMINISTRATION - FY 2025

Asset Name : BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT Address : 1958 FULTON STREET BTWN: RALPH AVE. - HOWARD AVE. Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 144,341 Project Type : HUMAN RESOURCES

Date of Survey : 11-Mar-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,4,5,Ph

Block : 1548 Lot : 19 BIN : 3042090

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$3,475,500	
Interior Architecture	\$1,601,500	\$1,496,500
Electrical	\$1,341,000	\$2,188,600
Mechanical	\$2,589,500	\$3,999,900
Site Pavements	\$96,500	\$436,400
Total	\$9,104,100	\$8,121,300
Importance Code A	\$4,213,500	\$50,200
Importance Code B	\$4,890,700	\$8,071,100
Total	\$9,104,100	\$8,121,300

Total	\$264,100	\$159,000	\$57,600	\$40,700
Importance Code C	\$21,700			
Importance Code B	\$136,000	\$144,400	\$43,300	\$26,400
Importance Code A	\$106,400	\$14,600	\$14,300	\$14,300
Total	\$264,100	\$159,000	\$57,600	\$40,700
Elevators/Escalators	\$7,700	\$7,700	\$7,700	\$7,700
Site Pavements	\$10,700			
Site Enclosure	\$7,700			
Mechanical	\$11,500	\$86,800	\$37,500	\$25,800
Electrical	\$3,100	\$64,500	\$1,600	\$1,700
Interior Architecture	\$117,000		\$10,800	\$5,400
Exterior Architecture	\$106,400			
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 1951

Architecture	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Cast in Place Concrete	5% Paint Peeling, Extent Location : North An		LIFE eted : 2%	* *	5	\$10,000	
Cast Stone/Terra Cotta Masonry: Brick	5% 45% Now Water Penetration, Ex Location: Througho		LIFE LIFE Irea Affec	** ** cted : 15%	5 5	\$15,600 \$17,900	
Masonry: Limestone Stucco Cement	5% 40% Now Cracking/Crumbling, Location: East And Water Penetration, Ex Location: East And	West Sides ctent : Moderate, A			5 5	\$1,500 \$19,900	
Windows							
Aluminum	98% Now Air Infiltration, Exten Location: Througho Broken/Missing Elema Location: Througho Water Penetration, Ex Location: Througho	out ents, Extent : Seve out :tent : Moderate, A out	re, Area A	Affected : 100%	5	\$19,800	1
Metal Louvers	2% Now Broken/Missing Elemo Location: Througho		2047 re, Area 2	* * Affected : 100%			
Parapets Cast Stone/Terra Cotta	10% 2-4 Cracking/Crumbling, Location: Througho		LIFE ea Affecte	* * ed : 5%	5	\$29,500	
Masonry: Brick	45% 2-4 Joint Mortar Miss/Ero Location: At Clay T	\$42,400 od, Extent : Moder	LIFE cate, Area	* * a Affected : 35%	5	\$17,200	
Stucco Cement	40% Now Cracking/Crumbling, Location: Througho Water Penetration, Ex Location: Througho	out Lower And Up _l ctent : Moderate, A	per Roofs Irea Affe	s cted : 10%	5	\$19,700	
No Component	5%						

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Asset #: 1951

Architecture	Current Repair	Futui	Future Replacement Maintenance							
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Exterior Roof										
Modified Bitumen	60% Now \$6	51,500 2042	* *			1				
Modified Bituinen	Alligatoring, Extent : Moderat	,				1				
	Location: Throughout									
	Blisters, Extent : Severe, Area	Affected : 20%								
	Location : Roofs Over Audito Cafeteria And Gymnasium	orium, Fourth Floo	or North Wing, Fir.	st Floor	Corridor Between					
	Drains Clogged, Extent : Seven Location : Roof C	re, Area Affected :	2%							
	Miss/Damaged Flashings, Exte	ent : Moderate, Ar	rea Affected : 10%							
	Location : At Junction Of His			orridor T	o Cafeteria					
	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 5% Location: Roofs A, B, E									
	Recent Repair Evident, Extent	· N/A. Area Affect	ed · 15%							
	Location: Roof B And E									
	Vegetation Growth, Extent : Moderate, Area Affected : 5% Location : Roof A And E									
	Water Penetration, Extent: Severe, Area Affected: 30% Location: Over Junction Of First Floor Corridor And Gymnasium, Roofs A, B, E									
M 1'C 1D'			**	n, Roojs	A, D, E					
Modified Bitumen	30% 0-2 \$3. Alligatoring, Extent: Moderate Location: Roof F And G	25,700 2042 e, Area Affected :								
	Worn/Eroded, Extent : Modera Location : Roof F And G	te, Area Affected :	100%							
Play Surface		37,800 2042	* *							
Tia, Sallace	Water Penetration, Extent: Mo Location: First Floor Roof		cted : 10%							
	·	ta Amag Affactad	1000/							
	Worn/Eroded, Extent : Modera Location : First Floor Roof	ie, Area Affectea :	100%							
Skylight, Metal/Glass	5%	2042	* *	10	\$17,000					
Interior					,					

Interior

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Asset #: 1951

Architecture	Current Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	Cracking/ Location Water Pen	n : Through netration, E.	\$35,900 Extent : Light, Are out Basement extent : Severe, Area	ı Affected	l : 25%	5	\$47,300	
			nt, Incomplete Con-					
Ceramic Tile	U		\$285,800 Extent : Light, Are out	2035 ea Affecte	\$1,428,900 ed: 20%	5	\$13,000	
Marble Panels			\$46,300 nents, Extent : Mode obby	LIFE erate, Ar	* * ea Affected : 2%	5	\$8,100	
Quarry Tile	Location Worn/Ero	Crumbling, 1 : Kitchen	\$310,800 Extent : Light, Area : Light, Area Affect	00		5	\$8,100	
Terrazzo	_		\$3,900 Extent : Light, Are	LIFE ea Affecte	* * ed : 5%	5	\$1,700	
Vinyl Tile	Uneven St		\$350,100 stent : Moderate, A Floor Corridor Nea	-		3 ridor	\$16,200	
Vinyl Tile	40%			2037	* *	3	\$32,400	
Wood	7%			2060	* *	5	\$28,400	

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Asset #: 1951

rchitecture	Curi	rent Repai	r	Futur	e Replace	ment	Ma	aintenance		
stem Component Type	% of Fail l Total (Yea		mated Cost	Year FY	Estimate	ed Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior	•			•		•			•	
Interior Walls										
Cast in Place Concrete	5% 2-4 Cracking/Crumb Location : Thr Water Penetration Location : Bas	bling, Exter oughout Bo on, Extent	asement And : Severe, Are	Lower Le a Affected	evel l : 5%	* *				
Ceramic Tile	10% No Cracking/Crumb Location : State	bling, Exte	\$2,400 nt : Moderate	2035 e, Area A <u>j</u>		48,900 0%	5	\$500		
Fiberglass Panel	2%			LIFE		* *				
Gypsum Board	28% 2-4 Cracking/Crumb Location: Thr	bling, Exte	\$700 nt : Light, Ar	LIFE	ed : 10%	* *	5	\$1,500		
Masonry: Brick	2%			LIFE		* *				
Marble Panels	3% 2- Cracking/Crumb Location: Thr	bling, Exte	\$2,400 nt : Light, Ar	LIFE	ed : 20%	* *				
Plaster	Cracking/Crumb	bling, Exte	\$10,800 nt · Moderate	a Araa A	fected . 25	0/2		\$1,400		
	Location : Thr Paint Peeling, E Location : Thr	oughout, E Extent : Mo	Below Cafeter derate, Area	ria, Audit Affected	orium Stag : 25%	ge Left, 4				
Ceilings	Location : Thr Paint Peeling, E Location : Thr	oughout, E Extent : Mo oughout, E	Below Cafeter derate, Area Below Cafeter	ria, Audit Affected ria, Audit	orium Stag : 25%	ge Left, 4 ge Left, 4		Offices		
Ceilings AcousTileSusp.Lay-In	Location : Thr Paint Peeling, E	oughout, E Extent : Mo oughout, E 2 Oring, Exte	Below Cafeter derate, Area Below Cafeter \$175,600 nt : Moderat	ria, Audit Affected ria, Audit 2045 e, Area Aj	orium Stag : 25% orium Stag	ge Left, 4 ge Left, 4 * *				
•	Location: Thr Paint Peeling, E Location: Thr 25% 0-: Staining/Discole Location: Thr	oughout, Extent: Mooughout, E 2 pring, Exte oughout, 4 4 bling, Exte	Relow Cafeter derate, Area Relow Cafeter \$175,600 Int: Moderate th Floor, Caj \$158,200	ria, Audit Affected ria, Audit 2045 e, Area A feteria LIFE	orium Stag : 25% orium Stag ffected : 10	ge Left, 4 ge Left, 4 * *	th Floor	Offices		
Acous TileSusp.Lay-In	Location: The Paint Peeling, E Location: The Staining/Discolor Location: The 10% 2-6 Cracking/Crumb	oughout, Extent: Mooughout, Extent oughout, Extending, Extending, Extending, Extending, Extending, Extending, Extent	Relow Cafeter derate, Area Relow Cafeter \$175,600 Int: Moderate th Floor, Cap \$158,200 Int: Light, Ar \$11,100 Severe, Area	ria, Audit Affected ria, Audit 2045 e, Area Af feteria LIFE ea Affecte	orium Stag : 25% orium Stag ffected : 10	ge Left, 4 ge Left, 4 * *	th Floor	Offices \$27,000		
Acous TileSusp.Lay-In Exposed Struc: Concrete	Location: Thr Paint Peeling, E Location: Thr 25% 0- Staining/Discold Location: Thr 10% 2- Cracking/Crumit Location: Thr 15% No Water Penetration Location: Roc 50% No Cracking/Crumit Location: Thr (Rooms 200, 2 Paint Peeling, E Location: Thr	oughout, Extent: Mooughout, Extent: Mooughout, Extending, Extent: Mooughout 5t 02, 203), And on, Extent: Moong, Extent	selow Cafeter derate, Area selow Cafeter \$175,600 nt: Moderate th Floor, Cap \$158,200 nt: Light, Ar \$11,100 : Severe, Area set \$321,200 nt: Moderate th Floor (Roo luditorium Al derate, Area th Floor (Roo luditorium Al : Severe, Area	ria, Audit Affected ria, Audit 2045 e, Area Aj feteria LIFE ea Affected LIFE e, Area Aj oms 500, 2 t Old Skyl Affected to Old Skyl to Old Skyl	orium Stag : 25% orium Stag ffected : 10 ed : 20% ffected : 40 ffected : 40 ffected : 40 ffected : 40% ffected : 40%	** 200% ** ** 30% ** ** ** ** ** 5a), Thro ing Over	5 5 5 ughout 2 ughout 2	\$27,000 \$3,400 \$40,500 \$67,600 \$and Floor Jear Auditorium		

Site Enclosure

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Asset #: 1951

Architecture	Current	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Enclosure								
Fence/Gates								
Chain Link	95%		2052	* *				
	Corrosion/Rusting, I Location : Playgro	-	Affected : .	35%				
Iron Picket	5%		2067	* *				
	Corrosion/Rusting, I Location : Herkime	_	Affected : .	15%				
Retaining Walls								
Cast in Place Concrete	95% Now	\$7,700	2052	* *				
	Cracking/Crumbling Location : Around		, Area Affe	cted : 75%				
Masonry: Brick	5%		2042	* *				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50% Now	\$48,300	2037	* *				
	Cracking/Crumbling Location : Fulton S		, Area Affe	cted : 15%				
Cast in Place Concrete	50% Now	\$48,300	2037	* *				
	Broken/Missing Elen	nents, Extent : Mod	erate, Area	Affected: 10%				
	Location : By Dum	pster Southeast Co	ner Of Loi					
	Cracking/Crumbling			d : 10%				
	Location : Near Co	orner Of Howard Av	renue					
On-Site Walkways Cast in Place Concrete	100%		2037	* *				
Parking/Driveway								
Cast in Place Concrete	100% 0-2	\$2,000	2045	* *				
	Cracking/Crumbling	, Extent : Moderate	, Area Affe	cted : 10%				
	Location : At Dum	pster On Herkimer						
Activity Yard								
Asphalt	100% 4+	\$8,700	2035	\$436,400				
	Cracking/Crumbling	-	a Affected	: 15%				
	Location : Playgro	und						

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$50,200	5	\$600	
	Suspect Water Damage, Extent : Light	, Area Affect	ted : 100%			
	Location : Electrical Room					
	Other Observation, Extent : N/A, Area	Affected: 1	100%			
	Location : Electrical Room					

Explanation: One 1600 Ampere Main Disconnect Switch

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Asset #: 1951

Electrical	Current Re	pair Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	80%	2032	\$228,600	5	\$500		
Fused Disc Sw	20%	2052	* *	5	\$100		
Raceway							
Conduit	90%	2032	\$253,900	1			
Conduit	10%	2042	* *	1			
Panelboards							
Fused Disc Sw	10%	2031	\$29,200	5	\$300		
		xtent : Moderate, Area Af	fected : 100%				
	Location: 5th Floor 1	Mechanical Room					
Molded Case Bkrs	70%	2031	\$204,700	5	\$2,700		
Molded Case Bkrs	20%	2040	* *	5	\$800		
Wiring							
Braided Cloth	40%	2031	\$156,100	1			
Thermoplastic	60%	2042	* *	1			
Motor Controllers							
Locally Mounted	100%	2030	\$177,200	5	\$1,000		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$2,100		
Lighting							
Interior Lighting							
Fluorescent	20%	2027	\$420,700	10	\$26,500		
	T-12 Lamps And Fixtur Location : Throughou	es, Extent : Light, Area Aj et The Building	fected : 100%				
Fluorescent	50%	2032	\$1,051,700	10	\$66,300		
	T-8 Lamps And Fixtures	s, Extent : Light, Area Aff	ected : 100%				
	Location : Throughou	t The Building					
Incandescent	20%	2027	\$781,800	2	\$600		
LED	10%	2037	**		* *		
Egress Lighting							
Emergency, Battery	50%	2037	* *	10	\$17,400		
Exit, Service	25%	2027	\$15,200	1			
Exit, Battery	25%	2037	**	10	\$2,400		
Exterior Lighting							
HID	10%	2027	\$65,800	10			
No Component	90%						
Alarm							
Fire/Smoke Detection							
No Component	80%						
Generic, Analog	20%	2027	\$72,700	1-3	\$17,800		

Mechanical		Current F	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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Asset #: 1951

Mechanical		Current l	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2042	* *	5	\$44,800	
			Extent : N/A, Area A	ffected :	50%			
		ı : Basemer				0.6771 77		
	Explana Tanks Is		Oil Fuel Tanks. 750	0 Gallor	is Each. Only One	Of The T	wo Oil Fuel	
Conversion Equipment	Turns 15	Oscu.						
Steam Boiler	100%	Now	\$737,900	2052	* *	1	\$128,800	1
	Unit Inope	erable, Exte	ent : Severe, Area A	ffected :	100%			
	Location	ı : Basemer	nt					
	Other Obs	servation, E	Extent : Severe, Are	a Affecte	d : 100%			
	Location	ı : Basemer	nt					
			Boilers Are Not W			bout 10	Years Ago. A	
D' t 'lest'	Tempora	iry Boiler F	Provides Steam To T	he Buila	ling.			
Distribution	1000/	Now	\$226,000	2032	¢1 120 000			
Steam Piping/Pump			Extent : Severe, Ar		\$1,129,900			
		_qигртент, 1 : Basemer		ей Ајјес	iea . 10070			
			u Extent : Severe, Are	a Affecte	d · 50%			
		ı : Basemer		11)) eete	<i>a</i> . <i>5</i> 0 / 0			
	Explana	tion : Defe	ctive Steam Conder	sate Ret	urn Pump.			
Terminal Devices	1							
Air Handler	10%			2027	\$265,500	1	\$8,900	
Convector/Radiator	80%			2030	\$923,000	1	\$37,300	
Fan Coil Unit/Heat	8%			2027	\$279,900	1	\$3,700	
Unit Heater - Steam	2%			2027	\$16,000	4	\$400	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment	70/			2026	Ф111 COO	2	0.400	
Interior Pkg Unit -	5%			2026	\$111,600	2	\$400	
Cooling	D 22 Pafe	igarant Ex	tent : Light, Area A	ffeeted :	50/			
	-	ıgeranı, Ex 1 : Lower L		пестеи.	3/0			
			Extent : N/A, Area A	ffected ·	5%			
		ı : Lower L		уусскей.	370			
		tion: 1 Un						
Split Unit	25%		· -	2037	* *			
Window/Wall Unit	70%			2027	\$374,200	1		
Ventilation	7070			2021	ψ314,200	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$80,600	
	Needs Cle	aning, Exte	ent : Severe, Area A		90%		•	
	Location	ı : Through	out The Building					

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Asset #: 1951

Mechanical	Current	Repair	Future	Replacement	Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ventilation									
Exhaust Fans									
Interior	95% 0-2	\$594,500	2042	* *	2	\$3,400			
	Abandoned in Place								
		or Elevator Machine							
	Malfunctioning, Ext Location : Baseme		tjected : 1	00%					
	Other Observation, I	Extent : Moderate, 2 or Elevator Machine	-						
		aust Fan Not Used I			Por Ou	r Fscort			
Roof	5%	iusi Fan Noi Osea I	2032						
ROOI	5% Other Observation, I	Extent : Light Area		\$13,700	2	\$200			
	Location : Roof A	Exieni . Ligni, Area	Ајјестеи .	3/0					
	-	aust Fans On The R	oof Are Fi	or Kitchen Only					
Plumbing	Бърганинон . Ехно	was i ana on ine K	50j 111¢ 1'(ixuonen Omy					
H/C Water Piping									
Brass/Copper	100%		2032	\$1,812,200	1				
Water Heater With Tanks									
Electric	2%		2026	\$500	4				
	Abandoned in Place	, Extent : Light, Are	a Affectea	! : 2%					
	Location: 5th Floo	or Girls Bathroom, 1	Room 554	Next To Boys Bat	hroom.				
Gas Fired	98% Now	\$300	2032	\$16,300	2				
	Unit Inoperable, Extent : Severe, Area Affected : 100% Location : Boiler Room								
			1664	. 1000/					
	Otner Opservation, i	Extent : Severe, Are	а Ајјестеа	: 100%					
		Room							
	Location : Boiler I		Vater Stor	age Tank Disconn	ected N	ot Working Since			
	Location : Boiler I Explanation : Wate	er Heater And Hot W	Vater Stor	age Tank Disconn	ected. No	ot Working Since			
HW Heat Exchanger	Location : Boiler I	er Heater And Hot W	Vater Stor	age Tank Disconn	ected. No	ot Working Since			
HW Heat Exchanger Not Accessible	Location : Boiler I Explanation : Wate	er Heater And Hot W	Vater Stor	age Tank Disconn	ected. No	ot Working Since			
2	Location : Boiler I Explanation : Wate Boilers Were Deco	er Heater And Hot W	Vater Stor	age Tank Disconn	ected. No	ot Working Since			
Not Accessible Sanitary Piping Cast Iron	Location : Boiler I Explanation : Wate Boilers Were Deco	er Heater And Hot W	Vater Store	age Tank Disconn	ected. No	ot Working Since			
Not Accessible Sanitary Piping	Location : Boiler F Explanation : Wate Boilers Were Deco	er Heater And Hot W				ot Working Since			
Not Accessible Sanitary Piping Cast Iron	Location : Boiler F Explanation : Wate Boilers Were Deco	er Heater And Hot W				ot Working Since			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures	Location: Boiler F Explanation: Wate Boilers Were Decor 100% 100%	er Heater And Hot W	LIFE	**	1	ot Working Since			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic	Location: Boiler F Explanation: Wate Boilers Were Deco. 100%	er Heater And Hot W	LIFE	**	1	ot Working Since			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport	Location: Boiler F Explanation: Wate Boilers Were Decor 100% 100%	er Heater And Hot W	LIFE	**	1	ot Working Since			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators	Location: Boiler F Explanation: Wate Boilers Were Deco. 100% 100% 100%	er Heater And Hot W	LIFE LIFE	**	1	ot Working Since			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport	Location: Boiler F Explanation: Water Boilers Were Decor 100% 100% 100% 100%	er Heater And Hot W mmissioned.	LIFE LIFE	**	1	ot Working Since			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators	Location: Boiler F Explanation: Wate Boilers Were Deco. 100% 100% 100% 100% Other Observation, 1	er Heater And Hot M mmissioned. Extent : N/A, Area A	LIFE LIFE	**	1	ot Working Since			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators	Location: Boiler F Explanation: Water Boilers Were Decome 100% 100% 100% 100% Other Observation, Location: Lobby T	er Heater And Hot M mmissioned. Extent : N/A, Area A To 5th Floor	LIFE LIFE	**	1	ot Working Since			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Geared Traction	Location: Boiler F Explanation: Wate Boilers Were Deco. 100% 100% 100% 100% Other Observation, 1	er Heater And Hot M mmissioned. Extent : N/A, Area A To 5th Floor	LIFE LIFE	**	1	ot Working Since			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Geared Traction	Location: Boiler F Explanation: Water Boilers Were Decome 100% 100% 100% 100% Other Observation, Location: Lobby T	er Heater And Hot M mmissioned. Extent : N/A, Area A To 5th Floor	LIFE LIFE	**	1	ot Working Since			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Geared Traction Fire Suppression Standpipe	Location: Boiler F Explanation: Water Boilers Were Decon 100% 100% 100% 100% Cother Observation, I Location: Lobby T Explanation: One	er Heater And Hot M mmissioned. Extent : N/A, Area A To 5th Floor	LIFE LIFE LIFE (ffected:	**	1				
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Geared Traction Fire Suppression Standpipe Generic	Location: Boiler F Explanation: Water Boilers Were Decome 100% 100% 100% 100% Other Observation, Location: Lobby T	er Heater And Hot M mmissioned. Extent : N/A, Area A To 5th Floor	LIFE LIFE	**	1	\$72,800			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Geared Traction Fire Suppression Standpipe	Location: Boiler F Explanation: Water Boilers Were Decon 100% 100% 100% 100% Cother Observation, I Location: Lobby T Explanation: One	er Heater And Hot M mmissioned. Extent : N/A, Area A To 5th Floor	LIFE LIFE LIFE (ffected:	**	1				

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

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

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

Asset #: 1951

Mechanical		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Fire Pump								
Generic	100%			2035	\$134,700	1	\$27,000	
Chemical System								
No Component	97%							
Generic	3%	Now	\$100	2027	\$1,400	1-3	\$6,200	
	Not in Serv	rice, Extent	: Moderate, Area	Affected	: 100%			
	Location	: Kitchen l	Not In Use So Syste	em Not To	ested			

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

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

Page: 11

Print Date: 15-Aug-2024 HUMAN RESOURCES ADMINISTRATION - FY 2025

Asset Name : BROWNSVILLE MULTI SERVICE CTR.

