

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  
**Program / Asset #** : HRA0024.000 / 1951 **Yr Built/Renovated** : 1912 / 2013  
**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
<b>Total</b>	<b>\$9,104,100</b>	<b>\$8,121,300</b>
Importance Code A	\$4,213,500	\$50,200
Importance Code B	\$4,890,700	\$8,071,100
<b>Total</b>	<b>\$9,104,100</b>	<b>\$8,121,300</b>

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



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**HUMAN RESOURCES ADMINISTRATION - 096**  
**BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT**  
**Asset # : 1951**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$10,000		
	Paint Peeling, Extent : Light, Area Affected : 2%								
	Location : North And South Sides								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$15,600		
Masonry: Brick	45%	Now	\$72,000	LIFE	**	5	\$17,900		
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Masonry: Limestone	5%			LIFE	**	5	\$1,500		
Stucco Cement	40%	Now	\$88,100	2045	**	5	\$19,900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : East And West Sides								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : East And West Sides								
Windows									
Aluminum	98%	Now	\$1,839,900	2057	**	5	\$19,800	1	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Metal Louvers	2%	Now	\$26,200	2047	**				
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Parapets									
Cast Stone/Terra Cotta	10%	2-4	\$406,400	LIFE	**	5	\$29,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Masonry: Brick	45%	2-4	\$42,400	LIFE	**	5	\$17,200		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
	Location : At Clay Tile Coping								
Stucco Cement	40%	Now	\$92,000	2037	**	5	\$19,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Lower And Upper Roofs								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Lower And Upper Roofs								
No Component	5%								

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	60%	Now	\$651,500	2042	* *			1
	Alligatoring, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Blisters, Extent : Severe, Area Affected : 20%								
	Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between Cafeteria And Gymnasium								
	Drains Clogged, Extent : Severe, Area Affected : 2%								
	Location : Roof C								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : At Junction Of High Wall Over Roof On First Floor Corridor To Cafeteria								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location : Roofs A, B, E								
	Recent Repair Evident, Extent : N/A, Area Affected : 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								
	Modified Bitumen	30%	0-2	\$325,700	2042	* *			
	Alligatoring, Extent : Moderate, Area Affected : 50%								
	Location : Roof F And G								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Roof F And G								
	Play Surface	5%	Now	\$37,800	2042	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : First Floor Roof								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : First Floor Roof								
	Skylight, Metal/Glass	5%			2042	* *	10	\$17,000	
Interior									

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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	10%	Now	\$35,900	LIFE	* *	5	\$47,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout Basement							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Basement, Incomplete Con-Ed Piping Work							
	Ceramic Tile	12%	0-2	\$285,800	2035	\$1,428,900	5	\$13,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Marble Panels	5%	4+	\$46,300	LIFE	* *	5	\$8,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Fulton Lobby							
	Quarry Tile	5%	4+	\$310,800	2052	* *	5	\$8,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Kitchen							
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
	Terrazzo	1%	4+	\$3,900	LIFE	* *	5	\$1,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Lobby							
	Vinyl Tile	20%	Now	\$350,100	2042	* *	3	\$16,200	
		Uneven Substrate, Extent : Moderate, Area Affected : 50%							
		Location : Fourth Floor Corridor Near Room 408, 5th Floor Corridor							
	Vinyl Tile	40%			2037	* *	3	\$32,400	
	Wood	7%			2060	* *	5	\$28,400	

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Interior									
Interior Walls									
	Cast in Place Concrete	5%	2-4	\$3,400	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout Basement And Lower Level									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Basement Electrical Room And Throughout									
	Ceramic Tile	10%	Now	\$2,400	2035	\$48,900	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stairs									
	Fiberglass Panel	2%			LIFE	**			
	Gypsum Board	28%	2-4	\$700	LIFE	**	5	\$1,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Brick	2%			LIFE	**			
	Marble Panels	3%	2-4	\$2,400	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Plaster	50%	Now	\$10,800	LIFE	**	5	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout, Below Cafeteria, Auditorium Stage Left, 4th Floor Offices									
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Throughout, Below Cafeteria, Auditorium Stage Left, 4th Floor Offices									
Ceilings									
	AcousTileSusp.Lay-In	25%	0-2	\$175,600	2045	**	5	\$27,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 100%									
Location : Throughout, 4th Floor, Cafeteria									
	Exposed Struc: Concrete	10%	2-4	\$158,200	LIFE	**	5	\$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Gypsum Board	15%	Now	\$11,100	LIFE	**	5	\$40,500	
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Room 500 Closet									
	Plaster	50%	Now	\$321,200	LIFE	**	5	\$67,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Throughout 5th Floor (Rooms 500, 503, Stair 5a), Throughout 2nd Floor (Rooms 200, 202, 203), Auditorium At Old Skylights, Ceiling Over Booth Near Auditorium									
Paint Peeling, Extent : Moderate, Area Affected : 40%									
Location : Throughout 5th Floor (Rooms 500, 503, Stair 5a), Throughout 2nd Floor (Rooms 200, 202, 203), Auditorium At Old Skylights, Ceiling Over Booth Near Auditorium									
Other Observation, Extent : Severe, Area Affected : 2%									
Location : Auditorium Stage Right									
Explanation : Steel Support For Light Severely Corroded									

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	95%			2052		* *		
		Corrosion/Rusting, Extent : Light, Area Affected : 35% Location : Playground Fence							
	Iron Picket	5%			2067		* *		
		Corrosion/Rusting, Extent : Light, Area Affected : 15% Location : Herkimer Street							
Retaining Walls									
	Cast in Place Concrete	95%	Now	\$7,700	2052		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 75% Location : Around Play Yard							
	Masonry: Brick	5%			2042		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	50%	Now	\$48,300	2037		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Fulton Street							
	Cast in Place Concrete	50%	Now	\$48,300	2037		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : By Dumpster Southeast Corner Of Lot Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : Near Corner Of Howard Avenue							
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 Affected : 10% Location : At Dumpster On Herkimer							
Activity Yard									
	Asphalt	100%	4+	\$8,700	2035	\$436,400			
		Cracking/Crumbling, Extent : Light, Area Affected : 15% Location : Playground							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$50,200	5	\$600	
		Suspect Water Damage, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1600 Ampere Main Disconnect Switch							

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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
			Enclosure Corroded, Extent : Moderate, Area Affected : 100%						
			Location : 5th Floor 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 Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
	Fluorescent	50%			2032	\$1,051,700	10	\$66,300	
			T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout 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 Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Heating

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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	
	Other Observation, Extent : N/A, Area Affected : 50%								
	Location : Basement								
	Explanation : Two Oil Fuel Tanks. 7500 Gallons Each. Only One Of The Two Oil Fuel Tanks Is Used.								
Conversion Equipment									
	Steam Boiler	100%	Now	\$737,900	2052	**	1	\$128,800	1
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Explanation : Three Boilers Are Not Working, Decommissioned About 10 Years Ago. A Temporary Boiler Provides Steam To The Building.								
Distribution									
	Steam Piping/Pump	100%	Now	\$226,000	2032	\$1,129,900			
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Basement								
	Explanation : Defective Steam Condensate Return Pump.								
Terminal Devices									
	Air Handler	10%			2027	\$265,500	1	\$8,900	
	Convactor/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									
	Interior Pkg Unit - Cooling	5%			2026	\$111,600	2	\$400	
	R-22 Refrigerant, Extent : Light, Area Affected : 5%								
	Location : Lower Level								
	Other Observation, Extent : N/A, Area Affected : 5%								
	Location : Lower Level								
	Explanation : 1 Unit								
	Split Unit	25%			2037	**			
	Window/Wall Unit	70%			2027	\$374,200	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$80,600	
	Needs Cleaning, Extent : Severe, Area Affected : 90%								
	Location : Throughout The Building								

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System	Component Type	% of Total	Fail Date (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, Extent : Moderate, Area Affected : 95%							
		Location : 5th Floor Elevator Machine Room, Basement							
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Moderate, Area Affected : 90%							
		Location : 5th Floor Elevator Machine Room, Basement							
		Explanation : Exhaust Fan Not Used For Decades. Abandoned As Per Our Escort.							
	Roof	5%			2032	\$13,700	2	\$200	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof A							
		Explanation : Exhaust Fans On The Roof Are For Kitchen Only							
Plumbing									
	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, Area Affected : 2%							
		Location : 5th Floor Girls Bathroom, Room 554 Next To Boys Bathroom.							
	Gas Fired	98%	Now	\$300	2032	\$16,300	2		
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Water Heater And Hot Water Storage Tank Disconnected. Not Working Since Boilers Were Decommissioned.							
	HW Heat Exchanger								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby To 5th Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$72,800	
	Sprinkler								
	No Component	98%							
	Generic	2%			2032	\$39,000	1-2	\$800	