Address : 444 THOMAS S. BOYLAND ST. BTWN: PITKIN AV - E. NEW YORK AV

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 36,920 Project Type : HUMAN RESOURCES

Date of Survey : 14-Apr-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 3496 Lot : 4 BIN : 3080726

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$582,400	\$65,700
Interior Architecture	\$57,000	\$2,363,200
Electrical	\$494,100	\$556,700
Mechanical	\$212,200	\$744,700
Site Pavements	\$466,200	\$925,700
Total	\$1,811,900	\$4,656,000
Importance Code A	\$582,400	\$575,900
Importance Code B	\$1,014,900	\$1,851,600
Importance Code C	\$214,500	\$2,228,500
Total	\$1,811,900	\$4,656,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$28,600	\$29,000	\$21,200	
Interior Architecture	\$129,300	\$2,700	\$500	\$4,200
Electrical	\$21,600	\$103,300	\$1,000	\$1,200
Mechanical	\$4,600	\$17,700	\$8,700	\$12,200
Site Enclosure	\$11,800			
Site Pavements	\$29,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$232,700	\$159,900	\$38,700	\$24,800
Importance Code A	\$30,400	\$31,300	\$23,000	\$1,800
Importance Code B	\$119,400	\$128,600	\$15,700	\$23,000
Importance Code C	\$82,900			
Total	\$232,700	\$159,900	\$38,700	\$24,800



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

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

Asset #: 1953

chitecture	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Exterior Walls Cast in Place Concrete	17% Now \$76 Cracking/Crumbling, Extent : Se Location : Throughout, Lintels	5,800 LIFE vere, Area Affec	* * ted : 20%	5	\$65,700	1
Concrete Masonry Unit		Moderate, Arec	Affected : 5%	5	\$28,000	
Masonry: Limestone		9,500 LIFE ght, Area Affecte	* * * d : 10%	5	\$2,900	
Window Wall	20% Glazing Clouded, Extent: Light, Location: Main Lobby Other Observation, Extent: Light Location: Main Lobby Explanation: Glazing Has Bee	t, Area Affected		5	\$58,000	
Windows						
Aluminum	100% 0-2 \$50 Broken/Missing Elements, Extend Location : Throughout	0,000 2040 : Moderate, Ar	* * ea Affected : 20%	5	\$5,400	
Parapets						
Cast Stone/Terra Cotta	5% Now \$10 Cracking/Crumbling, Extent : Mo Location : Throughout	0,500 LIFE oderate, Area Aj	* * fected : 50%	5	\$2,300	
Concrete Masonry Unit	20% 0-2 \$3 Cracking/Crumbling, Extent : Ma Location : Throughout	,600 LIFE oderate, Area Aj	* * Gected : 20%	5	\$1,300	
Metal Rail	75% Now \$14 Broken/Missing Elements, Extent Location: South Side Of Roof Corrosion/Rusting, Extent: Mod Location: Throughout Deformed/Dented, Extent: Light Location: Throughout	erate, Area Affe	cted : 25%	5	\$31,500	
Roof						
Roll Roofing	100%	2028	\$161,300	5	\$42,400	
Soffits Cast in Place Concrete	100%	LIFE	* *	5	\$14,900	

Interior

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

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

Asset #: 1953

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors							** ***	
Carpet	2%			2031	\$18,500	3	\$1,600	
Cast in Place Concrete	10%	4.1	Ф2 000	LIFE	**	5	\$11,700	
Ceramic Tile	5% Worn/Eroa	4+ led, Extent	\$3,000 : Light, Area Affect	2035 ted : 25%	\$147,800	5	\$1,300	
	Location	: Toilets T	hroughout					
Terrazzo	_	0-2 Crumbling : Rear Ves	\$19,600 , Extent : Light, Are stibule	LIFE ea Affecte	* * ed : 10%	5	\$8,400	
Vinyl Tile		0-2 Crumbling : Through	\$18,300 , Extent : Moderate out	2032 , Area Af	\$912,500 fected : 10%	3	\$12,700	
Interior Walls								
Ceramic Tile			\$25,000 : Light, Area Affect Throughout	2035 ted : 5%	\$1,251,600	5	\$11,600	
Concrete Masonry Unit	Cracking/0	Now Crumbling:	\$57,000 , Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$12,400	
Glass: Single Pane	5%			LIFE	* *	5	\$5,800	
Gypsum Board	55%	0-2	\$23,300	LIFE	* *	5	\$51,200	
	Cracking/0		, Extent : Moderate		fected : 5%	-	42-1,-00	
Metal Panel	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	_		\$27,000 , Extent : Light, Are out	2037 ea Affecte	* * ed : 10%	5	\$10,700	
AcousTileConcealSpLn	8%			2037	* *	5	\$5,400	
AcousTileSusp.Lay-In	15%	Now	\$13,100	2037	* *	5	\$4,000	
	Location Staining/D	: Third Fl Discoloring	nents, Extent : Mode loor Offices , Extent : Moderate loor Offices					
Exposed Struc: Concrete	30%			LIFE	* *	5	\$2,500	
Gypsum Board	15%			LIFE	* *	5	\$10,100	
Site Enclosure Fence/Gates Chain Link	•	0-2 mage, Extension	\$4,800 ent : Moderate, Are out	2062 a Affecte	* * d : 50%			
Iron Picket	70%			2067	* *			
Free Standing Walls Cast in Place Concrete	100%			2052	* *			
Cast III I face Colletete	10070			2032				

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

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

Asset #: 1953

rchitecture	Current Repair	Future Replacement	Maintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
re Enclosure Retaining Walls Cast in Place Concrete	100% Now \$6,900 Cracking/Crumbling, Extent: Moderate	2052 ** e Area Affected : 15%		
	Location : Rear Yard	e, 111 eu 143 eeteu : 10 / 0		
Pavements				
Public Sidewalk Cast in Place Concrete Under Construction	50% 50%	2045 **		
	Other Observation, Extent: N/A, Area L Location: Along Amboy Street			
On-Site Walkways	Explanation : Gas Line Being Installe	d Below Sidewalk		
Cast in Place Concrete	50% Now \$94,600 Cracking/Crumbling, Extent : Severe, A Location : Throughout	2052 ** Area Affected: 80%		
	Misaligned/Bulging, Extent: Moderate Location: Front And Rear Yard	, Area Affected : 30%		
	Sinking/Subsiding, Extent : Moderate, A Location : Front And Rear Yard	Area Affected : 30%		
Pavers/Stone	50% Now \$62,900 Cracking/Crumbling, Extent: Moderate Location: Throughout	2035 \$628,800 e, Area Affected : 20%		
	Misaligned/Bulging, Extent : Moderate Location : Front And Rear Yard	, Area Affected : 20%		
	Sinking/Subsiding, Extent : Moderate, A Location : Front And Rear Yard	Area Affected : 20%		
Parking/Driveway Asphalt	100% Now \$29,700 Cracking/Crumbling, Extent: Moderate Location: Throughout	2035 \$296,800 e, Area Affected : 25%		
	Misaligned/Bulging, Extent : Moderate Location : West Side Of Lot	, Area Affected : 10%		
Activity Yard	1000/ 31 0000 100	20.45		
Pavers/Stone	100% Now \$308,600 Broken/Missing Elements, Extent : Seve Location : Rear Of Building			
	Cracking/Crumbling, Extent: Severe, A Location: Rear Of Building Sinking/Subsiding, Extent: Moderate, A			
	Location: Rear Of Building	 		

Electrical	Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

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

Asset #: 1953

Electrical		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	Location	ervation, Exte : Electrical F tion : No Ratir		2032 Iffected :	\$127,000 100%	5	\$1,000	
Switchgear / Switchboard Molded Case Bkrs	100%			2032	\$127,000	5	\$1,000	
Raceway								
Conduit	100%			2032	\$59,800	1		
Panelboards Molded Case Bkrs	100%			2031	\$97,500	5	\$1,000	
Wiring Thermoplastic	100%			2032	\$75,400	1		
Motor Controllers Locally Mounted	100%			2030	\$70,000	5	\$200	
Ground								
Grounding Devices Generic	100%			LIFE	* *	5	\$500	
Lighting								
Interior Lighting	000/			• • • •	4.2 0.000	4.0	00-100	
Fluorescent	80%	on And Eintern	a Eutant Lieb	2027	\$430,000	10	\$27,100	
	_		s, Extent : Light t The Building	, Агеа Ај	jeciea : 100%			
HID	15%			2027	\$64,100	10	\$200	
Incandescent	5%			2027	\$49,900	2		
Egress Lighting								
Emergency, Battery	50%			2032	\$30,300	10	\$4,500	
Exit, Service	50%			2027	\$7,800	1		
Exterior Lighting	40/			2022	06.700	1.0		
HID	4%			2032	\$6,700	10		
Incandescent	6% 90%			2027	\$11,600	2		
No Component Alarm	9070							
Security System	700/							
No Component Generic	70% 30%	Now	\$20,300	2042	* *	1	\$2.700	
Generic	Malfunctio		Light, Area Aff			1	\$3,700	
	Not in Ser	vice, Extent :	Light, Area Affe The Building	cted : 100) %			
	Other Obs	ervation, Exte	ent : N/A, Area A t The Building	Iffected :	100%			
			urveillance Syst	em				

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

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

Asset #: 1953

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	5%	2027	\$4,700	1-3	\$1,100	
	Other Observation, Extent: N/A, Area	Affected : .	100%			
	Location: Electrical Room					
	Explanation: Smoke Detection System	e m				
Generic, Digital	25%	2032	\$23,300	1-3	\$5,900	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2042	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2030	\$383,100	1	\$18,300	
	Other Observation, Extent: N/A, A		100%			
	Location: Basement Boiler Room	1				
	Explanation: 12 Multiple Units					
Distribution (P)	1000/	20.40	* *	4	Ф1 000	
Hot Wtr Piping/Pump	100%	2040	* *	4	\$1,800	
Terminal Devices	1000/	2020	£204.000	1	¢11 000	
Convector/Radiator	100%	2030	\$294,900	1	\$11,900	
Air Conditioning						
Energy Source Electricity	100%	2040	* *	1		
Conversion Equipment	10078	2040		1		
Reciprocating	50%	2042	* *	1	\$8,600	
Compr/Chiller	3070	2042		1	\$6,000	
Compil Cimier	Abandoned in Place, Extent: Sever	e. Area Affecte	ed : 50%			
	Location: Basement	33				
Window/Wall Unit	50%	2027	\$68,300	1		
Heat Rejection	2070		\$00,200			
Water Cooling Tower	100%	2037	* *	2	\$37,200	
8	Abandoned in Place, Extent: Sever		ed : 50%		, , , , , ,	
	Location : Roof					
/entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$20,600	
Exhaust Fans						
Interior	90%	2027	\$143,900	2	\$1,000	
	Other Observation, Extent : N/A, A	rea Affected :	100%			
	Location: Basement					
	Explanation: Fan Coil Unit In Be					
Roof	10%	2032	\$7,000	2	\$100	

Plumbing

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

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

Asset #: 1953

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2042	* *	1		
Water Heater With Tanks							
Gas Fired	100%		2030	\$66,700	2		
	Other Observation,	Extent : N/A, Area Ą	ffected :	100%			
	Location: Baseme	ent					
	Explanation: One	75 Gallon Tank					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2032	\$7,200	4	\$800	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
•	Other Observation,	Extent : N/A, Area A	ffected :	100%			
	Location : Baseme	ent To 3rd Floor					
	Explanation: 1 U	nit					
Fire Suppression	*						
Standpipe							
Generic	100%		2042	* *	1-5	\$18,600	

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

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

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Print Date: 15-Aug-2024 HUMAN RESOURCES ADMINISTRATION - FY 2025

Asset Name : BUSHWICK MULTI SERVICE CENTER

Address : 1420 BUSHWICK AVENUE BTWN: MOFFAT ST. - CHAUNCEY ST.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 54,112 Project Type : HUMAN RESOURCES

Date of Survey : 28-Apr-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 3444 Lot : 22 BIN : 3080067

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,047,700	\$52,600
Interior Architecture	\$326,900	
Electrical	\$204,900	\$711,700
Mechanical	\$232,300	\$855,400
Site Enclosure	\$68,700	
Site Pavements		\$261,600
Total	\$1,880,400	\$1,881,200
Importance Code A	\$1,139,800	\$52,600
Importance Code B	\$564,000	\$1,567,000
Importance Code C	\$176,600	\$261,600
Total	\$1,880,400	\$1,881,200

Site Pavements Elevators/Escalators	\$8,600 \$7,200	\$7,200	\$7.200	\$7,200
Site Enclosure Site Pavements	\$200 \$8,600			
Site Enclosure	\$200 \$8,600			
Mechanical Site Enclosure	\$16,300 \$200	\$27,400	\$8,100	\$8,100
Electrical	\$22,100	\$75,000	\$2,700	\$2,400
Exterior Architecture Interior Architecture	\$21,500 \$95,900	\$100 \$4,000	\$1,500 \$69,500	\$5,000
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 1952

rchitecture	Current	Repair	Future	Replacement	M	aintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls								
Cast in Place Concrete	5% 2-4	\$21,500	LIFE	* *	5	\$17,500		
	Cracking/Crumbling Location: Through	-	a Affected	: 10%				
Masonry: Brick	75% 4+	\$84,600	LIFE	* *	5	\$52,600		
	Horizontal Cracks, E	-	Affected : 2	2%				
	Location : Bulkhea			1 250/				
	Joint Mortar Miss/En	-		ted: 25%				
	Location: North A							
	Vertical Cracks, Exte Location : South W		ected : 5%					
Masonry: Granite	10% 2-4	\$53,900	LIFE	* *	5	\$5,300		
	Broken/Missing Elen	_	, Area Affe	ected : 5%				
	Location: Steps At							
	Cracking/Crumbling	-	a Affected	: 5%				
	Location : Steps At	East Entrance						
Masonry: Limestone	10% 2-4	\$80,900	LIFE	* *	5	\$5,300		
	Broken/Missing Elen							
	Location : Baluster							
	Staining/Discoloring Location : Through	-	a Affected	: 40%				
Windows								
Aluminum	30%		2048	* *	5	\$2,900		
Metal Louvers	5%		2035	\$26,200	10	\$3,000		
	Corrosion/Rusting, E	-	Affected: 2	25%				
	Location: Ground		• • • • • • • • • • • • • • • • • • • •	di di		001.700		
Wood	65% Now	\$148,100	2057	**	5	\$31,500		
	Air Infiltration, Exter		Affected :	30%				
	Location: Through		4- 1 14	C4-1. 250/				
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% Location : Throughout							
	Deteriorated Finish, Location : Through		Area Affec	ted : 50%				
	Split/Cracked, Extend Location : Through		Affected : 5	i0%				
Parapets								
Masonry: Brick	90%		LIFE	* *	5	\$600		
Metal Panel	10%							

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

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

Asset #: 1952

Architecture	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Roof	200/ 1	Ф00 700 2042	* *			
Built-Up (BUR)	20% Now Cracking/Crumbling, Extent Location: Throughout	\$89,700 2042 at : Moderate, Area Affe				
Single Ply Membrane	75% Now Adhesion Failure, Extent: Location: Throughout Broken/Missing Elements, I Location: Throughout					1
	Patching Evident, Extent : Location : Throughout Staining/Discoloring, Exter Location : Throughout					
Skylight, Metal/Glass	5%	2042	* *	10	\$6,600	
Interior Floors						
Carpet	5% 2-4 Punct/Tear/Impact Damage Location : Throughout	\$13,900 2028 e, Extent : Light, Area A	\$69,500 ffected : 20%	3	\$6,000	
Cast in Place Concrete	5% Now Cracking/Crumbling, Exten Location: Throughout Ba		* * cted : 10%	5	\$8,800	
Ceramic Tile	20% Now Cracking/Crumbling, Exten Location: Toilets Throug.		* * cted : 20%	5	\$8,000	
Terrazzo	20% 0-2 Cracking/Crumbling, Exter Location : Basement Corn		* * cted : 15%	5	\$12,600	
Vinyl Tile	30% 2-4 Cracking/Crumbling, Exten Location: Throughout	\$130,300 2042 at : Severe, Area Affected	* * d : 100%	3	\$9,100	
Wood	20%	2060	* *	5	\$30,200	

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

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

Asset #: 1952

Architecture		Current I	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls Cast in Place Concrete	5%			LIFE	* *			
Cast III Trace Concrete	Paint Pee	ling, Extent	: Light, Area Affec out Basement Mec	eted : 259				
Ceramic Tile	Location Cracking Location Joint Mor	lissing Elem n : Toilets /Crumbling, n : Toilets rtar Miss/Er	\$57,300 nents, Extent : Mod Extent : Moderate rod, Extent : Moder	, Area Aj	ffected : 5%	5	\$5,300	
		n : Toilets	4.000		di di			
Gypsum Board	Cracking/	_	\$2,900 Extent : Moderate out Basement Corr	-	* * ffected : 15%	5	\$6,400	
Masonry: Brick	5%)		LIFE	* *			
Plaster Ceilings	Location Paint Pee Location Water Pen Location	Crumbling, n: North An ling, Extent n: North An netration, E. n: North An	\$50,700 Extent: Moderate and South Bulkheads : Moderate, Area and South Bulkheads extent: Moderate, A and South Bulkheads	s, Boiler Affected s rea Affe	Room, Basement C : 25%	5 Corridor	\$12,800	
AcousTileSusp.Lay-In	10%)		2037	* *	5	\$8,000	
	Location Staining/I	n : Through Discoloring,	ents, Extent : Mod out Basement . Extent : Moderate out Basement					
Plaster	Location Water Per	Crumbling, n : North Ai netration, E.	\$43,000 Extent : Moderate nd South Bulkheads xtent : Moderate, A nd South Bulkheads	, Basem rea Affe	ent Corridor	5	\$45,300	
ite Enclosure								
Fence/Gates			h	• • - •				
Iron Picket	Broken/M Location Corrosion Location	n : Through n/Rusting, E n : Through	xtent : Moderate, A out	lrea Affe	cted : 50%			
		ted Finish, n : Through	Extent : Moderate, out	Area Afj	ected : 100%			

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

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

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HUMAN RESOURCES ADMINISTRATION - 096 BUSHWICK MULTI SERVICE CENTER

Asset #: 1952

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	5%	Now	\$200	2052	* *			
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Exterior	Stair To Basement					
	Exposed Reinforcement, Extent: Moderate, Area Affected: 5%							
	Location	: Exterior	Stair To Basement					
No Component	95%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$8,600	2045	* *			
	Cracking/0	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Througho	out					
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%			2035	\$261,600			

ectrical		Current Repair		Futur	e Replacement	M	aintenance	
stem Component Type	% of 1 Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$24,700	5	\$200	
	Other Obse	rvation, Extent :	N/A, Area A	ffected :	100%			
	Location	: Electrical Room	n					
	Explanati	on : One 800 Am	pere Main L	Disconne	ct Switch			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$190,500	5	\$1,400	
Raceway								
Conduit	95%			2032	\$134,200	1		
Conduit	5%			2042	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	\$6,800	5	\$100	
Fused Knife Sw	5%	4+	\$6,800	2057	* *	5		
	On Extende	d Life, Extent : I	ight, Area A	ffected :	100%			
	Location	: Elevator Mecha	anical Room					
Molded Case Bkrs	60%			2031	\$81,900	5	\$900	
Molded Case Bkrs	30%			2040	**	5	\$400	
Wiring							·	
Braided Cloth	30%	2-4	\$58,500	2057	* *	1		
	Insulation A	Aged, Extent : Me		a Affecte	ed: 10%			
		Basement		55				
Thermoplastic	60%			2032	\$117,000	1		
Thermoplastic	10%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	\$70,000	5	\$400	

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 1952

Electrical	Current Repair Future Replacement			М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fround						
Grounding Devices	1000/ 0.2	TIPE	* *	_	# 000	
Generic	100% 0-2 \$10,200	LIFE		5	\$800	
	Corroded, Extent : Moderate, Area Affect Location : Water Main	ciea : 100)%0			
Lighting	Location : water wain					
Interior Lighting						
Fluorescent	70%	2037	* *	10	\$34,700	
	T-8 Lamps And Fixtures, Extent: Light,		ected : 100%		¥- ,	
	Location : Throughout The Building					
Fluorescent	15%	2032	\$118,200	10	\$7,400	
	T-12 Lamps And Fixtures, Extent: Light	t, Area A <u>f</u>				
	Location : Throughout The Building					
Incandescent	10%	2027	\$146,400	2	\$100	
LED	5%	2037	* *			
	Other Observation, Extent: N/A, Area A	lffected :	100%			
	Location: 1st Floor Office, Stairways					
	Explanation: LED Lighting Fixtures					
Egress Lighting	4007			4.0	4.7.4 00	
Emergency, Battery	40%	2037	**	10	\$5,200	
Emergency, Battery	10%	2027	\$8,900 * *	10	\$1,300	
Exit, Battery	50%	2037		10	\$1,800	
Exterior Lighting HID	8%	2027	\$19,700	10		
HID	1% Now \$500	2027	\$2,500	10		
IIID	Malfunctioning, Extent : Moderate, Area					
	Location: Roof Parapet	5,5	, .			
	Outdr Lights On During Daytime, Exten	t : Mode	rate, Area Affectea	! : 10%		
	Location : Roof Parapet					
Incandescent	1% Now \$1,700	2042	* *	2		
	Damaged Fixtures, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Main Entrance Stairs					
	Other Observation, Extent: Moderate, A	Area Affe	cted : 100%			
	Location: Main Entrance Steps					
	Explanation: Two Ornamental Post S	tyle Lighi	t Fixtures Are Miss	ing Glob	es And Bulbs	
No Component	90%					
Alarm						
Security System						
No Component	25%	• • • •		_		
Generic	75%	2040	**	1	\$15,200	
	Other Observation, Extent: N/A, Area A					
	Location: Basement First Floor And S					
	Explanation: Intrusion Alarm And CC	ı v Secu	ruy Cameras			

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

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

Asset #: 1952

Electrical	Current Repair	Future Replacem	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2040	* *	1-3	\$10,000	
	Other Observation, Extent: Light, Area	a Affected : 10%				
	Location : Lobby					
	Explanation : Automatic Alarm Dial	Out To Fire Departme	nt Is N	lot Funct	ional	

Mechanical	Curre	nt Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•						
Energy Source							
Natural Gas	100%		2042	* *	1		
Conversion Equipment							
Steam Boiler	100% Now	. ,	2037	* *	1	\$48,200	
	Broken, Extent : S	'evere, Area Affected :	50%				
		rs 4 And 5 In Boiler R					
	Other Observation	n, Extent : N/A, Area A	ffected :	100%			
		ment Boiler Room					
	Explanation: 10) Multiple Units, Conv	erted Ste	eam System			
Distribution							
Steam Piping/Pump	100%		2032	\$423,200			
Terminal Devices							
Convector/Radiator	100%		2030	\$432,200	1	\$17,500	
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Split Unit	10%		2037	**			
Window/Wall Unit	70%		2027	\$140,100	1		
No Component	20%						
Plumbing							
H/C Water Piping	1000/ 2.4	Ф12 (00	20.42	* *	1		
Brass/Copper	100% 2-4	\$13,600	2042		1		
		: Moderate, Area Affe					
	Location : Conn	ecting Pipe At Water I	nain, Ba	sement			
Water Heater With Tanks	1000/		2020	Φ1 6 5 00	2		
Gas Fired	100%	T	2030	\$16,700	2		
		n, Extent : N/A, Area A	ffected :	100%			
	Location : Bases						
G	Explanation : O	ne 100 Gallon Tank					
Sanitary Piping	1000/		LIDE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		TIPE	* *			
Cast Iron	100%		LIFE	* *	1		

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

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

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HUMAN RESOURCES ADMINISTRATION - 096 BUSHWICK MULTI SERVICE CENTER

Asset #: 1952

Mechanical	Current Repair	Future Re	placement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	100%	2027	\$10,600	4	\$1,700	
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: N/A	A, Area Affected : 1009	%			
	Location: Basement To 3rd F	loor				
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$27,300	

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

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

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Print Date: 15-Aug-2024 HUMAN RESOURCES ADMINISTRATION - FY 2025

Asset Name : EAST HARLEM MULTI SERVICE CENTER

Address : 413 EAST 120TH STREET BTWN: FIRST AVE - PLEASANT AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 94,529 Project Type : HUMAN RESOURCES

Date of Survey : 01-Apr-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 1808 Lot : 8 BIN : 1054888

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,497,400	\$104,400
Interior Architecture	\$991,600	\$69,900
Electrical	\$1,605,800	\$1,031,400
Mechanical	\$849,300	\$3,617,200
Site Pavements	\$284,400	
Total	\$5,228,500	\$4,822,900
Importance Code A	\$1,658,300	\$506,700
Importance Code B	\$3,065,200	\$4,316,200
Importance Code C	\$505,000	
Total	\$5,228,500	\$4,822,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$19,400			
Interior Architecture	\$107,900			\$14,500
Electrical	\$3,000	\$99,400	\$1,800	\$1,800
Mechanical	\$16,800	\$54,000	\$25,200	\$19,000
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Total	\$154,500	\$160,900	\$34,400	\$42,700
Importance Code A	\$24,000	\$9,600	\$9,400	\$9,400
Importance Code B	\$34,100	\$151,300	\$25,000	\$33,400
Importance Code C	\$96,300			
Total	\$154,500	\$160.900	\$34,400	\$42,700



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

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

Asset #: 1553

rchitecture	Current Repair Future Replacement				M			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior	•		•				•	
Exterior Walls								
Masonry: Brick	90% Now Corrosion/Rusting, E Location: Lintels A Cracking/Crumbling Location: Through Joint Mortar Miss/El Location: North F Spalling, Extent: M.	Above Auditorium F , Extent : Light, Ard out rod, Extent : Moder acade	Roof, Nor ea Affecte ate, Area	th Side ed : 5%	5	\$104,400		
	Spalling, Extent : Moderate, Area Affected : 2% Location : North And East Facade, Ground Level							
	Water Penetration, E							
	Location : Foundar				oom			
Masanny Limastana	5%	ion wan on 120m	LIFE	* *	5	\$4,300		
Masonry: Limestone Stucco Cement	5% Now	\$6,400	2045	* *	<i>5</i>	\$4,300 \$7,200		
Stucco Cement	Cracking/Crumbling Location: Top Of V	, Extent : Severe, A	rea Affec	ted : 5%	3	\$7,200		
Windows								
Aluminum	100% Now Ctrwt/Balnc Not Fun Location: Through		2048 ute, Area	* * Affected : 20%	5	\$12,800		
Parapets								
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$5,900		
Masonry: Brick	78% Now Cracking/Crumbling Location : Roof	\$73,700 , Extent : Light, Ard	LIFE ea Affecte	* * d : 10%	5	\$11,900		
	Other Observation, E Location : Inside O Explanation : Stuce	of Parapet Walls	lffected :	100%				
Masonry: Limestone	7% Now Cracking/Crumbling Location : Through	-	LIFE ea Affecte	* * ed : 10%	5	\$1,300		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Throughout							
	Water Penetration, E Location : Above A		геа Ајјес	rtea : 10%				
Stucco Cement	10%		2045	* *	5	\$3,900		
Roof						42,200		
Single Ply Membrane	100% Now Adhesion Failure, Ex Location: Main Ro Blisters, Extent: Sev Location: Main Ro	of ere, Area Affected :		* *				

Interior

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

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

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

Asset #: 1553

Architecture		Current l	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	Cracking/ Location Water Pen	i : Basemer	xtent : Severe, Arec			5	\$15,300	
	Other Obs	ervation, E	Extent : Moderate, 2	Area Affe	ected : 8%			
	Location	ı : Basemer	ıt Vault Below Park	king Lot				
	Explana	tion : Aban	doned, Unsafe To I	Enter				
Ceramic Tile	Cracking/	Now Crumbling, 1 : Through	\$11,500 Extent : Light, Are out	2028 ea Affect	\$231,000 ed : 15%	5	\$2,100	
Sheet Vinyl/Rubber	5%			2040	* *	5	\$10,500	
Terrazzo	4%			LIFE	* *	5	\$4,400	
Vinyl Tile	83%	Now	\$313,100	2037	* *	3	\$43,500	
	Location Worn/Eroc	ı : Corridoi	: Moderate, Area					
Interior Walls	50 /			LIDD	* *			
Cast in Place Concrete			nt : Moderate, Ared oom	LIFE a Affecte				
Ceramic Tile	Cracking/ Location	ı : Toilet Ro	\$220,700 Extent : Severe, A ooms : Severe, Area Affe			5	\$3,400	
	Location	ı : Toilet Ro	ooms					
Concrete Masonry Unit	_		\$25,100 Extent : Light, Are out	LIFE ea Affect	* * ed : 5%	5	\$5,500	
Glass: Single Pane			\$8,100 ked, Extent : Mode	LIFE erate, Are	* * ea Affected : 10%	5	\$5,100	
Gypsum Board	2%			LIFE	* *	5	\$1,600	
Marble Panels	3%			LIFE	* *	J	Ψ1,000	
Plaster	60% Cracking/	0-2 Crumbling,	\$39,000 Extent : Light, Are	LIFE	* * ed : 10%	5	\$24,600	
		ı : Through						
SGFT/Glazed Masonry	_		\$24,000 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%			

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

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

Asset #: 1553

Architecture		Current l	Repair	Future Replacement		t	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co		Cycle (Yrs)	Estimated Cost	Priority
nterior									
Ceilings									
AcousTileSusp.Lay-In	5%			2045		* *	5	\$7,000	
Exposed Struc: Concret		Now	\$102,300	LIFE		*	5	\$1,100	
		-	Extent : Moderate, A		cted: 2%				
			oom, Exposed Linte		CC . 1 50/				
	_	rumbung, : Phone R	Extent : Moderate	, Area Aj	<i>пестеа : 5%</i>				
			oom ent, Extent : Moder	ata Anac	Affacted : 50/				
		: Pump Re		uie, Area	i Ajjecieu . 576				
			xtent : Severe, Area	Affected	1 · 20%				
		: Basemer		11)) = 11	1.20/0				
Exposed Struc: Steel	5%	. 2030		LIFE	*	* *			
Fiber Board	5%			2037	*	*			
Plaster	80%	0-2	\$66,500	LIFE	*	*	5	\$69,900	
Tuster			Extent : Light, Are		ed : 10%		5	ψο,,,,οο	
	_	: Through	-	55					
Site Enclosure									
Fence/Gates									
Chain Link	75%			2042		*			
			xtent : Light, Area .	Affected	: 20%				
	Location	: Through	out						
Iron Picket	25%			2052	*	* *			
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2037	*	* *			
On-Site Walkways									
Cast in Place Concrete	95%			2037		*			
Masonry: Granite	5%			LIFE	*	* *			
Parking/Driveway	4000/		** **********************************	• • • • •		*			
Asphalt		Now	\$284,400	2047		· *			
			Extent : Moderate	, Area Aj	ijectea : 25%				
		: Through		a Affast-	J. 100/				
			Extent : Severe, Ared nt Area Vault	и Ајјесте	u : 10%				
			n Area vaun r Penetration						
-	Блріипиі	ion . male	i i enemanon						

Electrical		Current F	Repair	Futui	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

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

Asset #: 1553

Electrical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%	~		2032	\$22,100	5	\$200	
			Extent : Light, Area		d: 5%			
			t. Service End Box		1000/			
			xtent : N/A, Area A	ffected :	100%			
		: Electrica		D:				
F 15' 6		ion : One .	1,000 Ampere Main				#200	
Fused Disc Sw	50%	,· F		2032	\$22,100	5	\$200	
		ervation, E : Electrica	xtent : N/A, Area A	јјестеа :	30%			
)iaaauu a	ot Cuital Laballad	Emana	• • • •	
C	Expianai	ion : One d	800 Ampere Main I	nsconne	ci Swiich Labeilea	Emerger	<i>ісу</i>	
Switchgear / Switchboard Fused Disc Sw	100%			2032	\$222,300	5	\$400	
Raceway	10070			2032	\$222,300		Ψ+00	
Conduit	80%			2032	\$157,700	1		
Conduit	20%			2032	\$39,400	1		
Panelboards	2070			2032	ψ55,100	-		
Fused Disc Sw	10%			2031	\$23,400	5	\$200	
Molded Case Bkrs	90%			2031	\$210,500	5	\$2,200	
Wiring					*		, , , , , , , , , , , , , , , , , , ,	
Thermoplastic	100%			2032	\$284,900	1		
Motor Controllers					•			
Locally Mounted	100%			2030	\$116,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	97%			2027	\$1,335,000	10	\$84,100	
			Extent : N/A, Area A	ffected :	100%			
		_	out The Building					
		ion : T-12	Lamps					
Fluorescent	3%			2027	\$41,300	10	\$2,600	
	-		Light, Extent : Lig	ht, Area	Affected: 100%			
	Location	: Clinic						
Egress Lighting	500/			2027	ф л д г оо	10	¢11 400	
Emergency, Battery	50%			2027	\$77,500	10	\$11,400	
Exit, Battery	50%			2027	\$65,400	10	\$3,200	
Exterior Lighting LED	20%			2040	* *			
No Component	20% 80%			2040				
Alarm	00/0							

Alarm

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

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

Asset #: 1553

Electrical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	80%					
Generic	10%	2027	\$17,300	1	\$3,500	
	Other Observation, Extent: Moder	rate, Area Affecte	ed : 100%			
	Location : Inside And Outside Th	e Building				
	Explanation: Cameras System					
Generic	10%	2027	\$17,300	1	\$3,500	
	Other Observation, Extent: Moder	rate, Area Affecte	ed : 100%			
	Location : Throughout The Build	ing				
	Explanation : Intrusion System					
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2027	\$47,600	1-3	\$11,600	
	Other Observation, Extent : Light,	Area Affected : 1	00%		•	
	Location: Throughout The Build	ing				
	Explanation : Devices Control Pa	anel, Strobe Light	ts, Bell, Smoke I	Detector,	Pull Box	

echanical	Current Repair	Future Replacement	Maintenance					
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit			
ating								
Energy Source								
Fuel Oil No 2	100%	2042 **	5	\$29,300				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation: Two Tanks. 10,000 Gal	lons Each.						
Conversion Equipment								
Steam Boiler	50% Now \$160,900	2052 **	1	\$42,100				
	Leak Evident, Extent : Moderate, Area							
	Location: Basement. Oil Leaking At	Burner						
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location: Basement							
	Other Observation, Extent : Light, Area	a Affected : 50%						
	Location: Basement							
	Explanation: Boiler No.1 Has Severa	al Sections Leaking.						
Steam Boiler	50%	2030 \$402,400	1	\$46,800				
	On Extended Life, Extent : Moderate, A	1rea Affected : 100%						
	Location: Basement							
Distribution								
Steam Piping/Pump	100% 0-2 \$443,600	2062 **						
1 0 1	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Boiler Room. Condensate Pump Obsolete							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Boiler Room	<i></i>						
	Explanation: Condensate Pump Has	Lost Its Useful Life						

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

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

Asset #: 1553

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating						
Terminal Devices						
Air Handler	20%	2032	\$347,500	1	\$11,700	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement					
	Explanation: Supply Fans With Coils					
Convector/Radiator	80%	2030	\$604,000	1	\$24,400	
ir Conditioning						
Energy Source						
Electricity	100%	2048	* *	1		
Conversion Equipment						
Split Unit	10%	2032	\$219,200			
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Metropolitan Clinic	2	n di n m	D 1.	T 1 TT	
	Explanation: Outdoor Unit Located of Inside The Clinic Are Not Accessible.			Parking	g. Indoor Units	
Window/Wall Unit	70%	2027	\$244,800	1		
No Component	20%					
entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$52,700	
Exhaust Fans	4007		44.60.000	_	44.000	
Interior	40%	2032	\$163,800	2	\$1,200	
Roof	30%	2032	\$53,700	2	\$900	
No Component	30%					
lumbing						
H/C Water Piping	1000/	2022	Ø1 105 700	1		
Brass/Copper	100%	2032	\$1,185,700	1		
	Booster Pump w/Tank, Extent: Light, A	rea Affect	tea : 100%			
W. II . W. I	Location: Basement					
Water Heater With Tanks	1000/	2020	Φ1 C 700	2		
Gas Fired	100%	2030	\$16,700	2		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement. Boiler Room	F 1				
	Explanation: Three Units, 75 Gallon.	s Each.				
Sanitary Piping	1000/	LIPP	* *	1		
Cast Iron	100%	LIFE		1		
	Other Observation, Extent : Moderate, Location : Basement					
	Explanation: Basement Floor Drains	Backup V	With A Heavy Rain	•		
Storm Drain Piping	1000/			_		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	50%	2027	\$9,200	4	\$1,500	
Submersible	50%	2026	\$1,400	4	\$1,500	
Backflow Preventer						
Generic	100%	2037	* *	1	\$5,800	

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

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

Asset #: 1553

Mechanical	Current Repair	Future F	Replacement	Maintenance					
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Fixtures									
Generic	100%								
	Obsolete Fixtures, Extent : Mod	derate, Area Affected	: 100%						
	Location : Throughout Bathro	ooms							
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Basement To 5th F	loor							
	Explanation: One Unit								
Fire Suppression	-								
Standpipe									
Generic	100%	2032	\$425,100	1-5	\$49,400				
Sprinkler									
No Component	90%								
Generic	10%	2032	\$127,700	1-2	\$2,700				
Fire Pump									
Generic	100%	2035	\$88,100	1	\$17,700				

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

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

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Print Date: 15-Aug-2024 HUMAN RESOURCES ADMINISTRATION - FY 2025

Asset Name : HART FAMILY RESIDENCE

Address : 217-227 HART STREET @ THROOP AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 31,000 Project Type : HUMAN RESOURCES

Date of Survey : 07-Dec-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 1769 Lot : 72 BIN : 3049230

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$219,400	
Interior Architecture	\$307,400	\$669,400
Electrical		\$870,100
Mechanical	\$174,100	\$698,600
Total	\$700,800	\$2,238,100
Importance Code A	\$219,400	\$321,700
Importance Code B	\$377,600	\$1,916,400
Importance Code C	\$103,800	
Total	\$700,800	\$2,238,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$40,100	_	\$1,300	_
Interior Architecture	\$66,100	\$600	\$13,100	
Electrical	\$3,000	\$3,900	\$3,800	\$2,900
Mechanical	\$52,500	\$3,300	\$4,400	\$3,300
Site Pavements	\$33,500			
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Total	\$202,600	\$15,200	\$30,000	\$13,600
Importance Code A	\$41,600	\$1,500	\$2,900	\$1,500
Importance Code B	\$110,200	\$13,700	\$27,100	\$12,100
Importance Code C	\$50,800			
Total	\$202,600	\$15,200	\$30,000	\$13,600



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

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

HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

Architecture	Current Repair	r Future	Replacement	M	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls						
Masonry: Brick	75%	LIFE	**	5	\$33,400	
	Recent Repair Evident, Ext. Location : Throughout	ent : N/A, Area Affecte	d : 75%			
Masonry: Limestone	5%	LIFE	* *	5	\$1,700	
Stucco Cement	20%	2046	* *	5	\$22,200	
	Cracking/Crumbling, Exter Location : Areaway	nt : Moderate, Area Afj	fected : 2%			
Windows						
Aluminum	82% Now	\$219,400 2049	* *	5	\$5,900	
	Ctrwt/Balnc Not Funct, Ext Location: Throughout Ap		Affected: 25%			
	Hardware Missing, Extent:		eted · 25%			
	Location: Throughout Ap	***	ica . 25/0			
	Other Observation, Extent		eted · 50%			
	Location : Throughout Ap					
	Explanation : Fire Safety		Are Not Functioni	ng Prope	erlv	
Aluminum	18%	2058	* *	5	\$2,600	
7 Hailliani	Recent Replace Evident, Ex		ted : 100%	3	Ψ2,000	
	Location : Throughout Ap					
Parapets						
Masonry: Brick	45%	LIFE	* *	5	\$2,400	
Masonry: Limestone	5%	LIFE	* *	5	\$300	
Metal Rail	50%	2046	* *	5-10	\$47,700	
Roof	000/	2041	* *	10	¢22.200	
Modified Bitumen	98% Recent Repair Evident, Ext	2041		10	\$22,300	
	Location: Repairs To Roo			r 2021		
Skylight, Metal/Glass	2%	2053	**	10	\$1,500	
terior	270	2033		10	\$1,500	
Floors						
Cast in Place Concrete	10%	LIFE	* *	5	\$10,900	
Ceramic Tile	10%	2036	* *	5	\$5,000	
Quarry Tile	20%	2038	* *	5	\$15,000	
Sheet Vinyl/Rubber	15%	2033	\$478,500	5	\$11,200	
Vinyl Tile	10%	2033	\$134,700	3	\$1,900	
	Worn/Eroded, Extent : Ligh Location : Office And Me					
Wood	35% Now	\$203,600 2048	* *	5	\$16,400	
	Deteriorated Finish, Extend	· ·	ected : 25%		•	
	Location : Throughout Ap	partments				
	Dry Rot/Decay, Extent: Mo	oderate, Area Affected	: 5%			
	Location: Below Window	-				
	Uneven Surface, Extent : M	***	l : 5%			
	Location : Throughout Ap	partments				

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

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

HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls	250/	N I	¢20,000	2026	* *	-	¢14.000	
Ceramic Tile	Broken/Ma Location Other Obs Location Explana	: Through ervation, E	\$30,000 ents, Extent: Modeout Corridors At C extent: Moderate, A out Corridors At C ext Damage	'orners Area Affe 'orners	rea Affected : 5% acted : 5%	5	\$14,000	
Glass: Single Pane	5%			LIFE	* *	5	\$4,200	
Gypsum Board	Location Water Pen	Crumbling, : Bathrooi etration, E	\$18,300 Extent: Moderate ns Along Southwes xtent: Moderate, A ns Along Southwes	t Wing Irea Affe		5	\$40,200	
Masonry: Brick	_	0-2 Crumbling, : Basemen	\$103,800 Extent : Moderate	LIFE e, Area Aj	* * ffected : 15%			
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	Location Water Pen	Crumbling, : Bathroon etration, E.	\$15,400 Extent: Moderate ns Along Southwes xtent: Moderate, A ns Along Southwes	t Wing Irea Affe	-	5	\$56,200	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2053	* *			
Iron Picket		ted Finish, : Through	Extent : Light, Ared out	2068 a Affecte	* * d : 15%			
Masonry: Brick	5%			2053	* *			
Free Standing Walls Cast in Place Concrete	100%			2068	* *			
Retaining Walls Cast in Place Concrete	100%			2068	* *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways Cast in Place Concrete		4+ Crumbling, : Side Step	\$2,500 Extent : Light, Are os To Yard	2046 ea Affecto	* * ed : 5%			