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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 Service, Extent : Moderate, Area Affected : 100%									
Location : Kitchen Not In Use So System Not Tested									

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

Print Date : 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  
**Program / Asset #** : HRA0026.000 / 1953 **Yr Built/Renovated** : 1971 / 2010  
**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
<b>Total</b>	<b>\$1,811,900</b>	<b>\$4,656,000</b>
Importance Code A	\$582,400	\$575,900
Importance Code B	\$1,014,900	\$1,851,600
Importance Code C	\$214,500	\$2,228,500
<b>Total</b>	<b>\$1,811,900</b>	<b>\$4,656,000</b>

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
<b>Total</b>	<b>\$232,700</b>	<b>\$159,900</b>	<b>\$38,700</b>	<b>\$24,800</b>
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			
<b>Total</b>	<b>\$232,700</b>	<b>\$159,900</b>	<b>\$38,700</b>	<b>\$24,800</b>



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

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

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

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

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									
	Cast in Place Concrete	17%	Now	\$76,800	LIFE	**	5	\$65,700	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : Throughout, Lintels							
	Concrete Masonry Unit	58%	0-2	\$234,800	LIFE	**	5	\$28,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% Location : Throughout Vegetation Growth, Extent : Moderate, Area Affected : 2% Location : North Façade							
	Masonry: Limestone	5%	0-2	\$59,500	LIFE	**	5	\$2,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
	Window Wall	20%			2042	**	5	\$58,000	
		Glazing Clouded, Extent : Light, Area Affected : 80% Location : Main Lobby Other Observation, Extent : Light, Area Affected : 80% Location : Main Lobby Explanation : Glazing Has Been Painted							
Windows									
	Aluminum	100%	0-2	\$50,000	2040	**	5	\$5,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$10,500	LIFE	**	5	\$2,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Throughout							
	Concrete Masonry Unit	20%	0-2	\$3,600	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Metal Rail	75%	Now	\$14,500	2037	**	5	\$31,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : South Side Of Roof Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Throughout Deformed/Dented, Extent : Light, Area Affected : 10% Location : Throughout							
Roof									
	Roll Roofing	100%			2028	\$161,300	5	\$42,400	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5	\$14,900	

## Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	2%			2031	\$18,500	3	\$1,600	
	Cast in Place Concrete	10%			LIFE	**	5	\$11,700	
	Ceramic Tile	5%	4+	\$3,000	2035	\$147,800	5	\$1,300	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Toilets Throughout							
	Terrazzo	20%	0-2	\$19,600	LIFE	**	5	\$8,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Rear Vestibule							
	Vinyl Tile	63%	0-2	\$18,300	2032	\$912,500	3	\$12,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	15%	4+	\$25,000	2035	\$1,251,600	5	\$11,600	
		Worn/Eroded, Extent : Light, Area Affected : 5%							
		Location : Toilets Throughout							
	Concrete Masonry Unit	20%	Now	\$57,000	LIFE	**	5	\$12,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Glass: Single Pane	5%			LIFE	**	5	\$5,800	
	Gypsum Board	55%	0-2	\$23,300	LIFE	**	5	\$51,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Metal Panel	5%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	32%	Now	\$27,000	2037	**	5	\$10,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	AcousTileConcealSpLn	8%			2037	**	5	\$5,400	
	AcousTileSusp.Lay-In	15%	Now	\$13,100	2037	**	5	\$4,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Third Floor Offices							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Third Floor Offices							
	Exposed Struc: Concrete	30%			LIFE	**	5	\$2,500	
	Gypsum Board	15%			LIFE	**	5	\$10,100	
Site Enclosure									
Fence/Gates									
	Chain Link	30%	0-2	\$4,800	2062	**			
		Impact Damage, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Iron Picket	70%			2067	**			
Free Standing Walls									
	Cast in Place Concrete	100%			2052	**			