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

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

HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

Architecture	Current Repair Fut		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Cast in Place Concrete	_	Now	\$16,200	2050	* *			
	Ponding, I	Extent : Mo	derate, Area Affeci	ted : 10%	ó			
	Location	ı : Side Yara	l					
	Sinking/Su	ıbsiding, Ex	tent : Severe, Area	Affected	! : 25%			
	Location	ı : Side Yara	l					
Pavers/Stone	30%			2042	* *			
Rubber Matting	55%	Now	\$14,800	2038	* *			
8	Ponding, I	Extent : Mo	derate, Area Affeci	ted: 10%	ó			
	Location	ı : Side Yara	l					
	Worn/Eroded, Extent : Moderate, Area Affected : 15%							
	Location : Side Yard							
	Other Observation, Extent: Moderate, Area Affected: 15%							
	Location: Side Yard							
	Explana	tion : Sinkir	ng/heaving					

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2033	\$14,700	5	\$100	
	Other Observation, Extent : N	//A, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: One 600 Amp	ere Main Disconne	ct Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2033	\$95,300	5	\$100	
Raceway						
Conduit	95%	2033	\$38,300	1		
Conduit	5%	2043	* *	1		
Panelboards						
Fused Disc Sw	5%	2032	\$2,900	5		
Molded Case Bkrs	95%	2032	\$55,600	5	\$800	
Wiring						
Thermoplastic	95%	2033	\$54,100	1		
Thermoplastic	5%	2043	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	\$115,800	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
	Corroded, Extent : Light, Area Location : Basement	a Affected : 100%				

Lighting

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

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

HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

Electrical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	30%	7	2033	\$138,200	10	\$8,500	
		, Extent : N/A, Area A		100%			
		nit Bathrooms And Ba	sement				
	Explanation : T-	12 Lamps					
Fluorescent	60%		2033	\$276,400	10	\$17,100	
		ent Light, Extent : Lig nits From 2nd To 5th I		Affected : 100%			
LED	10%		2041	* *			
	Recent Installation	ı, Extent : N/A, Area A	Iffected :	100%			
	Location: 1st Fl	oor					
Egress Lighting							
Emergency, Battery	40%		2033	\$20,300	10	\$3,000	
Emergency, Battery	10%		2038	* *	10	\$700	
Exit, Service	45%		2033	\$5,900	1		
Exit, Service	5%		2038	* *	1		
Exterior Lighting							
LED	30%		2041	* *			
	Recent Installation	ı, Extent : N/A, Area A	Iffected :	100%			
	Location: Exter	ior Of The Building					
No Component	70%						
Alarm							
Security System							
Generic	100%		2033	\$56,800	1	\$11,600	
Fire/Smoke Detection							
Generic, Digital	100%		2033	\$78,100	1-3	\$19,100	

lechanical	Current Rep	air Futur	Future Replacement		aintenance	
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2043	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2031	\$321,700	1	\$15,300	
	Other Observation, Exter	nt : N/A, Area Affected :	100%			
	Location: Basement - I	Boiler Room				
	Explanation: Modular	Boiler System - 5 Modu	les, 300 Mbh Each			
Distribution						
Hot Wtr Piping/Pump	100%	2032	\$66,200	4	\$1,500	
Terminal Devices						
Convector/Radiator	100%	2031	\$247,600	1	\$10,000	
Controls						
Electrical	100%	2026	\$168,300			

Air Conditioning

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

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

HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

Mechanical	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ir Conditioning							
Energy Source							
Electricity	60%	2041	* *	1			
No Component	40%						
Conversion Equipment		•	0.00				
Window/Wall Unit	55%	2031	\$63,100	1			
		nt : N/A, Area Affected : 100					
		nd Apartments Living Room	S				
	Explanation: Newer U						
Window/Wall Unit	5%	2026	\$5,700	1			
		t : Light, Area Affected : 100	0%				
		ommunity Room (2 Units)					
No Component	40%						
entilation							
Distribution							
Ductwork/Diffusers	30%	LIFE	* *	2-5	\$5,200		
No Component	70%						
Exhaust Fans			*				
Roof	30%	2033	\$17,600	2	\$300		
Wall Unit	5%	2033	\$700	2			
		nt : N/A, Area Affected : 100	0%				
	Location : Elevator Ma	ichine Room					
	Explanation: 1 Unit						
No Component	65%						
umbing							
H/C Water Piping	1000/	20.42	* *	1			
Brass/Copper	100%	2043	~ ~	1			
Water Heater With Tanks	1000/	2026	016700	2			
Gas Fired	100%	2026	\$16,700	2			
		t : Light, Area Affected : 100 Roiler Room	J%o				
	Location: Basement - I		00/				
	Location: Basement - I	nt : N/A, Area Affected : 100 Roiler Room)70				
		ons 275 Mbh Input Unit. Q	uantity 1				
Sanitary Piping	Explanation . 100 Gati	ons 273 Mon Inpui Onii. Qi	ианицу 1				
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	10070	LIFE		1			
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)	10070	LIFE		1			
Sump Pump(s) Submersible	100%	2026	\$900	4	\$1,000		
Fixtures	10070	2020	Ψ700		ψ1,000		
Generic	100%						
Tankless Water Heater(POU							
Gas Fired	100%	2026	\$31,600	2			
Suo I IICU		nt : N/A, Area Affected : 100		2			
	Location: Basement Be	**	· · · ·				
	Explanation: 1 Unit, 3						
Vertical Transport	Explanation: 1 Unit, 3	15 Mon Input					

Vertical Transport

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

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

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HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos	t Cycle Estimated Cost (Yrs)	Priority
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE *;	*	
	Other Observation, Extent : Light, Are	a Affected : 100%		
	Location: Basement To 5th Floor			
	Explanation: One Unit			
Fire Suppression				
Sprinkler				
No Component	40%			
Generic	60%	2043 * *	* 1-2 \$5,200	
	Other Observation, Extent: N/A, Area	Affected: 100%		
	Location: 1st Floor And Corridors (On All Floors		
	Explanation: Building Partially Spri	nklered		

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

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

Print Date: 15-Aug-2024 HUMAN RESOURCES ADMINISTRATION - FY 2025

Asset Name : HUNTS POINT MULTI SERVICE CENTER
Address : 630 JACKSON AVENUE @ E. 166 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 36,716 Project Type : HUMAN RESOURCES

Date of Survey : 17-May-2024 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 2643 Lot : 1 BIN : 2004558

CAPITAL	FY 2026 - 2029	FY 2030 - 2035	
Exterior Architecture	\$408,300		
Interior Architecture	\$86,200	\$787,600	
Electrical		\$1,130,700	
Mechanical		\$1,226,500	
Site Pavements	\$184,900	\$154,100	
Total	\$679,300	\$3,298,900	
Importance Code A	\$408,300	\$127,000	
Importance Code B	\$178,300	\$3,171,900	
mportant course	\$178,300	\$5,171,900	
Importance Code C	\$92,700	\$3,1/1,900	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$75,300		\$3,300	
Interior Architecture	\$109,400		\$12,900	\$3,600
Electrical	\$24,900	\$2,100	\$2,300	\$3,200
Mechanical	\$90,800	\$10,500	\$20,700	\$9,600
Site Enclosure	\$7,600			
Site Pavements	\$62,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$377,500	\$19,800	\$46,300	\$23,600
Importance Code A	\$77,100	\$1,800	\$5,100	\$1,800
Importance Code B	\$233,500	\$18,000	\$39,800	\$21,800
Importance Code C	\$66,900		\$1,400	
Total	\$377,500	\$19,800	\$46,300	\$23,600



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

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

Asset #: 1945

rchitecture	Current	Futur	e Replacement	M	Maintenance		
vstem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick Cavity	70% 0-2	\$38,100	LIFE	* *	5	\$22,400	
	Misaligned/Bulging		Area Aff	ected : 5%			
	Location : Parape	t Walls					
Metal Coiling Doors	2%		2048	* *	5	\$2,000	
Pre-Cast Concrete	8%		LIFE	* *	5	\$16,700	
Window Wall	20% Now	\$189,900	2065	* *	5	\$12,000	
	Caulking Deteriora Location : Throug	ted, Extent : Modera hout	ite, Area 2	Affected : 30%			
	Other Observation,	Extent : Light, Area	Affected	: 2%			
	Location : Front V	Vindow Wall					
	Explanation: Bul	let Hole					
Windows							
Aluminum	95% Now	\$139,700	2051	* *	5	\$7,500	
	Air Infiltration, Ext	ent : Moderate, Area	Affected	: 10%			
	Location: 1st Flo	or Offices					
	Broken/Missing Ele	ments, Extent : Seve	re, Area A	Affected : 2%			
	Location: 1st Flo	or Office Areas					
	Caulking Deteriora	ted, Extent : Severe,	Area Affe	ected : 100%			
	Location : All Win	dows					
Metal Louvers	5%		2044	* *	10	\$4,900	
Parapets							
Cast in Place Concrete	15% Now	\$12,000	LIFE	* *	5	\$7,000	
	Cracking/Crumbling	g, Extent : Moderate	, Area A <u>f</u>	fected : 20%			
	Location : Various	Locations Through	out				
	Expansion Joint Fa	ilure, Extent : Model	rate, Area	a Affected : 40%			
	Location : Various	Locations Through	out				
Masonry: Brick	70% 0-2	\$78,700	LIFE	* *	5	\$3,200	
<i>y</i>	Expansion Joint Fa Location: Various	ilure, Extent : Modei	rate, Area	a Affected : 20%		**,-**	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%						
	Joint Mortar Miss/Eroa, Extent : Moderate, Area Affectea : 50% Location : Various Locations						
	Miss/Damaged Flashings, Extent: Light, Area Affected: 10%						
	Location: Various Locations						
		Extent : Light, Area	Affected	. 10%			
	Location: Various		луестей.	10/0			
M.4.1D. '		Loculons	2040	* *	F 10	фо 20 2	
Metal Rail	10%	# 000	2040	**	5-10	\$8,200	
Pre-Cast Concrete	5% Now	\$900	LIFE		5	\$1,400	
	Joint Mortar Miss/I		, Area Af	iectea : 10%			
	Location : Various	Locations					

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

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

Asset #: 1945

Architecture	Current Repair			Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Roof	50/			2040	* *	10	\$2.200		
Metal Panel Modified Bitumen	5% 75%			2048 2040	* *	10 10	\$2,300 \$18,700		
Modified Bitumen	20%	Now	\$16,000	2040	* *	10	\$10,700		
Modified Bituilien	Alligatorii		Moderate, Area Aj		10%				
	_	Extent : Sev : Over Ma	ere, Area Affected in Lobby	: 10%					
		etration, E: : Over Ma	xtent : Severe, Area in Lobby	Affected	d : 10%				
Soffits	10007			20.40	* *	_			
Stucco Cement	100%			2048	<u>ት</u> ች	5			
nterior Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$11,600		
Mosaic Tile	5%			2048	* *	5	\$6,600		
Panel/Paver: Cer/Brk	10%			2051	* *	5	\$11,900		
Vinyl Tile	55%	Now	\$15,800	2035	\$787,600	3	\$10,900		
	Location Worn/Erod	: 2nd Floo	: Severe, Area Affe						
Vinyl Tile	23%	. 2714 1 100	, Offices	2040	* *	3	\$4,600		
Wood	2%			2050	* *	5	\$2,000		
Interior Walls	270			2030			Ψ2,000		
Ceramic Tile	5%			2038	* *	5	\$2,900		
Concrete Masonry Unit	20%			LIFE	* *	5	\$9,200		
Gypsum Board	30%			LIFE	* *	5-10	\$29,200		
Gypsum Board	20%			LIFE	* *	5-10	\$19,500		
Metal Panel	15%			LIFE	* *	10	\$3,900		
Plaster	10%			LIFE	* *	5-10	\$4,900		
Ceilings									
AcousTileSusp.Lay-In	Cracking/0	Now Crumbling, : 1st Floor	\$86,200 Extent : Moderate · Offices	2040 , Area A <u>j</u>	* * fected : 30%	5	\$13,300		
	0	iscoloring, : 1st Flooi	Extent : Moderate	, Area Aj	ffected : 10%				
AcousTileSusp.Lay-In	25%			2048	**	5	\$13,300		
Exposed Struc: Concrete	Cracking/	0-2 Crumbling, : Main Lo	\$38,800 Extent : Moderate bby	LIFE , Area A <u>j</u>	* * fected : 5%	5	\$2,100		
	Patching I		tent : Moderate, Ar	ea Affeci	ted : 10%				
			xtent : Moderate, A bby At 2 Locations	rea Affec	cted : 5%				

Site Enclosure

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

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

Asset #: 1945

rchitecture	Current Repair		Future Replacement		Maintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
e Enclosure Fence/Gates Iron Picket	100% Now Corrosion/Rusting, Ext Location: Base Of In		2070 a Affected	** : 10%				
	Other Observation, Ex Location: Jackson A Explanation: Suppor	tent : Severe, Are venue Perimeter						
Retaining Walls	1							
Cast in Place Concrete	100%		2070	* *				
Pavements Public Sidewalk								
Asphalt	90% Now Broken/Missing Element Location: Throughout	ıt	-					
	Cracking/Crumbling, I Location: Jackson A Sinking/Subsiding, Ext	venue						
	Location : Jackson A	venue, East 151th	Street, Co	oncord Avenue				
	Other Observation, Ex. Location: Jackson A Explanation: Asphal	venue, East 151th						
Cast in Place Concrete	10% Now Cracking/Crumbling, I Location: Throughor		2048 rea Affecte	* * ed : 80%				
On-Site Walkways								
Asphalt	90% Now Broken/Missing Element	\$92,700 nts, Extent : Seve	2048 re, Area Aj	* * ffected : 80%				
	Location: Throughout Cracking/Crumbling, I		rea Affecte	ed : 100%				
	Location : Throughou	ıt						
	Misaligned/Bulging, E. Location : Throughou		ea Affected	d : 50%				
	Sinking/Subsiding, Ext. Location: Throughout		Affected .	60%				
	Tripping Hazard, Exter Location: Throughou	nt : Severe, Area	Affected : .	20%				
	Other Observation, Ex Location : Throughou	ıt	Affected :	90%				
a	Explanation : Asphal		• • • • •					
Cast in Place Concrete	10% Now Cracking/Crumbling, I Location : Throughou		2052 rea Affecte	* * ed : 90%				
	Sinking/Subsiding, Ext Location: Throughout		Affected .	60%				
Parking/Driveway Pavers/Stone	100%		2038	* *				

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

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

Asset #: 1945

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

Site Pavements

Activity Yard

Rubber Matting 100% 0-2 \$30,800 2035 \$154,100

Worn/Eroded, Extent: Moderate, Area Affected: 20%

Location: Play Area

Other Observation, Extent: Severe, Area Affected: 80%

Location: Play Area

Explanation: Debris And Rocks Throughout. Unsafe To Use

Electrical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2035	\$127,000	5	\$1,000	
	Other Observation, Ext	tent : N/A, Area A	ffected :	100%			
	Location: 1st Floor I	Electrical Room					
	Explanation: Main S	ervice Disconnec	t Switch	Rated At 1,400 Am	peres.		
Switchgear / Switchboard							
Molded Case Bkrs	100%		2035	\$127,000	5	\$1,000	
Raceway							
Conduit	95%		2035	\$56,800	1		
Conduit	5%		2045	* *	1		
Panelboards							
Fused Disc Sw	5%		2034	\$4,900	5		
Molded Case Bkrs	80%		2034	\$78,000	5	\$800	
Molded Case Bkrs	15%		2043	* *	5	\$100	
Wiring							
Thermoplastic	95%		2035	\$71,600	1		
Thermoplastic	5%		2045	* *	1		
Motor Controllers							
Locally Mounted	100%		2033	\$70,000	5	\$200	
Ground							
Grounding Devices							
Generic	100% Now	\$10,200	LIFE	* *	5	\$500	
	Other Observation, Ext	tent : Severe, Area	ı Affecte	d : 100%			
	Location : Water Mai	'n					
	Explanation: Corrod	ed					
Lighting	•						

Lighting

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

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

Asset #: 1945

Electrical	Current Repair	Future	e Replacement	Maintenance				
System Component Type	% of Fail Date Estimat Total (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	70%	2035	\$374,200	10	\$23,600			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: First, Second And	Third Floor Hallw	vay Offices					
	Explanation: T-8 Lamps							
Fluorescent	25%	2030	\$133,600	10	\$8,400			
	Other Observation, Extent : N							
	Location : Mechanical, Elect	trical Rooms						
	Explanation: T-12 Lamps							
LED	5%	2043	* *					
Egress Lighting								
Emergency, Battery	40%	2030	\$24,100	10	\$3,500			
Emergency, Battery	10%	2035	\$6,000	10	\$900			
Exit, LED	20%	2050	* *	1				
Exit, Service	30%	2030	\$4,600	1				
Exterior Lighting								
LED	10%	2043	* *					
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	2035	\$92,500	1-3	\$23,300			
	Other Observation, Extent : N	'A, Area Affected :	100%					
	Location : Throughout The B	uilding						
	Explanation: Strobe Lights,	Manual Pull Statio	ons, Alarm Bells, S	mike Dei	tectors, Horns			

echanical	Current Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ating							
Energy Source							
Natural Gas	100%	2055	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2040	* *	1	\$18,200		
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location : Boiler Room						
	Explanation: One Boiler						
Distribution							
Hot Wtr Piping/Pump	100%	2043	* *	4	\$2,700		
Terminal Devices							
Air Handler	40%	2035	\$269,900	1	\$9,100		
Convector/Radiator	60%	2048	* *	1	\$7,100		
	Other Observation, Extent : Moderate,	Area Affe	cted : 10%				
	Location: Throughout						
	Explanation : Heat Not Evenly Distric	outed Thr	ough The Radiator	S.			
Controls							
Electrical	100%	2030	\$199,400				

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

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

Asset #: 1945

lechanical	Current Repair			Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ir Conditioning									
Energy Source									
Electricity	100%			2051	* *	1			
Conversion Equipment									
Centrifugal, Elec Chillen		Now	\$29,200	2038	* *	1	\$28,600		
	_		ent : Severe, Area A	-	100%				
	Location	ı : 3rd Floo	r Mechanical Roon	n					
No Component	20%								
Distribution									
CW & CHW Wtr	100%	Now	\$23,200	2045	* *	4	\$1,800		
Pipe/Pump									
	Broken, E	xtent : Mod	erate, Area Affecte	d : 5%					
	Location	า : 3rd Floo	r Mechanical Roon	n. Brokei	n Circulation Pump)			
Terminal Devices									
Air Handler/Cool/Ht	100%			2035	\$556,600	1	\$22,700		
Heat Rejection									
Water Cooling Tower	100%	Now	\$14,500	2033	\$144,900	2	\$29,600		
	Malfuncti	oning, Exte	nt : Moderate, Ared	ı Affecte	d : 100%				
	Location	ı : Automat	ic Make Up Water	Valve Ma	ulfunctioning				
entilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,400		
Exhaust Fans									
Interior	20%			2035	\$31,800	2	\$200		
Roof	80%	0-2	\$5,600	2035	\$55,700	2	\$700		
	Malfuncti	oning, Exte	nt : Moderate, Ared	ı Affecte	d : 50%				
	Location	ı : Roof Ext	aust Fans Malfunc	tioning					
umbing		<u> </u>							
H/C Water Piping									
Galvanized Steel	100%	ı		2048	* *	1			
Water Heater With Tanks									
Gas Fired	100%			2033	\$33,400	2			
			xtent : Light, Area	Affected	: 100%				
	Location	ı : Mechanı	cal Room						
	Explana	tion : 150 (Gallons						
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures		<u> </u>							
Generic	100%								
			Extent : Moderate, A	1rea Affe	cted : 20%				
	Location	n: 1st And.	Brd Floor						

Vertical Transport

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

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

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HUMAN RESOURCES ADMINISTRATION - 096 HUNTS POINT MULTI SERVICE CENTER

Asset #: 1945

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: N/A, Area	Affected : .	100%			
	Location: 1st To 3rd Floor					
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2055	* *	1-5	\$18,500	

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

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

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Print Date: 15-Aug-2024 HUMAN RESOURCES ADMINISTRATION - FY 2025

Asset Name : OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)

Address : 127 WEST 127TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 13,241 Project Type : HUMAN RESOURCES

Date of Survey : 09-Sep-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1912 Lot : 12 BIN : 1057904

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$290,100	\$113,100		
Interior Architecture		\$149,600		
Electrical	\$160,000	\$32,800		
Mechanical		\$469,400		
Total	\$450,100	\$764,900		
Importance Code A	\$290,100	\$113,100		
Importance Code B	\$160,000	\$556,700		
Importance Code C		\$95,000		
Total	\$450,100	\$764,900		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$10,100		
Interior Architecture	\$18,100		\$2,800	\$200
Electrical	\$300	\$10,300	\$200	\$300
Mechanical	\$22,500	\$24,000	\$600	\$500
Total	\$40,900	\$44,400	\$3,700	\$1,000
Importance Code A		\$10,100		
Importance Code B	\$38,800	\$34,300	\$3,700	\$1,000
Importance Code C	\$2,100			
Total	\$40,900	\$44,400	\$3,700	\$1,000



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

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

Asset #: 1950

Architecture		Current Repair Future Replacement Maintenance						
System	24		-		-			
Component	% of		Estimated Cost	Year	Estimated Cost		Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$18,000	
Masonry: Brick	30%			LIFE	* *	5	\$13,800	
Masonry: Limestone	5%			LIFE	* *	5	\$1,700	
Stucco Cement	60%			2045	* *	5	\$69,100	
Windows							•	
Aluminum	100%	Now	\$290,100	2057	* *	5	\$3,100	1
	Broken/M	issing Elem	ents, Extent : Seve	re, Area 1	Affected : 5%			
	Location	ı : 3rd Floo	or Windows					
	Ctrwt/Bal	nc Not Fun	ct, Extent : Severe,	Area Aff	ected : 50%			
	Location	ı : Through	out					
	Misaligne	d/Bulging,	Extent : Severe, Ar	ea Affect	ed : 20%			
	Location	ı : Street Fo	acade					
	Unit Inop	erable, Exte	ent : Severe, Area A	ffected :	20%			
	Location	ı : Corridoi	r Windows					
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	\$5,200	
Masonry: Brick	50%			LIFE	* *	5	\$1,700	
Metal: Cage/Fence	15%			2037	* *	5-10	\$3,900	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,100	
Stucco Cement	10%			2045	* *	5	\$900	
Roof								
Modified Bitumen	95%			2037	* *	10	\$7,800	
Skylight, Metal/Glass	5%			2032	\$113,100	10	\$1,400	
Interior								
Floors								
Carpet	10%			2031	\$34,200	3	\$3,000	
Ceramic Tile	5%			2035	\$54,600	5	\$1,000	
Vinyl Tile	75%			2037	* *	3	\$5,600	
Vinyl Tile	10%		\$16,000	2042	* *	3	\$700	
			: Severe, Area Affe	cted : 25	%			
	Location	ı : Through	out					
Interior Walls		-						
Ceramic Tile	5%			2035	\$95,000	5	\$1,800	
Glass: Single Pane	5%	4+	\$2,100	LIFE	* *	5	\$1,300	
			ents, Extent : Mod	erate, Ar	ea Affected : 2%			
	Location	ı : Stairwel	l					
Gypsum Board	90%			LIFE	* *	5	\$19,100	
Ceilings							· · · · · · · · · · · · · · · · · · ·	
AcousTileSusp.Lay-In	90%			2045	* *	5	\$17,900	
Gypsum Board	10%			LIFE	* *	5	\$2,500	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2052	* *			
Iron Picket	40%			2052	* *			
	.070							

Site Pavements

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

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

Asset #: 1950

Architecture	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2045	* *			
On-Site Walkways							
Asphalt	70%		2041	* *			
Cast in Place Concrete	30%		2045	* *			

Electrical	Current Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Raceway							
Conduit	100%	2042	* *	1			
Panelboards							
Molded Case Bkrs	100%	2040	* *	5	\$300		
Wiring							
Thermoplastic	100%	2042	* *	1			
Lighting							
Interior Lighting							
Fluorescent	83%	2027	\$160,000	10	\$10,100		
	T-12 Lamps And Fixtures, Extent: N Location: Throughout The Buildin		ea Affected : 100%				
Fluorescent	2%	2032	\$3,900	10	\$200		
	Compact Fluorescent Light, Extent . Location : Staircase	: Moderate, A	1rea Affected : 100	%			
Fluorescent	15%	2032	\$28,900	10	\$1,800		
	T-8 Lamps And Fixtures, Extent : Li Location : Throughout The Buildin		ected : 100%		,		
Egress Lighting							
Emergency, Battery	50%	2032	\$10,900	10	\$1,600		
Exit, Service	50%	2032	\$2,800	1			
Exterior Lighting							
HID	20%	2032	\$12,100	10			
No Component	80%						
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2032	\$10,000	1-3	\$2,500		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways						
	Explanation : Strobel Lights, Man Horns Fed From The Main Fire A				etectors And		

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

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

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

Asset #: 1950

Mechanical		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Distribution Central Plant Steam Piping/Pmp	100%	Now	\$7,300	2032	\$363,600	4	\$700	
		ps Faulty, I : Through	Extent : Moderate, . out	Area Affe	cted : 30%			
Terminal Devices Convector/Radiator	100%			2030	\$105,700	1	\$4,300	
Air Conditioning Energy Source Electricity	100%			2040	* *	1		
Conversion Equipment Window/Wall Unit No Component	30% 70%			2026	\$14,700	1		
Ventilation Distribution	/070							
Distribution Ductwork/Diffusers No Component	15% 85%			LIFE	* *	2-5	\$1,100	
Exhaust Fans Roof No Component	15% 85%			2032	\$3,800	2	\$100	
Plumbing	0370							
H/C Water Piping Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks Electric	100%			2027	\$23,100	4		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							
Fire Suppression Standpipe	000/							
No Component Generic	Location	: 4th Floo	Extent : Light, Area r Stairway nnection Only	2042 Affected .	**	1-5	\$1,300	

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

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

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Print Date: 15-Aug-2024 HUMAN RESOURCES ADMINISTRATION - FY 2025

Asset Name : OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)

Address : 125 WEST 127TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 132,183 Project Type : HUMAN RESOURCES

Date of Survey : 09-Sep-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph

Block : 1912 Lot : 12 BIN : 1057904

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$523,100	\$113,000
Interior Architecture	\$120,700	\$3,609,500
Electrical	\$1,636,600	\$574,900
Mechanical	\$661,700	\$3,084,600
Site Pavements		\$80,300
Total	\$2,942,000	\$7,462,300
Importance Code A	\$523,100	\$113,000
Importance Code B	\$2,298,300	\$7,294,600
Importance Code C	\$120,700	\$54,700
Total	\$2,942,000	\$7,462,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$79,400	\$12,600	\$3,900	
Interior Architecture	\$40,800	\$26,000	\$4,900	\$13,600
Electrical	\$3,200	\$69,900	\$2,500	\$3,200
Mechanical	\$90,500	\$74,400	\$58,200	\$40,100
Site Pavements	\$15,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$236,900	\$190,000	\$76,800	\$64,100
Importance Code A	\$92,500	\$26,000	\$17,000	\$13,100
Importance Code B	\$142,900	\$164,000	\$59,700	\$51,100
Importance Code C	\$1,500			
Total	\$236,900	\$190,000	\$76,800	\$64,100



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

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

Asset #: 1962

rchitecture	Current Repair	Future Replacement	Ma	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Masonry: Brick	80% 0-2 \$181,700 Staining/Discoloring, Extent : Moderate Location : North Facade In Courtyard		5	\$113,000	
Masonry: Granite	5%	LIFE **	5	\$5,300	
Masonry: Limestone	10% 4+ \$108,600 Staining/Discoloring, Extent: Moderate Location: Decorative Banding	LIFE ** c, Area Affected : 25%	5	\$10,600	
Stucco Cement	5%	2037 **	5	\$17,600	
Windows					
Aluminum	80% 4+ \$97,800 Ctrwt/Balnc Not Funct, Extent : Modera Location : Throughout	2048 ** ate, Area Affected : 5%	5	\$21,000	
Aluminum	15% Other Observation, Extent: Light, Area Location: Street Facade 1st Floor Explanation: Protective Metal Grilles	-	5	\$7,900	
Metal Louvers	2%	2041 **	10	\$6,600	
Wood	3% Now \$37,100 Broken/Missing Elements, Extent: Seve Location: Mechanical Penthouse Dry Rot/Decay, Extent: Severe, Area Ay Location: Mechanical Penthouse Thermally Inefficient, Extent: Severe, A	Gected : 50%	5	\$7,900	
	Location: Mechanical Penthouse Other Observation, Extent: N/A, Area A Location: Mechanical Room Explanation: Windows Boarded Close	Iffected : 100%			
Parapets					
Masonry: Brick	83% 4+ \$62,500 Loose/Delam Surface, Extent: Moderat Location: Roof Painted Surfaces, Extent: Light, Area A Location: Parapet Wall		5	\$25,300	
Masonry: Limestone	10% Now \$36,900 Cracking/Crumbling, Extent: Severe, A Location: Interior Banding. North Ea		5	\$3,800	
Metal: Cage/Fence	5%	2045 **	5-10	\$11,800	
Stucco Cement	2%	2045 **	5	\$1,600	

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

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

Asset #: 1962

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Macadam		Now	\$5,400	2037	* *	5	\$1,300	
			xtent : Severe, Area					
		n : Basemer	it Tunnels Under C	ourtyard	Playground Which	i House I	Main Electrical	
D:14 II (DIID)	Feeds			2027	* *	10	£2 000	
Built-Up (BUR) Modified Bitumen	5% 90%		\$72.500	2037 2037	* *	10	\$3,800	
Modified Bitumen			\$72,500 ht, Area Affected : 2					
			u, Area Affectea . 2 Locations Through					
			derate, Area Affect		,			
	_		aeraie, Area Ajjeci Areas On Roof	ea . 1076)			
			ctent : Moderate, A	raa Affaa	tad : 15%			
	_	~	tiem : Moderate, A. Locations Through		ieu . 1570			
			xtent : Severe, Area		1 · 100/			
			xiem . Severe, Aret Vithin Roof Membr	00	1.10/0			
nterior	Locuito	i. Crucks r	rumin Rooj Memor	une				
Floors								
Carpet	5%	•		2031	\$170,900	3	\$14,800	
Cast in Place Concrete	10%			LIFE	**	5	\$43,300	
Ceramic Tile	5%		\$27,200	2035	\$544,700	5	\$4,900	
Ceramic The			: Severe, Area Affe			J	ψ 1,500	
		n : Shower I						
Quarry Tile	5%			2037	* *	5	\$14,800	
Terrazzo	10%			LIFE	* *	5	\$15,500	
Vinyl Tile	55%			2032	\$2,935,900	3	\$54,400	
Wood	10%			2047	**	5	\$37,100	
Interior Walls	1070	<u>'</u>		2017			ψ57,100	
Concrete Masonry Unit	5%	1		LIFE	* *	5	\$8,100	
Glass: Single Pane	5%			LIFE	* *	5	\$15,200	
Gypsum Board	10%			LIFE	* *	5	\$24,300	
Masonry: Brick	8%		\$120,700	LIFE	* *	-	4-1,-00	
,			tent : Moderate, Ar		ed : 10%			
	Location	n : Water Ta	ınk Bulkhead					
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	45%			LIFE	* *	5	\$54,700	
SGFT/Glazed Masonry	25%			LIFE	* *	2	ψυ 1,700	
Ceilings	2370	•						
Acous Tile Susp. Lay-In	15%)		2045	* *	5	\$29,700	
Exposed Struc: Concrete				LIFE	* *	5	\$7,700	
Plaster	60%			LIFE	* *	5	\$74,200	
Enclosure	227						7: -,	
Fence/Gates								
Chain Link	20%)		2052	* *			
Iron Picket	80%			2067	* *			
Retaining Walls								
Cast in Place Concrete	100%)		2067	* *			
D								

Site Pavements

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

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

Asset #: 1962

Architecture		Current I	Repair	Futui	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$7,500	2045	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	: West 127	th Street					
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$1,500	2037	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 5%			
	Location	: Front Ar	eaway					
Masonry: Granite	10%			LIFE	* *			
Activity Yard								
Asphalt	40%	4+	\$6,800	2041	* *			
-	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	: Play Yar	d					
Cast in Place Concrete	40%			2037	* *			
Rubber Matting	20%			2032	\$80,300			

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2042	* *	5	\$600		
	Other Observation, Extent:	Moderate, Area Affect	ed : 100%				
	Location : Electrical Room	n					
	Explanation : Main Service	e Switch Rated At 250	0 Amperes				
Switchgear / Switchboard	•						
Fused Disc Sw	100%	2042	* *	5	\$600		
Raceway							
Conduit	100%	2042	* *	1			
Panelboards							
Fused Disc Sw	10%	2040	* *	5	\$300		
Molded Case Bkrs	90%	2040	* *	5	\$3,100		
Wiring							
Thermoplastic	100%	2042	* *	1			
Motor Controllers							
Locally Mounted	90%	2037	* *	5	\$800		
Locally Mounted	10%	2030	\$17,700	5	\$100		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,900		
Lighting							

Lighting

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

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

Asset #: 1962

Electrical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	80%		2027	\$1,539,600	10	\$97,000	
	T-12 Lamps And Fix Location : Throug		erate, Ar	ea Affected : 100%			
Fluorescent	15%		2032	\$288,700	10	\$18,200	
	T-8 Lamps And Fixt Location : Stairca		ate, Ared	a Affected : 100%		·	
HID	2%		2027	\$30,600	10	\$100	
Incandescent	1%		2027	\$35,800	2		
LED	2%		2040	* *			
	Recent Installation, Location: Gymna		lffected :	100%			
Egress Lighting							
Emergency, Battery	50%		2032	\$108,400	10	\$16,000	
Exit, Service	50%		2032	\$27,800	1	,	
Exterior Lighting							
HID	10%		2032	\$60,200	10		
LED	10%		2040	* *			
No Component	80%						
Alarm Security System							
No Component	95%						
Generic	5%		2032	\$12,100	1	\$2,500	
	Other Observation,	Extent : Moderate, A			_	4-,	
		ard, Back And Front					
	•	CTV Surveillance Co		Only			
Fire/Smoke Detection	*						
No Component	70%						
Generic, Digital	30%		2032	\$99,900	1-3	\$25,200	
, ,	Other Observation, Location : Hallwa	ys					
	Explanation : Stro Detectors	be Lights, Manual P	ull Statio	ons, Alarm Bells, H	Iorns And	l Smoke	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2042	* *	1		
Fuel						
	Other Observation, Extent : Light	t, Area Affected	: 100%			
	Location: Basement					
	Explanation: Oil No. 2, Two To	inks Of 5000 Go	allons Each			

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

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

Asset #: 1962

Mechanical	Current Repair		lepair	Future	Future Replacement		Maintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2037	* *	1	\$130,900	
Steam Boner		Boiler Ro			100%	1	\$130,900	
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$181,500	2042	* *	4	\$6,500	
			oderate, Area Affec oom. Corroded Vac			ank		
Terminal Devices								
Air Handler	20%			2032	\$485,900	1	\$16,400	
Convector/Radiator	80%		\$16,900	2030	\$844,500	1	\$30,700	
			oderate, Area Affed	cted : 5%				
A. G. 12.	Location:	Through	out					
Air Conditioning								
Energy Source Electricity	100%			2040	* *	1		
Conversion Equipment	100%			2040		1		
Reciprocating Compr/Chiller	15%			2032	\$285,700	1	\$9,200	
Compil Cimer			ent : Light, Area A or Gymnasium An	-				
Window/Wall Unit	75%			2027	\$366,800	1		
No Component	10%			2027	\$500,000	1		
Terminal Devices	1070							
Air Handler/Dir Expansion	15%			2032	\$334,100	1		
1	Other Obser	vation, E	xtent : Light, Area	Affected .	100%			
	Location:	Gymnasia	um And Auditoriun	n				
	Explanatio	on : 4 Uni	ts					
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2032	\$50,500	2	\$13,800	
No Component	85%							
Ventilation								
Distribution Ductwork/Diffusers	100% Corroded, E. Location:	xtent : Mo	\$113,400 oderate, Area Affec	LIFE cted: 15%	* *	2-5	\$73,700	
Exhaust Fans	Locuitoti .	Duscinelli	v					
Exhaust Fans Interior	80%			2032	\$458,100	2	\$3,200	
Roof	20%			2032	\$50,100	2	\$800	
Plumbing	2070			2002	Ψ20,100		φοσο	

Plumbing

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

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

Asset #: 1962

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	80% 0-2	\$26,500	2042	* *	1		
	Corroded, Extent : M		cted : 5%	Ó			
	Location : Through	out					
Galvanized Steel	20%		2030	\$329,600	1		
HW Heat Exchanger							
Steam Fired	100%		2042	* *	4	\$19,600	
	Other Observation, E		ffected :	100%			
	Location : Basemen						
	Explanation : 2 Uni	its					
Sanitary Piping	1000/		TIPE	على عا			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		TIPE	* *			
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/		2022	#25 000	4	#2 000	
Non-Submersible	100%		2032	\$25,800	4	\$2,800	
Sewage Ejector(s)	1000/		2022	\$67,600	4	65.200	
Electric	100%		2032	\$67,600	4	\$5,300	
Fixtures	1000/						
Generic	100%						
Vertical Transport Elevators							
Geared Traction	100%		LIFE	* *			
Geared Traction	Other Observation, E	rtent : Liaht Area		. 100%			
	Location : Basemen	-	Пуссиси	. 100/0			
	Explanation: 1 Uni						
Fire Suppression		-					
Standpipe							
No Component	25%						
Generic	75%		2042	* *	1-5	\$50,000	
Sprinkler						*	
No Component	90%						
Generic	10%		2032	\$178,500	1-2	\$3,700	
Fire Pump							
Generic	100%		2041	* *	1	\$24,700	
Chemical System							
Generic	100%		2030	\$47,800	1-3	\$223,200	
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location: Kitchen						
	Explanation: 1 Set						

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

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

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HUMAN RESOURCES ADMINISTRATION - FY 2025 Print Date: 15-Aug-2024

: SOUTH JAMAICA MULTI SERVICE CTR **Asset Name**

Address : 114-02 GUY 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 : NONE : 17-Sep-2020 **Landmark Status**

Areas Surveyed : Roof, Floors 1,2

: 12200 BIN : 4264631 Block Lot : 52

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,173,400	\$55,300
Interior Architecture		\$871,800
Electrical		\$454,100
Mechanical		\$57,500
Site Pavements		\$446,200
Total	\$1,173,400	\$1,884,800
Importance Code A	\$1,173,400	\$55,300
Importance Code B		\$1,488,200
Importance Code C		\$341,300
Total	\$1,173,400	\$1,884,800

Total	\$215,200	\$44,100	\$15,000	\$16,800
Importance Code C	\$68,900			
Importance Code B	\$93,000	\$41,500	\$13,600	\$15,400
Importance Code A	\$53,300	\$2,600	\$1,400	\$1,400
Total	\$215,200	\$44,100	\$15,000	\$16,800
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Site Pavements	\$64,100			
Site Enclosure	\$14,300			
Mechanical	\$8,000	\$24,500	\$5,100	\$3,500
Electrical	\$2,200	\$2,700	\$2,700	\$2,200
Interior Architecture	\$67,600	\$8,600		\$4,000
Exterior Architecture	\$51,900	\$1,100		
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

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

Asset #: 1942

Architecture	Cui	rent Repai	r	Futur	e Replacement	M	Maintenance			
System Component Type		Date Esti ars)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior										
Exterior Walls										
Masonry: Brick Cavity	Location : At	Elements, Window Su	rrounds		* * ea Affected : 5%	5	\$55,300			
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : North And East Facade									
	Staining/Discol Location: We	oring, Exte		e, Area A <u>f</u>	Sected : 15%					
	Vertical Cracks, Extent: Light, Area Affected: 5%									
	Location : Ea	st And West	Facade							
Pre-Cast Concrete	1%			LIFE	* *	5	\$1,800			
Windows										
Aluminum	83% Other Observat Location: Str		: Light, Area	2040 Affected	* *	5	\$5,600			
	Explanation:		Metal Grilles	,						
Glass Block	15% No Water Penetrati Location: He	ow ion, Extent	\$5,300 : Moderate, A	LIFE	* * cted : 20%	5	\$600			
Metal Louvers	2%			2035	\$7,300	10	\$800			
Parapets	270			2033	ψ1,200	10	Ψ000			
Masonry: Brick	50% No Cracking/Crum Location : So	bling, Exte	_		** ed:10%	5	\$5,300			
	Location : So Misaligned/Bul	uth Facade ging, Exten	t : Moderate,	Area Aff	Affected : 15% Sected : 5%					
	Location: Social Spalling, Extended Location: Social Location: Social Location is Social Location in the Location in the Location is social Location in the Location in the Location is social Location in the Location in the Location is social Location in the Location in the Location is social Location in the Location in the Location is social Location in the Location in the Location in the Location is social Location in the Location in the Location is social Location in the Location in the Location is social Location in the Location in the Location is social Location in the Location in the Location is social Location in the Location in the Location is social Location in the Loca	t : Moderat	-							
Metal Panel	5% No Seams Open/Sp Location : Me	lit, Extent :	\$8,400 Moderate, A	2052 rea Affect	* * ted : 25%	5	\$1,000			
Stucco Cement	45% 4 Cracking/Crum Location: Int Other Observat Location: Int	bling, Exte erior Parap ion, Extent	oet Walls : N/A, Area A			5	\$6,100			
	Explanation:	-		oncrete N	Masonry Unit					

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

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

Asset #: 1942

Architecture		Current l	Repair	r Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior Roof								
Modified Bitumen	100%	Now	\$703,100	2042	* *			
Modified Bitainen		ng, Extent :	Severe, Area Affec		9%			
			derate, Area Affecte					
			Locations Through		CC + 1 250/			
		_	, Extent : Moderate	-	ffected: 25%			
			Locations Through tent : Moderate, Ai		ted : 10%			
	_	: Through		eu zijjeci	ica . 1070			
		_	oderate, Area Affect	ted : 20%	ó			
	_		Locations Through					
			xtent : Moderate, A		cted : 15%			
	Location	: At Roof	Penetrations					
Soffits								
Exposed Struc: Steel	50%			LIFE	* *	5	\$2,800	
Stucco Cement	50%			2037	* *	5	\$2,200	
nterior Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,700	
Mosaic Tile	10%			2037	* *	5	\$10,800	
Quarry Tile	10%			2037	* *	5	\$6,500	
Vinyl Tile	75%		\$17,400	2032	\$871,800	3	\$12,100	
•	Cracking/	Crumbling,	Extent : Moderate	, Area A <u>j</u>	fected : 15%			
	Location	: Corrido	rs And Room Thres	holds				
			: Moderate, Area A	Affected :	20%			
	Location	: Base Of	Wall In Corridors					
Interior Walls	- 00/			• • • • •		_		
Ceramic Tile	50%			2041	* *	5	\$41,000	
Concrete Masonry Unit Gypsum Board	10% 40%			LIFE LIFE	* *	5 5	\$3,300 \$19,700	
Ceilings	4070			LIFE			\$19,700	
AcousTileSusp.Lay-In	65%	2-4	\$22,700	2037	* *	5	\$14,000	
Tiedus Tiilesusp.Euy Tii			, Extent : Moderate		ffected : 20%	J	Ψ11,000	
			Offices And Classro					
Exposed Struc: Concrete	5%			LIFE	* *	5	\$300	
Gypsum Board	25%			LIFE	* *	5	\$13,500	
Metal Panel	5%	0-2	\$7,000	LIFE	* *	5	\$2,700	
			ts, Extent : Modera	ite, Area	Affected : 10%			
	Location	-	amage, Extent : Me	ndarata	Area Affacted - 100	V ₀		
		r/1mpaci D 1 : Corridoi		nuerate, 1	чтеи <i>А</i> ујестеа : 107	r o		
ite Enclosure	Locuitor	i . Corridoi	' S					

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

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

Asset #: 1942

Architecture	Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Fence/Gates							
Chain Link	80% Now	\$7,800	2042	**			
	Broken/Missing Ele						
		g Lot Gate And Gaze					
	Location : Gazebo	Extent : Severe, Area	і Ајјестеа	: 100%			
	Impact Damage, Ex		ffected ·	5%			
	Location : Gazebo		ујесней	570			
Iron Picket	20%		2052	* *			
Free Standing Walls	2070		2032				
Masonry: Brick	100% Now	\$6,500	2042	* *			
Wason'y. Brien	Broken/Missing Ele			fected : 5%			
	_	Of Guy R Brewer A					
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% Now	\$19,500	2037	* *			
	-	g, Extent : Moderate		fected: 5%			
	_	Guy R Brewer Boule		1 50/			
	11 0	xtent : Moderate, Ar Guy R Brewer Boule		d : 5%			
Dl.i/D.i	Location . Along (Juy K Brewer Boule	vara				
Parking/Driveway Asphalt	90% Now	\$34,100	2035	\$341,300			
Asphart	Broken/Missing Ele						
	-	g Lot By Railroad Tr		99			
	Cracking/Crumblin			fected : 10%			
	Location : Parking	g Lot					
	Potholes, Extent : M	Ioderate, Area Affec	ted : 10%				
	Location : Parking	g Lot					
Cast in Place Concrete	10%		2037	* *			
Activity Yard							
Asphalt	100% Now	\$10,500	2035	\$104,800			
	Cracking/Crumblin	-	, Area Aff	fected : 20%			
	Location : Playgre		4.00				
		xtent : Moderate, Ar	ea Affecte	d : 10%			
	Location : Playgre	ouna And Gazebo					

Electrical	Current Repair	Future Replacement		М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2042	* *	5	\$200	
	Other Observation, Extent: N/A, Area A	ffected : 100%	ó			
	Location : Electrical Room					
	Explanation: Main Service Disconnec	t Switch Rated	l At 1600 Am	peres.		

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

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

Asset #: 1942

Electrical	Cur	rent Repair	Futur	e Replacement	M	aintenance		
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%		2042	* *	5	\$800		
Raceway								
Conduit	100%		2042	* *	1			
Panelboards								
Fused Disc Sw	2%		2040	* *	5			
Molded Case Bkrs	98%		2040	* *	5	\$700		
Wiring								
Thermoplastic	100%		2042	* *	1			
Motor Controllers								
Locally Mounted	50%		2037	* *	5	\$100		
Locally Mounted	50%		2030	\$35,000	5	\$100		
Fround								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$400		
ighting								
Interior Lighting								
Fluorescent	1%		2032	\$4,200	10	\$300		
		ion, Extent : N/A, Area A	Iffected :	100%				
	Location : Me	chanical Room						
	Explanation:	Compact Fluorescent L	ights					
Fluorescent	99%		2032	\$414,900	10	\$26,100		
		ion, Extent : N/A, Area A	Iffected :	100%				
	Location: Thi	roughout The Building						
	Explanation:	T-8 Lamps						
Egress Lighting								
Emergency, Battery	50%		2032	\$23,600	10	\$3,500		
Exit, Service	50%		2032	\$6,100	1			
Exterior Lighting								
HID	20%		2032	\$26,200	10			
No Component	80%							
Marm								
Security System								
No Component	50%							
Generic	50%		2037	* *	1	\$5,400		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Ha	llways, Waiting Areas, C	Offices, O	utside Perimeter				
	Explanation:	CCTV Surveillance Can	neras					
Fire/Smoke Detection								
Generic, Analog	100%		2037	* *	1-3	\$17,700		
		ion, Extent : N/A, Area A	Iffected :	100%				
	Location: Thi	roughout The Building						
	Explanation:	Smoke Detectors, Alarm	Bells, M	fanual Pull Station	s, Strobe	Lights And		
	Horns							

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

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

Asset #: 1942

Mechanical	Current Rep	pair Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	1000/	20.42	* *	1		
Natural Gas	100%	2042	* *	1		
Conversion Equipment	750/	2027	* *	1	¢10.700	
Furnace	75% Other Observation, Exte	2037		1	\$10,700	
	Location: Roof	ent . WA, Area Affectea	. 10070			
	Explanation: 7 Roofte	on Package Units				
Hot Water Boiler	25%	2037	* *	1	\$3,600	
Hot water Boller	Other Observation, Exte			1	\$3,000	
	Location : Boiler Room		. 10070			
	Explanation: 1 Unit	,,				
Distribution	inpranton . I omi					
Hot Wtr Piping/Pump	25%	2040	* *	4	\$400	
No Component	75%				,	
Terminal Devices						
Convector/Radiator	25%	2030	\$57,500	1	\$2,300	
No Component	75%					
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2037	* *	2	\$1,800	
Heating/Cooling		37/4 4 400 1	1000/			
	Other Observation, Exte	ent : N/A, Area Affected	: 100%			
	Location: Roof	D 410				
Ventilation	Explanation: 7 Units.	R-410a				
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$16,000	
Exhaust Fans	10070	LII L		2-3	\$10,000	
Roof	100% 0-2	\$5,500 2037	* *	2	\$700	
11001	Not in Service, Extent :	· · ·	d : 50%	~	Ψ700	
	Location: Roof	. 55				
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2042	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2027	\$16,700	2		
Sanitary Piping				_		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)		_	_	_		
Electric	100%	2037	* *	4	\$1,100	
Backflow Preventer	1000/	.		_	** **	
Generic	100%	2037	* *	1	\$1,800	

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

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

Asset #: 1942

Mechanical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : N/A	1, Area Affected : 100%				
	Location: 1st To 2nd Floor					
	Explanation: One Unit					
Fire Suppression		_		•		
Standpipe						
Generic	100%	2042	* *	1-5	\$14,500	
Chemical System						
No Component	99%					
Generic	1%	2027	\$500	1-3	\$2,200	
	Other Observation, Extent: N/A	1, Area Affected : 100%	!			
	Location: Kitchen					
	Explanation: 1 Set					

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

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

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HUMAN RESOURCES ADMINISTRATION - FY 2025 Print Date: 15-Aug-2024

: TRANSITIONAL HOUSING ROSE HOUSE **Asset Name**

Address : 122-124-126-126A W.127TH ST

Borough Agency's Number : MANHATTAN : N/A

Program / Asset # : HRA0073.030 / 4352 Yr Built/Renovated : 1910 / 1996

Area Sq Ft : 63,750 **Project Type** : HUMAN RESOURCES

Date of Survey : NONE : 19-Apr-2023 **Landmark Status**

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7

: 1911 BIN : 1057874 Block Lot : 45

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$326,600	\$94,500		
Interior Architecture	\$391,900	\$283,700		
Electrical	\$160,600			
Mechanical	\$262,600	\$494,000		
Total	\$1,141,700	\$872,200		
Importance Code A	\$326,600	\$94,500		
Importance Code B	\$815,100	\$777,600		
Total	\$1 1 <i>4</i> 1 7 00	\$272.200		

Total	\$1,141,700	\$872,200
lotal	\$1,141,700	\$0/2,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$21,800		
Interior Architecture	\$34,400			\$9,700
Electrical	\$17,300	\$6,800	\$6,000	\$8,300
Mechanical	\$8,600	\$7,900	\$8,000	\$15,100
Site Pavements	\$4,300			\$400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$72,500	\$44,500	\$21,900	\$41,400
Importance Code A	\$3,200	\$24,800	\$3,200	\$3,200
Importance Code B	\$53,700	\$19,600	\$18,600	\$37,900
Importance Code C	\$15,600			\$400
Total	\$72,500	\$44,500	\$21,900	\$41,400



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

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

Asset #: 4352

Architecture		Current I	Repair	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls							*	
Masonry: Brick	65%		T	LIFE	*	* 5	\$87,800	
	~	Progress, . n : Through	Extent : N/A, Area . out	Affectea	: 100%			
Masonry: Brick	5%			LIFE	*	* 5	\$6,800	
Masonry: Brownstone	10%			LIFE	*	* 5	\$10,100	
Masonry: Limestone	10%			LIFE		* 5	\$10,100	
Stucco Cement	10%			2047	*	* 5	\$33,800	
Windows								
Aluminum	70%			2050		* 5	\$19,600	
Aluminum		Now	\$326,600	2059		* 5	\$3,500	
	Location	i : Stairwel	nt : Severe, Area Af ls And Units					
			: Severe, Area Affe	cted : 90	%			
	Location	ı : Stairwel	ls And Units					
Metal Clad	5%			2042	*	* 5	\$8,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	*	* 5	\$3,200	
Masonry: Brick	77%			LIFE	*	* 5	\$3,100	
Pre-Cast Concrete	3%			LIFE	*	* 5	\$800	
Stucco Cement	10%			2047	*	* 5	\$1,100	
Roof								
Modified Bitumen	95%			2042		* 10	\$31,400	
		stallation, E 1 : All Roof:	Extent : N/A, Area A s	lffected :	100%			
Skylight, Metal/Glass	5%			2060	*	* 10	\$5,500	
			Extent : N/A, Area A khead Roof	Iffected :	100%			
Interior								
Floors								
Cast in Place Concrete			\$194,000 : Moderate, Area A at	LIFE Iffected :		* 5	\$51,100	
Ceramic Tile	25%	0-2	\$107,200	2037	*	* 5	\$19,500	
			Extent : Light, Are out Bathrooms In F					
Vinyl Tile	10%	0-2	\$21,000	2039	*	* 3	\$5,800	
. 11.9 1 1 110	Cracking/		Extent : Moderate		fected : 10%	J	\$2, 000	
		_	: Severe, Area Affe	cted · 20	0/0			
			In Residences	cica . 20	70			
Wood	50%		\$90,700	2049	*	* 5	\$73,000	
wood			Extent : Moderate,			3	\$75,000	
			out Residences	-11 Cu 11jj	22.24 . 10/0			
			ent : Light, Area Afj	ected : 1	5%			
		-	out Residences		-			

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

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

Asset #: 4352

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior	•							•	
Interior Walls									
Ceramic Tile	15%	4+	\$13,400	2043	* *	5	\$6,200		
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 2%				
	Location	: Basemer	ıt Corridor Area						
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,700		
Gypsum Board	50%			LIFE	* *	5	\$25,000		
Masonry: Fieldstone	5%			LIFE	* *				
Plaster	25%			LIFE	* *	5	\$6,200		
Ceilings									
AcousTileSusp.Lay-In	10%			2039	* *	5	\$15,600		
Exposed Struc: Steel	8%			LIFE	* *		,		
1	Other Obs	Other Observation, Extent : N/A, Area Affected : 100%							
	Location	: Through	out Basement						
	Explana	tion : Meta	l Decking						
Gypsum Board	82%			LIFE	* *	5	\$159,600		
Site Enclosure							,,		
Fence/Gates									
Cast in Place Concrete	50%			2054	* *				
Chain Link	25%			2044	* *				
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%				
	Location	: Rear Yar	rd						
	Explana	tion: This	Is A Fence On Top	Of Conci	rete Wall Enclosur	2			
Iron Picket	25%			2054	* *				
Retaining Walls									
Cast in Place Concrete	100%			2054	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$2,100	2047	* *				
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 5%				
	Location	: Various	Areas At Street Fro	nt					
On-Site Walkways									
Cast in Place Concrete	95%	Now	\$1,800	2039	* *				
		Crumbling,	Extent : Severe, A.	rea Affec	ted : 10%				
	Location	: Front Er	itrance Steps						
Metal	5%			2044	* *	1-3	\$1,500		
1123		ervation. E	Extent : Light, Area		: 100%	10	\$1,000		
			-						
	Location : Areaways Located At Front Of Building Explanation : Steel Stairs Leading Down Into Areaway								
Activity Yard	<i>P</i>								

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

Under 600 Volts

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

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

Asset #: 4352

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment					_			
Fused Disc Sw	100%	T : 17/4 4	2044	**	5	\$300		
		Extent: N/A, Area A	lffected :	100%				
	Location : Electri		400.4	14 · D:	. 0	. 1		
G ': 1 / G ': 11 1	Explanation : One	e 400 Ampere And O	ne 400 Ai	mpere Main Disco	nnect Sw	itches		
Switchgear / Switchboard Molded Case Bkrs	100%		2044	* *	5	¢1.700		
	10070		2044		3	\$1,700		
Raceway Conduit	100%		2044	* *	1			
Panelboards	10070		2044		1			
Fused Disc Sw	10%		2042	* *	5	\$100		
Molded Case Bkrs	90%		2042	* *	5	\$1,500		
Wiring	7070		2012			ψ1,500		
Thermoplastic	100%		2044	* *	1			
Motor Controllers	10070		2011					
Locally Mounted	100%		2039	* *	5	\$400		
Ground						4 - 0 0		
Grounding Devices								
Generic	100% 4+	\$10,200	LIFE	* *	5	\$900		
	Corroded, Extent:	Moderate, Area Affe	cted : 100	0%				
	Location: Basem	ent						
Lighting								
Interior Lighting								
LED	100%		2042	* *				
Egress Lighting								
Emergency, Battery	50%		2042	* *	10	\$7,700		
Exit, LED	50%		2069	* *	1			
Exterior Lighting								
LED	20%		2042	* *				
No Component	80%							
Alarm								
Security System	1000/		2020	* *	1	#22 000		
Generic	100%	Entant Made	2039		1	\$23,800		
		Extent: Moderate, A Basement, 1st Floor		ciea : 100%				
		pasemeni, 1st Floor Th Definition Camera		iaht Vision				
	Door Access Syste		is with N	igni vision				
Fire/Smoke Detection	2001 1100033 59310							
Generic, Digital	100%		2029	\$160,600	1-3	\$40,500		
	10070			\$100,000		\$ 10,000		

С	Current Repair		Future Replacement		Maintenance	
		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
1000/		2011	* *	1		
	% of Fa	% of Fail Date Estimated Cost Total (Years)	% of Fail Date Estimated Cost Total (Years) Year FY	% of Fail Date Estimated Cost Total (Years) Year Estimated Cost FY	% of Fail Date Estimated Cost Total (Years) Year Estimated Cost FY (Yrs)	% of Fail Date Estimated Cost Total (Years) Year Estimated Cost (Yrs) Cycle Estimated Cost (Yrs)

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

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

Asset #: 4352

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment	000/			• • • •			000 400	
Hot Water Boiler	90%		37/4 4	2047	**	1	\$28,400	
			Extent : N/A, Area A nt Of 124 West 127t		100%			
			il Oj 124 west 12/t ler Serves All Four		~~			
H (W) D 1			ier serves All Four	`	**	1	#2.200	
Hot Water Boiler	7%			2047		1	\$2,200	
Radiant Heater	3%			2034	\$48,600	2	\$900	
Distribution	1000/			2042	* *	4	¢4.700	
Hot Wtr Piping/Pump	100%			2042		4	\$4,700	
Terminal Devices Convector/Radiator	100%			2039	* *	1	\$20,600	
	10070			2039		1	\$20,000	
Controls Electrical	100%			2032	\$346,100			
Air Conditioning	10070			2032	\$340,100			
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment	10070			2030		-		
Split Unit	10%	0-2	\$73,900	2034	\$147,900			
Spin Sin			erate, Area Affecte		\$1.7,500			
		ı : Courtyai						
Window/Wall Unit	80%			2029	\$188,700	1		
No Component	10%			202)	Ψ100,700	•		
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$7,100	
No Component	80%							
Exhaust Fans								
No Component	40%							
Under Construction	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	95%			2054	* *	1		
Under Construction	5%							
HW Heat Exchanger								
HTHW/HW	100%			2054	* *			
Sanitary Piping	. د د د د					_		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10001			TIPP	ala -4-	1		
Cast Iron	100%	,. .		LIFE	**	1		
	Location	: Side Of T	Extent : Light, Area The Building					
	Explana Building	-	Scuppers To Galva	nized Ste	eel Leader To Cast	Iron Pipi	ing Into the	
Backflow Preventer								
Generic	100%			2034	\$27,800	1	\$3,900	
Fixtures Generic	100%							

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

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

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HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING ROSE HOUSE

Asset #: 4352

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent : Ligh	t, Area Affected : 100%	ó				
	Location : Basement To 7th Flo	oor					
	Explanation: One Unit Is Not	Working					
ire Suppression							
Standpipe							
Generic	100%	2054	* *	1-5	\$32,100		
Sprinkler							
No Component	95%						
Generic	5%	2044	* *	1-2	\$900		
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location: Basement						
	Explanation: Basement						

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

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

Print Date: 15-Aug-2024 HUMAN RESOURCES ADMINISTRATION - FY 2025

Asset Name : TRANSITIONAL HOUSING - HORIZONS
Address : 970 DEKALB AVENUE @ LEWIS AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 17,600 Project Type : HUMAN RESOURCES

Date of Survey : 15-Mar-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 1602 Lot : 13 BIN : 3043244

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture	\$53,500	\$75,000
Electrical	\$261,500	\$57,900
Mechanical	\$160,700	\$182,600
Total	\$475,700	\$315,600
Importance Code A		\$182,600
Importance Code B	\$475,700	\$132,900
Total	\$475,700	\$315,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$52,800		\$14,400	_
Interior Architecture	\$99,800		\$10,200	\$300
Electrical	\$72,700	\$1,900	\$17,800	\$2,000
Mechanical	\$3,300	\$1,400	\$42,300	\$1,900
Site Enclosure	\$1,200			
Site Pavements	\$4,300			
Total	\$234,100	\$3,300	\$84,700	\$4,200
Importance Code A	\$53,700	\$900	\$15,300	\$900
Importance Code B	\$165,500	\$2,400	\$69,400	\$3,300
Importance Code C	\$14,900			
Total	\$234,100	\$3,300	\$84,700	\$4,200



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

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

Asset #: 4346

rchitecture		Current Repair		Futu	re Replacement	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	25%			LIFE	* *	5	\$41,900	
Stucco Cement	75%			2046	* *	5	\$40,200	
Windows					de de	_		
Aluminum		Now	\$11,200	2049	**	5	\$2,400	
			ct, Extent : Modera	ite, Area	Affected: 10%			
	Location	i : Apartme	nts Throughout					
Parapets /T. G. H.	100/			LIPP	* *	_	#2 000	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$3,800	
Masonry: Brick	50%			LIFE	* *	5	\$2,400	
Metal Rail	40%			2046	* *	5-10	\$35,300	
Roof Modified Bitumen	95%			2038	* *	10	\$14,400	
	93% 5%			2038	* *	10	\$14,400	
Skylight, Metal/Glass Soffits	370			2043		10	\$2,300	
Cast in Place Concrete	100%			LIFE	* *	5		
erior	10070			LII L				
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$6,100	
Ceramic Tile	5%	0-2	\$15,300	2036	* *	5	\$700	
	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Area	a Affected : 5%			
		ı : Toilets T						
	Worn/Eroc	ded, Extent	: Moderate, Area A	Affected :	10%			
	Location	ı : Toilets T	hroughout					
Quarry Tile	25%	0-2	\$25,000	2038	* *	5	\$5,200	
,	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 5%		. ,	
	Location	i : Through	out 1st Floor					
Vinyl Tile	10%	Now	\$37,500	2033	\$75,000	3	\$1,000	
,			Extent : Moderate			-	4-,	
	_	_	Throughout					
Wood	11%	Now	\$53,500	2048	* *	5	\$2,900	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Extent : Light, Area		d: 50%	J	Ψ2,500	
			nts Throughout	2,,, 0000				
		-	t : Moderate, Area .	Affected	: 10%			
	-		nts Throughout	-,,, = = 100	/ •			
Wood	39%			2048	* *	5	\$20,300	
wood	39%			ZU48		S	\$ZU,3UU	

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

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

Asset #: 4346

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%		\$11,700	2042	**	5	\$1,100	
		-	ents, Extent : Mode		ea Affected : 5%			
			And Toilets Throug od, Extent : Moder	-	Affacted : 50/			
			And Toilets Throug		Affectea . 570			
Concrete Masonry Unit	5%	Now	\$2,000	LIFE	* *	5	\$400	
,	Vertical Cra	cks, Exten	t : Light, Área Affe	ected : 1	0%			
	Location:	Basement	t Boiler Room					
Gypsum Board	65%			LIFE	* *	5	\$8,500	
Plaster	20%			LIFE	* *	5	\$1,300	
Ceilings								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	75%			LIFE	* *	5	\$26,100	
Plaster		Now	\$8,300	LIFE	**	5	\$3,500	
	_	_	Extent : Moderate ets Throughout	, Area A <u>j</u>	fected: 5%			
			ns Throughoui ent : Moderate, Ar	aa Affaa	tad · 50/			
	_		ts Throughout	eu nyeei	ea . 570			
Site Enclosure								
Fence/Gates								
Chain Link	40%			2053	* *			
Iron Picket	60%			2068	* *			
Free Standing Walls	4000/		44.000		* *			
Masonry: Brick	100%		\$1,200 Extent : Moderate	2053				
	Location:	_		, ягеи яд	jeciea . 570			
Retaining Walls	Locuiton .	mong De	naio					
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Cast in Place Concrete	40%			2046	* *			
Pavers/Stone	5%	4.	***	2042	**			
Rubber Matting	55%	4+	\$4,300	2033	\$43,200			
			Light, Area Affect	ea : 10%	o			
	Location:	west Side	riay iara					

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

Under 600 Volts

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

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

Asset #: 4346

Electrical	Current Repair		Future	Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment Fused Disc Sw	100% Other Observation, Ex		2033 ffected : I	\$7,400	5	\$100	
	Location : Electrical Explanation : Main S		t Switch F	Rated At 400 Amp	eres.		
Raceway							
Conduit	100%		2033	\$15,800	1		
Panelboards							
Fused Disc Sw	10%		2032	\$3,900	5		
Molded Case Bkrs	90%		2032	\$35,100	5	\$400	
Wiring				<u>.</u>			
Thermoplastic	100%		2033	\$19,400	1		
Motor Controllers					_	****	
Locally Mounted	100%		2031	\$57,900	5	\$100	
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting	200/		2020	#7 0 5 00	1.0	# 4.000	
Fluorescent	30%	usa Eutaut i Liahi	2028	\$78,500	10	\$4,800	
	T-12 Lamps And Fixtu Location : Hallways,			eciea : 100%			
Fluorescent	70%		2028	\$183,100	10	\$11,300	
11001000110	Compact Fluorescent	Light, Extent : Lig				Ψ11,000	
	Location : Apartmen	ts					
Egress Lighting							
Emergency, Battery	50%		2033	\$14,400	10	\$2,100	
Exit, Service	50%		2033	\$3,700	1		
Exterior Lighting							
LED	30% Now	\$27,600	2043	* *			
	Other Observation, Ex Location: Building I	-	Affected :	100%			
	Explanation : Exterio Working	or Lights Are On I	During Da	y Time, Lighting	Timer Co	ontrol Is Not	
No Component	70%						
Alarm							
Security System							
Generic	100%		2033	\$32,300	1	\$6,600	
	Other Observation, Ex						
	Location : Hallways,			he Building			
	Explanation: CCTV	Surveillance Can	ieras				

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

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

Asset #: 4346

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100% Now \$44,300	2043 **	1-3 \$9,900	
_	Not in Service, Extent : Light, Area Aj	fected : 100%		
	Location : Throughout The Building			
	Other Observation, Extent: N/A, Area	ı Affected : 100%		
	Location: Throughout The Building			
	Explanation: Strobe Lights, Alarm I	Bells, Manual Pull Stations, S	Smoke Detectors And	

Mechanical	Current Repair		Futu	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2043	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2031	\$182,600	1	\$8,700	
	On Extended Life, E.		ffected :	100%			
	Location: Baseme						
	Other Observation, I	•	ffected :	100%			
	Location: Baseme						
	Explanation: 3 Un	nits					
Distribution	1000/		• • • • •	di di		4000	
Hot Wtr Piping/Pump	100%		2041	* *	4	\$900	
Terminal Devices	1000/		• • • •	di di			
Convector/Radiator	100%		2038	* *	1	\$5,700	
Controls	1000/		2026	Φ0 .5 . (0.0			
Electrical	100%		2026	\$95,600			
Air Conditioning							
Energy Source	1000/		2041	* *	1		
Electricity	100%		2041	* *	1		
Conversion Equipment Window/Wall Unit	100%		2028	\$65,100	1		
Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$2,000	
No Component	80%						
Exhaust Fans							
Roof	20% Now	\$1,300	2028	\$6,700	2	\$100	
	Broken, Extent : Sev		25%				
	Location: 1 Of 4 U	Inits On The Roof					
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2043	* *	1		

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

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

HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING - HORIZONS

Asset #: 4346

echanical		Current Repair		Futur	e Replacement	M	aintenance	
stem Component Type	% of I Total	Fail Date Estima (Years)	ted Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
mbing								
Water Heater With Tanks								
Gas Fired	100%			2028	\$33,400	2		
	Other Obse	rvation, Extent : N	/A, Area A	ffected :	100%			
	Location .	Basement						
	Explanati	on : 2 Units - 75 G	allons Eac	ch.				
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	0-2	\$500	2028	\$500	4	\$400	
	Obsolete Ed	quipment, Extent :	Moderate,	Area Af	fected : 100%			
	Location .	: Boiler Room						
Fixtures								
Generic	100%							

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

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

Print Date: 15-Aug-2024 HUMAN RESOURCES ADMINISTRATION - FY 2025

Asset Name : TRANSITIONAL HOUSING - NEW HOPE

Address : 360 NEW JERSEY AVENUE BTWN: BELMONT AVE. - SUTTER AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 25,564 Project Type : HUMAN RESOURCES

Date of Survey : 25-Jan-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 3755 Lot : 22 BIN : 3084088

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,331,400	_
Interior Architecture	\$101,700	\$333,300
Electrical	\$19,000	\$406,300
Mechanical		\$204,200
Site Enclosure		\$79,300
Total	\$1,452,100	\$1,023,000
Importance Code A	\$1,331,400	
Importance Code B	\$120,700	\$943,800
Importance Code C		\$79,300
Total	\$1,452,100	\$1,023,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$57,300			
Interior Architecture	\$141,200	\$1,000	\$8,700	
Electrical	\$2,700	\$2,900	\$3,800	\$2,400
Mechanical	\$59,400	\$2,100	\$48,600	\$3,200
Site Enclosure	\$1,600			
Site Pavements	\$8,300			
Total	\$270,500	\$6,000	\$61,100	\$5,600
Importance Code A	\$98,100	\$1,300	\$1,300	\$1,300
Importance Code B	\$74,300	\$4,700	\$59,800	\$4,300
Importance Code C	\$98,000	·	·	•
Total	\$270,500	\$6,000	\$61,100	\$5,600



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

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

Asset #: 4345

Architecture	Current Repair Future		Future Repla	e Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	70% Now Cracking/Crumbling, Location: Through	out			5	\$26,300	
	Diagonal Cracks, Ex Location : North An Joint Mortar Miss/En	nd East Facades					
	Location : Through		ине, Агеи Ајјесн	a. 25/0			
	Staining/Discoloring, Location: Street Fo	. Extent : Moderate	, Area Affected :	10%			
	Vertical Cracks, Exte Location : At Corne		a Affected : 20%				
	Other Observation, E		a Affected : 20%	5			
	Location : Fire Esc						
	Explanation: Rusti					*****	
Masonry: Limestone	5% Now	\$14,400	LIFE	**	5	\$1,400	
	Cracking/Crumbling, Location : At Main		rea Affected : 10	1 %			
	Joint Mortar Miss/Er Location : At Windo			ed : 15%			
Metal, Corrugated	2%		2053	* *	1		
Stucco Cement	23% Now	\$95,400	2038	* *	5	\$10,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Interior Courtyard And Rear Facade						
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%						
	Location: Interior Courtyard And Rear Facade						
	Staining/Discoloring, Extent: Moderate, Area Affected: 15%						
	Location : Interior						
	Water Penetration, E.			0%			
	Location: Interior	Courtyard Into Apo	artments				

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

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

Asset #: 4345

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Windows								
Aluminum	Air Infiltre Location Broken/M Location Ctrwt/Bali Location Weather S	a: Through issing Elem a: Through nc Not Fun a: Through	ents, Extent : Mode out ct, Extent : Modera out g, Extent : Severe, 2	erate, Ar	ea Affected : 50% Affected : 50%	5	\$2,200	
Metal Louvers	Broken/M	Now issing Elem a : Boiler R	\$2,600 tents, Extent : Mode toom	2048 erate, Ar	* * ea Affected : 100%	ó		
Wood	Location	nc Not Fun 1 : Stairwel Inefficient	\$19,100 ct, Extent : Modera l Windows . Extent : Moderate			5	\$2,400	
Parapets								
Cast Stone/Terra Cotta	Cracking/	Now Crumbling, 1 : Through	\$1,100 Extent : Moderate out	LIFE , Area A <u>j</u>	* * Gected : 10%	5	\$2,500	
Masonry: Brick	Location Diagonal Location Horizonta Location Misaligne	Crumbling, 1: Through Cracks, Ex 1: North Ed 1: Cracks, E 1: Interior 1: d/Bulging,	tent : Moderate, Ar ast Corner, Interior xtent : Severe, Ared	ea Affect Parapet a Affected	ed : 20% Throughout l : 30%	5	\$2,800	1
Pre-Cast Concrete	Location Joint Mor	l Cracks, E 1 : Undersio	\$1,900 Extent : Moderate, A de Of Coping Throw ood, Extent : Moder out	ighout		5	\$700	
Stucco Cement	Location Diagonal Location Horizonta Location	Crumbling, : Through Cracks, Ex : Through l Cracks, E : Through	tent : Moderate, Ar out extent : Severe, Arec out	ea Affeci a Affected	red : 40% d : 25%	5	\$1,000	
		etration, E. 1 : Into Top	xtent : Moderate, A Floor	rea Affe	cted : 20%			

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

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

Asset #: 4345

Architecture		Current	Repair	Futur	e Replacement	М	aintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
exterior											
Roof	050/	NT	¢105.700	20.42	* *						
Modified Bitumen		Now	\$195,700	2043							
	0	ng, Extent : 1 : Through	: Moderate, Area A out	јјестеа : .	30%						
	Blisters, E	Extent : Sev	ere, Area Affected :	25%							
	Location	ı : Through	out Roof Surface								
	Seams Open/Split, Extent: Severe, Area Affected: 10%										
	Location	Location: Throughout									
			xtent : Moderate, A								
	Location	ı : Through	out. Water Leaking	Into Top	Floor Apartments	ī					
Skylight, Metal/Glass	5%			2053	* *	10	\$3,200				
Soffits											
Cast in Place Concrete	100%	ı		LIFE	* *	5					
terior											
Floors											
Cast in Place Concrete	5%			LIFE	* *	5	\$4,200				
Ceramic Tile	5%			2036	* *	5	\$1,900				
Quarry Tile	20%		*	2038	**	5	\$11,600				
Sheet Vinyl/Rubber	5%		\$12,400	2033	\$124,000	5	\$1,500				
			: Moderate, Area	Affected :	20%						
		ı : Bathroo	ms								
Vinyl Tile	20%			2033	\$209,300	3	\$2,900				
Wood	45%		\$101,700	2048	**	5	\$16,400				
	Deteriorated Finish, Extent: Moderate, Area Affected: 30%										
	Location: Various Apartments										
	Loose Units, Extent : Moderate, Area Affected : 5%										
	Location	ı : Various .	Apartments								

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

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

Asset #: 4345

Architecture		Current F	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls						_		
Ceramic Tile	Loose/Dea Location Misaligne Location Water Pen	n: 3rd And d/Bulging, n: 3rd And netration, E.	\$23,800 c, Extent : Moderat 4th Floor Stairs Extent : Moderate, 4th Floor Stairs xtent : Moderate, A 4th Floor Stairs	Area Aff	fected : 5%	5	\$2,200	
Concrete Masonry Unit			\$10,200 Extent : Light, Are out	LIFE ea Affecte	** ed : 10%	5	\$900	
Gypsum Board	Water Pen		\$5,500 xtent : Moderate, A ns And Around Win			5	\$12,000	
Masonry: Brick	Cracking/ Location Water Pen Location Worn/Erod	n : Basemen netration, E. n : Basemen	xtent : Moderate, A at : Severe, Area Affe	rea Affe	cted : 20%			
Plaster	Cracking/ Location Water Pen	ı : Bulkhead	xtent : Severe, Area			5	\$4,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2038	**	5	\$5,800	
Exposed Struc: Concrete				LIFE	* *	5	\$300	
Gypsum Board		netration, E	\$19,900 xtent : Moderate, A ns And Top Floor A			5	\$29,100	
Plaster	Cracking/ Location Water Pen	ı : Bulkhead	xtent : Moderate, A			5	\$4,800	
ite Enclosure								
Fence/Gates								
Chain Link	25%			2053	* *			
Wood			\$1,600 Extent : Light, Area	2031 Affected	\$79,300 : 100%			

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

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

Asset #: 4345

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$6,500	2046	* *			
	Tripping I	Hazard, Ext	ent : Moderate, Ar	ea Affecto	ed : 5%			
	Location	: Through	out					
Activity Yard								
Asphalt	50%	Now	\$900	2042	* *			
	Sinking/Si	ıbsiding, E	xtent : Moderate, A	rea Affec	eted : 50%			
	Location	: Through	out					
Rubber Matting	50%	Now	\$900	2033	\$2,200			
C	Ponding, I	Extent : Mo	derate, Area Affec	ted : 20%	ó			
	Location	: Through	out					
		_	: Moderate, Area A	Affected :	10%			
		: Through		00				

Electrical	Current Repa	ir Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$100	
	Other Observation, Extent	t : N/A, Area Affected : 100%				
	Location : Electrical Ro	om				
	Explanation : Main Serv	rice Disconnect Rated At 600 A	Imperes.			
Switchgear / Switchboard						
Fused Disc Sw	100%	2043	* *	5	\$100	
Raceway						
Conduit	100%	2043	* *	1		
Panelboards						
Fused Disc Sw	5%	2041	* *	5		
Molded Case Bkrs	95%	2041	* *	5	\$600	
Wiring						
Thermoplastic	100%	2043	* *	1		
Motor Controllers						
Locally Mounted	100%	2038	* *	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	

Lighting

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

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

Asset #: 4345

Electrical	Curren	t Repair	Futur	e Replacement	Maintenance					
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting										
Interior Lighting										
Fluorescent	50%		2033	\$189,900	10	\$11,700				
		Extent: N/A, Area A	lffected :	100%						
	-	ghout The Building								
	Explanation: T-8	Lamps								
Fluorescent	40%		2033	\$152,000	10	\$9,400				
		Extent: N/A, Area A	lffected :	100%						
	Location : Apartn									
		npact Flourescent Li								
Fluorescent	5%		2028	\$19,000	10	\$1,200				
		Extent: N/A, Area A	!ffected :	100%						
	Location: Basem									
	Explanation: T-1.	2 Lamps								
LED	5%		2038	* *						
Egress Lighting										
Emergency, Battery	50%		2033	\$21,000	10	\$3,100				
Exit, Service	50%		2033	\$5,400	1					
Exterior Lighting										
HID	30%		2033	\$35,000	10					
No Component	70%									
Alarm										
Security System	1000/		2022	Φ46 000	1	#0.600				
Generic	100%	F	2033	\$46,900	1	\$9,600				
		Extent: N/A, Area A		100%						
	Location : Hallways And Outside Perimeter Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection	Explanation : CC	i v surveillance Can	ieras							
Generic, Analog	100%		2033	\$64.400	1. 2	¢15 Q00				
Generic, Analog	100% 2033 \$64,400 1-3 \$15,800 Other Observation, Extent: N/A, Area Affected: 100%									
	Other Observation, Extent : N/A, Area Affectea : 100% Location : Throughout The Building									
	-	obe Lights, Manual F	Pull Stati	ons Alarm Rolls S	moke De	tectors Horns				
	Explanation . Sire	oc Lignis, Munual F	un Siull	ms, Aun in Dens, S	more De	1011113				

Mechanical	Curren	t Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2043	* *	1		

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

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

Asset #: 4345

Mechanical	С	urrent Rep	air	Future Replacement		Maintenance					
System Component Type		il Date Es Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating											
Conversion Equipment											
Hot Water Boiler		0-2	\$39,800	2053	* *	1	\$1,700				
			Moderate, Are	a Affected	d : 25%						
	Location : U										
	Not Energy Efficient, Extent: Severe, Area Affected: 100%										
		Location : Basement									
		On Extended Life, Extent: Severe, Area Affected: 100%									
	Location : Basement Other Observation, Extent : Light, Area Affected : 100%										
	Other Observ Location : E		-	Affected	: 100%						
H . W . D . I	Explanation	i : 4 Muitipi	ie Units	2020	* *	1	#10.700				
Hot Water Boiler	85%			2038	* *	1	\$10,700				
Distribution	100/	.T	¢1 100	2041	* *	4	¢100				
Hot Wtr Piping/Pump		Now Frient : N	\$1,100 Aoderate, Area	2041		4	\$100				
			g Pump, Basem		. 2070						
II 4 W/4 D' ' - /D	90%	Circulating	g 1 ump, Busem		* *	4	\$1,100				
Hot Wtr Piping/Pump Terminal Devices	90%			2041		4	\$1,100				
Convector/Radiator	100%			2031	\$204,200	1	\$8,300				
Air Conditioning	10070			2031	\$204,200	1	\$6,300				
Energy Source											
Electricity	100%			2041	* *	1					
Conversion Equipment	10070										
Window/Wall Unit	20%			2028	\$18,900	1					
No Component	80%				. ,						
Ventilation											
Distribution											
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,900				
No Component	80%										
Exhaust Fans	• • • • •	-		•••	***	_	***				
Roof	20% 1		\$1,000	2028	\$9,700	2	\$100				
			Aoderate, Area	Affected	: 20%						
	Location: R	00]									
No Component	80%										
Plumbing											
H/C Water Piping	10%	0-2	\$9,600	2042	* *	1					
Brass/Copper			\$9,600 e, Area Affected	2043		1					
				ı. 10/0							
	Location : Water Main, Basement Other Observation, Extent : Moderate, Area Affected : 100%										
	Location : E		1110001 010, 1	1. 00 11,700	. 100/0						
			ze Circulation	Ритр							
Brass/Copper	90%			2043	* *	1					
	20/0			_015		•					

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

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

Asset #: 4345

Mechanical	Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Water Heater With Tanks							
Gas Fired	100% 0-2	\$3,300	2028	\$16,700	2		
	Corroded, Extent: Mode		ted : 109	%			
	Location : Leaking. The	- C					
	Other Observation, Exter	nt : N/A, Area A	ffected :	100%			
	Location: Basement						
	Explanation: 1 Tankles	s Unit With On	e 100 Ga	ıllon Tank			
Sanitary Piping							
Cast Iron	30% Now	\$1,900	LIFE	* *	1		
	Blockage /Clogged, Exte		Area Affe	cted : 10%			
	Location : Boiler Room	In Basement					
Cast Iron	70%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100% 0-2	\$800	2028	\$800	4	\$500	
	Unit Inoperable, Extent : Location : Basement	Severe, Area A	ffected :	100%			
Sewage Ejector(s)							
Electric	100%		2033	\$13,100	4	\$1,000	
	Other Observation, Exter	nt : Light, Area	Affected	: 50%			
	Location: Basement						
	Explanation: 1 Out Of	2 Pump Is Und	er Repai	ring			
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2033	\$17,300	1-2	\$400	

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

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

Print Date: 15-Aug-2024 HUMAN RESOURCES ADMINISTRATION - FY 2025

Asset Name : TRANSITIONAL HOUSING-HELP HAVEN

Address : 11 AND 13 WEST 137TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 18,576 Project Type : HUMAN RESOURCES

Date of Survey : 02-Feb-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6

Block : 1735 Lot : 28 BIN : 1053913

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture		\$145,800
Electrical	\$152,700	\$113,100
Mechanical	\$460,600	\$105,000
Total	\$613,300	\$363,900
Importance Code A	\$192,800	
Importance Code B	\$420,500	\$363,900
Total	\$613,300	\$363,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$23,500	_		_
Interior Architecture	\$31,500	\$8,300	\$1,400	
Electrical	\$65,400	\$1,800	\$2,000	\$2,200
Mechanical	\$1,200	\$1,600	\$2,000	\$1,600
Site Enclosure	\$800			
Site Pavements	\$300			
Total	\$122,600	\$11,800	\$5,300	\$3,800
Importance Code A	\$23,500	\$900	\$900	\$1,000
Importance Code B	\$98,900	\$9,700	\$4,400	\$2,900
Importance Code C	\$300	\$1,200		
Total	\$122,600	\$11,800	\$5,300	\$3,800



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

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

Asset #: 4349

Architecture	Current Re	pair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Masonry: Brick	30%		LIFE	* *	5	\$8,100	
Stucco Cement	70%		2051	* *	5	\$47,000	
Windows	0.00 /			de de	_		
Aluminum	90%		2042	* *	5		
Metal Clad	10%		2042	* *	5		
Parapets	1000/		LIEE	* *	-	01 400	
Masonry: Brick	100%	. 37/4 4 4	LIFE		5	\$1,400	
	Other Observation, Ext Location : Roof Side O		јјестеа :	100%			
	Explanation : New Str						
Roof	Explanation . New Sit	icco Finish					
Modified Bitumen	95%		2042	* *	10	\$10,900	
Wodiffed Bitumen	Recent Replace Evident	t. Extent : N/A. A.		ted: 100%	10	Ψ10,700	
	Location : Parapet We						
Skylight, Metal/Glass	5%		2054	* *	10	\$1,900	
terior	370		2034		10	ψ1,700	
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$5,900	
Ceramic Tile	5%		2043	* *	5	\$1,400	
Quarry Tile	25%		2047	* *	5	\$10,100	
Vinyl Tile	20%		2034	\$145,800	3	\$2,000	
Wood	40% Now	\$31,500	2049	* *	5	\$10,100	
	Broken/Missing Elemen	ts, Extent : Light	t, Area Aj	ffected : 10%			
	Location : Throughou	t					
	Deteriorated Finish, Ex	tent : Moderate,	Area Aff	ected : 20%			
	Location: Residences	•					
Interior Walls							
Ceramic Tile	10%		2037	* *	5	\$2,500	
Concrete Masonry Unit	15%		LIFE	* *	5	\$1,500	
Gypsum Board	50%		LIFE	* *	5	\$7,400	
Plaster	25%		LIFE	* *	5	\$1,900	
Ceilings	4.70 /		• • • -		_		
AcousTileSusp.Lay-In	15%		2047	* *	5	\$4,100	
Exposed Struc: Steel	10%		LIFE	* *	~	01 6 000	
Gypsum Board	50%		LIFE	* *	5	\$16,900	
Plaster	25%		LIFE	* *	5	\$4,200	
ite Enclosure							
Fence/Gates Chain Link	80%		2044	* *			
Iron Picket	80% 20%		2044	* *			
Free Standing Walls	2070		2034				
Cast in Place Concrete	100%		2054	* *			
Cast III Flace Colletete	100/0		2034	-			

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

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

Asset #: 4349

Architecture		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	90%			2054	* *			
Masonry: Fieldstone	10%	Now	\$800	2044	* *			
	Broken/M	issing Elem	ents, Extent : Seve	re, Area .	Affected : 50%			
	Location	ı : Stone Cr	acks Under Entran	ce To 11	West 136th Street			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$300	2047	* *			
	Broken/M	issing Elem	ents, Extent : Seven	re, Area .	Affected : 5%			
	Location	ı : Undersia	de Of Front Entran	ce Steps	Building 11			
Activity Yard								
Cast in Place Concrete	100%			2047	* *			

Electrical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts	•							
Service Equipment								
Fused Disc Sw	100%			2034	\$7,400	5	\$100	
	Other Obs	ervation, Exte	nt : N/A, Area A	ffected :	100%			
	Location	: Electrical R	oom					
			in Service Switce ed At 100 Amper		Rated At 600 Amp	eres, Two	o Rated At 200	
Raceway	•		•					
Conduit	100%			2034	\$15,800	1		
Panelboards								
Fused Disc Sw	10%			2033	\$3,900	5		
Molded Case Bkrs	90%			2033	\$35,100	5	\$400	
Wiring								
Thermoplastic	100%			2034	\$19,400	1		
Motor Controllers								
Locally Mounted	100%			2032	\$57,900	5	\$100	
round								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	* *	5	\$300	
	Corroded,	Extent : Mode	erate, Area Affec	cted : 10	0%			
	Location	: Water Meter	r Room					
ighting								
Interior Lighting								
Fluorescent	20%			2034	\$55,200	10	\$3,400	
	T-8 Lamps	And Fixtures,	Extent: Light,	Area Aff	ected : 100%			
	Location	: Throughout	The Building					
Incandescent	50%			2029	\$152,700	2	\$200	
LED	30%			2042	**			

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

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

Asset #: 4349

Electrical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting			4					
Emergency, Battery		Now	\$7,600	2044	**			
		_	ent : Moderate, Are	ea Affecte	ed: 30%			
			out The Building	•	* *			
Exit, Battery		Now	\$6,400	2044				
		_	ent : Moderate, Are	ea Affecte	ed: 50%			
D	Locano	n : Inrougn	out The Building					
Exterior Lighting HID	150/	Now	\$12,700	2044	* *			
HID			\$12,700 nt : Moderate, Ared					
	-	n : Building		i Myeciei	1.100/0			
LED		Now	\$4,400	2044	* *			
LED			54,400 Extent : Moderate, A		cted : 100%			
		n : Building		1700 11990	cica . 10070			
		ition : Malfi						
No Component	70%							
Alarm	7070	,						
Security System								
Generic	100%)		2034	\$34,100	1	\$6,900	
	Other Ob	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	n : Through	out The Building					
	Explana	tion : CCT	V Surveillance Can	ieras				
Fire/Smoke Detection								
Generic, Digital		Now	\$23,400	2044	* *	1-3	\$10,400	
			ged, Extent : Mode	rate, Ared	a Affected : 50%			
		n : Main O <u>f</u>						
			Extent : N/A, Area A	ffected :	100%			
		_	out The Building	~		~ .		
		ition : Centi Detection.	al Control Panel, S	Strobe Li _s	ghts, Manual Pull	Stations,	Alarm Bells,	

Mechanical	Current Repa	air	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
Natural Gas	100%	2	2054	* *	1		
Conversion Equipment							
Hot Water Boiler	100% 4+	\$192,800	2054	* *	1	\$8,300	
	On Extended Life, Extent	: Moderate, Area	Affect	ed : 100%			
	Location: Basement						
	Other Observation, Exter	it : Light, Area Afj	fected	: 100%			
	Location: Boiler Room						
	Explanation: 1 Gasolin	ne Fired Sectional	Hot W	Vater Boiler			
Distribution	_		•				•
Hot Wtr Piping/Pump	100%	2	2042	* *	4	\$1,400	

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

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

Asset #: 4349

Mechanical	(Current Repair			re Replacement	M		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	90%			2039	* *	1	\$5,400	
Fan Coil Unit/Heat	10%			2034	\$45,000	1	\$600	
Controls								
Electrical	-	-	\$50,400 nt : Moderate, Area : Only One Therma			lding		
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment	10070			2000				
Window/Wall Unit	80%			2032	\$55,000	1		
Window wan ome			Extent : N/A, Area A out			•		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,100	
No Component	80%							
Exhaust Fans								
Roof	20%			2034	\$7,000	2	\$100	
Wall Unit	10%			2034	\$800	2	\$100	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	\$116,500	2044	* *	1		
			k, Extent : Moderat		Affected : 100%			
			t. Broken Booster I					
			erate, Area Affecte		ó			
	Location:	Basemen	t. Broken Booster I	Pumps				
Water Heater With Tanks								
Gas Fired	100%			2032	\$50,000	2		
	Other Obser	vation, E	xtent : Light, Area	Affected	' : 100%			
	Location:	Roof						
	Explanatio	n : Two I	110 Gallon Units					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	_		Extent : Moderate, 2					
	Location:	Basemen	t. Sewage Back Up	At Base	ement During Heav	y Rain		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
	Other Obser Location :		xtent : Light, Area Building	Affected	' : 100%			
	Explanatio Building.	n : Roof	Scuppers Are Galv	anized S	teel Leader To Cas	t Iron Pi _l	oing Into The	
Backflow Preventer								
Generic	100%			2034	\$8,100	1	\$1,100	

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

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

HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING-HELP HAVEN

Asset #: 4349

Mechanical	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Fixtures							
Generic	100%						
Hot Water Storage Tank							
Generic	100%		2034	\$15,000	1		
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2044	* *	1-2	\$300	

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

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

Print Date: 15-Aug-2024 HUMAN RESOURCES ADMINISTRATION - FY 2025

Asset Name : TRANSITIONAL HOUSING-NEW DAY ONE

Address : 1275 WESTCHESTER AVENUE BTWN: LONGFELLOW AVE. - HOME ST.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 57,630 Project Type : HUMAN RESOURCES

Date of Survey : 16-Jun-2022 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3,6

Block : 2758 Lot : 36 BIN : 2006311

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$585,700	
Interior Architecture	\$217,400	\$76,100
Electrical		\$619,500
Mechanical	\$149,300	\$109,200
Total	\$952,400	\$804,800
Importance Code A	\$585,700	
Importance Code B	\$203,900	\$804,800
Importance Code C	\$162,700	
Total	\$952,400	\$804,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$125,800		\$400	
Interior Architecture	\$43,900	\$2,900	\$32,100	\$1,400
Electrical	\$7,200	\$5,400	\$6,100	\$6,500
Mechanical	\$43,700	\$10,800	\$12,100	\$8,600
Site Enclosure	\$5,600			
Site Pavements	\$7,100			
Total	\$233,300	\$19,100	\$50,700	\$16,500
Importance Code A	\$131,500	\$5,700	\$6,200	\$5,700
Importance Code B	\$94,700	\$10,500	\$44,500	\$10,800
Importance Code C	\$7,100	\$2,900		
Total	\$233,300	\$19,100	\$50,700	\$16,500



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

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

Asset #: 4347

Architecture		Current I	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior								
Exterior Walls	200/	4.	# 12 200		* *	_	#10.500	
Masonry: Brick	_	asonry Sup	\$42,300 ot, Extent : Severe, A Lintels At 1st To 5t		ected : 20%	5	\$10,500	
Masonry: Fieldstone	5%			LIFE	* *	5	\$2,000	
Pre-Cast Concrete	Location Joint Mor	issing Elem 1 : Decorati tar Miss/Er	\$37,300 nents, Extent : Mode ive Banding At Stre od, Extent : Moder Sills. Street Facado	et Facaa ate, Area	le	5	\$8,600	
Stucco Cement	70%			2046	* *	5	\$92,100	
Windows							•	
Aluminum	Air Infiltre Location Ctrwt/Bala Location Misaligne	i : North Ai nc Not Fun i : North Ai d/Bulging,	\$585,700 nt: Moderate, Area nd East Facade Win ct, Extent: Modera nd East Facade Win Extent: Severe, Area out Building And O	ndows nte, Area ndows ea Affect	Affected : 50%	5	\$12,600	1
Parapets	Bocation	i . Imougn	out Buttating Tina C	Jjice				
Masonry: Brick	35%			LIFE	* *	5		
Pre-Cast Concrete	10%			LIFE	* *	5		
Stucco Cement	55%			2046	* *	5		
Roof								
Modified Bitumen	95%			2038	* *	10	\$400	
Skylight, Metal/Glass	5%			2053	* *	10	\$100	
Soffits								
Stucco Cement	100%			2046	* *	5	\$200	
nterior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$16,600	
Ceramic Tile	10%			2036	* *	5	\$7,600	
Quarry Tile	Broken/Mi	_	\$54,700 ents, Extent : Seve r Hallways	2046 re, Area	* * Affected : 10%	5	\$11,400	
Vinyl Tile	Broken/Ma Location Cracking/	: 1st Floor	Extent : Moderate			3	\$4,300	
Wood		ded, Extent 1: 2nd Floo	: Moderate, Area A or Offices	2048 Affected :	**	5	\$64,200	

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

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

Asset #: 4347

Architecture		Current	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$5,800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,600	
Glass: Single Pane	1%			LIFE	* *	5	\$900	
Gypsum Board	69%		\$54,800	LIFE	* *	5	\$48,100	
	_	_	, Extent : Severe, A r Storage Area	rea Affec	ted : 5%			
Masonry: Brick	5%	Now	\$108,000	LIFE	* *			
			oderate, Area Affect	ed : 10%	Ó			
		ı : Boiler R						
			xtent : Moderate, A	lrea Affe	cted : 10%			
	Location	ı : Boiler R	oom					
Plaster	10%			LIFE	* *	5	\$3,500	
Ceilings								
Exposed Struc: Concrete				LIFE	* *	5	\$1,200	
Gypsum Board	70%		\$18,200	LIFE	* *	5	\$66,600	
	_	_	, Extent : Moderate or Office Area At Li		*			
Gypsum Board	10%	Now	\$6,500	LIFE	* *	5	\$9,500	
	_	_	, Extent : Moderate nt Corridor And 6th		•			
Plaster	10%			LIFE	* *	5	\$4,800	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2053	* *			
Iron Picket	10%			2068	* *			
Retaining Walls								
Cast in Place Concrete	8%			2053	* *			
Concrete Masonry Unit	32%		\$5,600	2043	* *			
			Extent : Moderate, A	Area Affe	cted : 50%			
			ll In Rear Yard					
			riorated Mortar Joi					
Masonry: Fieldstone	60%			2043	* *			
Site Pavements								
Public Sidewalk	10007			2020	ماد دان ماد دان			
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways	1000/	NT.	Φ 7 100	2020	* *			
Cast in Place Concrete		Now	\$7,100	2038				
		Crumbling; 1 : Entry St	, Extent : Moderate	, Area Aj	јества : 5%			
	Locanor	ı . Entry St	eps					

Electrical	Curr	ent	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 4347

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Light, Are Location : Electrical Room Explanation : Three Main Service Sy			5 S. Each	\$200	
Switchgear / Switchboard	Explanation . Three Main Service St	wiiches Kaie	u Ai 400 Amperes	Euch		
Fused Disc Sw Molded Case Bkrs	50% 50%	2043 2043	* *	5 5	\$100 \$800	
Raceway Conduit	100%	2043	* *	1		
Panelboards Molded Case Bkrs	100%	2041	* *	5	\$1,500	
Wiring Thermoplastic	100%	2043	* *	1		
Motor Controllers Locally Mounted	100%	2038	* *	5	\$400	
Ground Grounding Devices Generic	100% Other Observation, Extent : Light, Are Location : Basement Gasoline Meter Explanation : Water Main		* * 100%	5	\$800	
ighting						
Interior Lighting Fluorescent	60% T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout	2033 at, Area Affec	\$513,800 eted: 100%	10	\$31,700	
LED	40%	2041	* *			
Egress Lighting Emergency, Battery Exit, Battery	50% 50%	2033 2033	\$47,200 \$39,900	10 10	\$7,000 \$1,900	
Exterior Lighting HID	5% Other Observation, Extent : Light, Are Location : Roof Explanation : Controlled Via Photoc		\$13,100	10	,	
LED	15% Other Observation, Extent: N/A, Area Location: Outside Perimeter Explanation: LED Light Fixtures	2041	**			
No Component	80%					
Alarm Security System Generic	100% Other Observation, Extent : Light, Are Location : Interior And Exterior Explanation : Surveillance Cameras		\$105,700 100%	1	\$21,500	

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

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

Asset #: 4347

Electrical	Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY		Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection Generic, Digital	100%	2041	* *	1-3	\$36,600	

Mechanical	Current Repair	Future	Replacement	M	aintenance	ce	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source Natural Gas	100%	2043	* *	1			
Conversion Equipment							
Steam Boiler	100%	2038	* *	1	\$57,100		
	Other Observation, Extent : I Location : Basement	Light, Area Affected :	100%				
	Explanation : 1 Natural Ga	soline Burning Steam	Boiler				
Distribution		-					
Steam Piping/Pump	100%	2043	* *				
	Other Observation, Extent : S Location : East Wing	Severe, Area Affected	: 50%				
	Explanation : Undersized F	Piping Causing Heatin	ig Problems				
Terminal Devices							
Convector/Radiator	100%	2038	* *	1	\$18,600		
Air Conditioning							
Energy Source							
Electricity	100%	2041	* *	1			
Conversion Equipment							
Window/Wall Unit	70%	2028	\$149,300	1			
No Component	30%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$32,100		
Exhaust Fans							
Roof	100%	2033	\$109,200	2	\$1,800		
Plumbing							
H/C Water Piping							
Brass/Copper	100% Now Other Observation, Extent: S Location: East Side	\$36,100 2043 Severe, Area Affected	* *	1			
	Explanation : Hot Water Pi	ping Undersized Caus	sing Shortages O	n East Si	ide		
HW Heat Exchanger							
Steam Fired	100%	2043	* *	4	\$8,500		
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
	Blockage /Clogged, Extent : I Location : Basement	Moderate, Area Affect	ted : 10%				
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			

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

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

HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING-NEW DAY ONE

Asset #: 4347

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sump Pump(s)							
Non-Submersible	100%		2033	\$11,300	4	\$1,200	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	98%						
Generic	2%		2043	* *	1-2	\$300	

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

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

Print Date: 15-Aug-2024 HUMAN RESOURCES ADMINISTRATION - FY 2025

Asset Name : TRANSITIONAL HOUSING-NEW DAY TWO

Address : 1138 LONGFELLOW AVENUE BTWN: WESTCHESTER AV. - HOME ST.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 27,720 Project Type : HUMAN RESOURCES

Date of Survey : 16-May-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,4,5

Block : 2758 Lot : 6 BIN : 2006302

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$61,400	\$537,700
Interior Architecture	\$216,700	\$339,200
Electrical		\$378,800
Mechanical	\$82,000	\$785,900
Total	\$360,200	\$2,041,600
Importance Code A	\$61,400	\$537,700
Importance Code B	\$298,800	\$1,503,900
Total	\$360,200	\$2,041,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$9,500	\$45,700	\$600	\$14,400
Interior Architecture	\$57,200			\$9,700
Electrical	\$16,800	\$3,000	\$3,100	\$3,000
Mechanical	\$43,200	\$3,800	\$4,100	\$3,800
Total	\$126,700	\$52,500	\$7,700	\$30,800
Importance Code A	\$12,300	\$48,400	\$3,300	\$17,200
Importance Code B	\$79,600	\$4,000	\$4,400	\$13,700
Importance Code C	\$34,900			
Total	\$126,700	\$52,500	\$7,700	\$30,800



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

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

Asset #: 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
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	* *	5	\$11,200	
Masonry: Fieldstone	12%			LIFE	* *	5	\$4,100	
Slate Panels	3%	Now	\$61,400	LIFE	* *	5	\$1,000	
		-	ents, Extent : Seve	re, Area .	Affected : 50%			
		: Window						
	_	_	Extent : Severe, A	rea Affec	ted: 75%			
	Location	: Window	Sills					
Stucco Cement	60%			2047	* *	5	\$67,500	
Windows								
Aluminum		Now	\$9,500	2033	\$476,800	5	\$5,100	
	_		ts, Extent : Modera	te, Area	Affected : 2%			
	Location	: Room 20	2					
Aluminum	10%			2033	\$60,900	5	\$1,100	
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: First Flo	oor					
	Explanat	tion : Wind	ow Guards					
Parapets								
Metal: Cage/Fence	10%			2047	* *	5-10	\$5,700	
Stucco Cement	90%			2047	* *	5	\$17,200	
			Extent : N/A, Area A	ffected :	100%			
		: Parapet						
	Explanat	tion : Insta	lled Over Brick Wa	lls				
Roof	0.50/			2020		10	#14.400	
Modified Bitumen	95%			2039	**	10	\$14,400	
			Extent : N/A, Area A	lffected :	100%			
	Location	: Roof						
Skylight, Metal/Glass	5%			2054	* *	10	\$2,500	
nterior								
Floors						_		
Cast in Place Concrete	10%			LIFE	**	5	\$9,000	
Ceramic Tile	10%			2030	\$227,700	5	\$4,100	
Quarry Tile	20%		444 400	2039	**	5	\$12,400	
Vinyl Tile	10%	0-2	\$22,300	2034	\$111,500	3	\$1,600	
			Extent : Light, Are	ea Affecte	ed : 20%			
		: Through	out					
Wood		Now	\$216,700	2049	* *	5	\$17,400	
			Extent : Moderate,	Area Aff	fected : 20%			
	Location	: Through	out					
Wood	5%			2069	* *	5	\$3,900	
	_		nt, Extent : N/A, Are	ea Affect	ed : 100%			
	Location	: 1st Floo	r					

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

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

Asset #: 4348

Architecture		Current l	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	0		\$12,100 Extent : Moderate out	2037 , Area Aj	* * fected : 10%	5	\$1,100	
Concrete Masonry Unit	_		\$8,300 Extent : Moderate out	LIFE , Area Aj	* * Gected : 10%	5	\$1,800	
Gypsum Board	-	•	\$9,200 Extent : Moderate out	LIFE , Area Aj	* * Gected : 10%	5	\$20,200	
Plaster	Cracking/	Now Crumbling, 1 : Bulkhea	\$5,300 . Extent : Severe, Ands	LIFE rea Affec	* * ted : 10%	5	\$1,300	
Ceilings	5 0/			2020	de de	_	#2.100	
AcousTileSusp.Lay-In			Extent : N/A, Area A nt	2039 Iffected :	5%	5	\$2,100	
Gypsum Board	80%			LIFE	* *	5	\$41,300	
Plaster	15%			LIFE	* *	5	\$3,900	
Site Enclosure Fence/Gates								
Chain Link	100%			2044	* *			
Site Pavements Public Sidewalk	1063							
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways Cast in Place Concrete	100%			2047	* *			
Activity Yard Rubber Matting	100%			2039	* *			

lectrical	Current Repa	ir Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$100	
	Other Observation, Exten	t : N/A, Area Affected :	100%			
	Location : Electrical Ro	om				
	Explanation: Two Main	Service Switches, No I	Nameplate Ratings	Availabl	e.	
Switchgear / Switchboard						
Fused Disc Sw	20%	2044	* *	5		
Molded Case Bkrs	80%	2044	* *	5	\$600	
Raceway						
Conduit	100%	2044	* *	1		

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Asset #: 4348

Electrical	Current Re	epair	Future Replacement		Maintenance			
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts								
Panelboards								
Molded Case Bkrs	100%		2042	* *	5	\$700		
Wiring								
Thermoplastic	100%		2044	* *	1			
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$400		
ighting								
Interior Lighting								
Fluorescent	75%		2034	\$308,900	10	\$19,100		
	T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100%							
	Location : Throughou	ut The Building						
LED	25%		2042	* *				
Egress Lighting								
Emergency, Battery	50%		2034	\$22,700	10	\$3,300		
Exit, Battery	50%		2034	\$19,200	10	\$900		
Exterior Lighting								
LED	30%		2042	* *				
No Component	70%							
larm								
Security System								
Generic	100% Now	\$15,200	2039	* *	1	\$9,300		
	Malfunctioning, Extent		Affected	d : 30%				
	Location : Throughou	_						
	Other Observation, Ext		ffected :	100%				
	Location : Throughor	_						
	Explanation: CCTV	Surveillance Cam	eras					
Fire/Smoke Detection								
Generic, Digital	100%		2034	\$69,800	1-3	\$17,100		
	Other Observation, Ex	·	ffected :	100%				
	Location : Throughou	_						
	Explanation : Centra	l Control Panel, A	larm Be	ells, Smoke Detection	on.			

Mechanical	Current Repair	Future Repla	acement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Steam Boiler	100%	2051	* *	1	\$27,500	
	Boiler Used For Hot Water, Extent: L	ight, Area Affected	d: 100%			
	Location : Boiler Room - Boiler With	h Built-in Domesti	c Water He	at Excha	nger	
	Other Observation, Extent: N/A, Area	Affected: 100%				
	Location : Boiler Room					
	Explanation: 1 Unit					

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Asset #: 4348

Mechanical	Current Repair Future Repl		Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Distribution Steam Piping/Pump	100% On Extended Life, Exte Location : Througho		2034 Affected : 10	\$216,800 0%			
Terminal Devices Convector/Radiator	100% On Extended Life, Exte Location : Througho	-	2032 Iffected : 10	\$221,400	1	\$9,000	
Air Conditioning							
Energy Source							
Electricity	80%		2042	* *	1		
No Component	20%						
Conversion Equipment Window/Wall Unit No Component	80% 20%		2029	\$82,000	1		
Ventilation							
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$1,500	
No Component	90%						
Exhaust Fans	400/ 37	4.5.000	• • • • •	di di		4100	
Roof	10% Now Unit Inoperable, Exter Location: Roof - 2 U			**	2	\$100	
No Component	90%						
Plumbing H/C Water Piping Brass/Copper	100% On Extended Life, Exte Location : Througho	-	2034 Affected : 80	\$347,700	1		
Sanitary Piping Cast Iron	100% Now Leak Evident, Extent: Location: Various A	\$34,100 Moderate, Area A			1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2039	* *	1	\$1,700	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler No Component Generic	98% 2% Other Observation, Ex Location : Laundry I		2044 Iffected : 10	**	1-2	\$200	

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