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%	Now	\$6,900	2052		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : Rear Yard					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	50%			2045		* *		
	Under Construction	50%							
				Other Observation, Extent : N/A, Area Affected : 0%					
				Location : Along Amboy Street					
				Explanation : Gas Line Being Installed Below Sidewalk					
On-Site Walkways									
	Cast in Place Concrete	50%	Now	\$94,600	2052		* *		
				Cracking/Crumbling, Extent : Severe, Area Affected : 80%					
				Location : Throughout					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 30%					
				Location : Front And Rear Yard					
				Sinking/Subsiding, Extent : Moderate, Area Affected : 30%					
				Location : Front And Rear Yard					
	Pavers/Stone	50%	Now	\$62,900	2035	\$628,800			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 20%					
				Location : Front And Rear Yard					
				Sinking/Subsiding, Extent : Moderate, Area Affected : 20%					
				Location : Front And Rear Yard					
Parking/Driveway									
	Asphalt	100%	Now	\$29,700	2035	\$296,800			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 10%					
				Location : West Side Of Lot					
Activity Yard									
	Pavers/Stone	100%	Now	\$308,600	2047		* *		
				Broken/Missing Elements, Extent : Severe, Area Affected : 20%					
				Location : Rear Of Building					
				Cracking/Crumbling, Extent : Severe, Area Affected : 30%					
				Location : Rear Of Building					
				Sinking/Subsiding, Extent : Moderate, Area Affected : 10%					
				Location : Rear Of Building					

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HUMAN RESOURCES ADMINISTRATION - 096**  
**BROWNSVILLE MULTI SERVICE CTR.**  
**Asset # : 1953**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2032	\$127,000	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Rating Available							
	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								
	Fluorescent	80%			2027	\$430,000	10	\$27,100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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								
	HID	4%			2032	\$6,700	10		
	Incandescent	6%			2027	\$11,600	2		
	No Component	90%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%	Now	\$20,300	2042	* *	1	\$3,700	
		Malfunctioning, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							

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

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

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

## 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*

Generic, Digital

25%

2032

\$23,300

1-3

\$5,900

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

## Energy Source

Natural Gas

100%

2042

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2030

\$383,100

1

\$18,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 12 Multiple Units*

## Distribution

Hot Wtr Piping/Pump

100%

2040

\* \*

4

\$1,800

## Terminal Devices

Convactor/Radiator

100%

2030

\$294,900

1

\$11,900

## Air Conditioning

## Energy Source

Electricity

100%

2040

\* \*

1

## Conversion Equipment

Reciprocating

50%

2042

\* \*

1

\$8,600

Compr/Chiller

*Abandoned in Place, Extent : Severe, Area Affected : 50%**Location : Basement*

Window/Wall Unit

50%

2027

\$68,300

1

## Heat Rejection

Water Cooling Tower

100%

2037

\* \*

2

\$37,200

*Abandoned in Place, Extent : Severe, Area Affected : 50%**Location : Roof*

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$20,600

## Exhaust Fans

Interior

90%

2027

\$143,900

2

\$1,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Fan Coil Unit In Basement Repurposed To Be A Ventilation Fan*

Roof

10%

2032

\$7,000

2

\$100

## Plumbing

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Affected : 100%					
				Location : Basement					
				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 Affected : 100%					
				Location : Basement To 3rd Floor					
				Explanation : 1 Unit					
Fire Suppression									
	Standpipe Generic	100%			2042	* *	1-5	\$18,600	

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

Print Date : 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  
**Program / Asset #** : HRA0025.000 / 1952 **Yr Built/Renovated** : 1920 / 2010  
**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
<b>Total</b>	<b>\$1,880,400</b>	<b>\$1,881,200</b>
Importance Code A	\$1,139,800	\$52,600
Importance Code B	\$564,000	\$1,567,000
Importance Code C	\$176,600	\$261,600
<b>Total</b>	<b>\$1,880,400</b>	<b>\$1,881,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$21,500	\$100	\$1,500	
Interior Architecture	\$95,900	\$4,000	\$69,500	\$5,000
Electrical	\$22,100	\$75,000	\$2,700	\$2,400
Mechanical	\$16,300	\$27,400	\$8,100	\$8,100
Site Enclosure	\$200			
Site Pavements	\$8,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$171,800</b>	<b>\$113,700</b>	<b>\$89,000</b>	<b>\$22,800</b>
Importance Code A	\$21,500	\$5,600	\$6,800	\$5,400
Importance Code B	\$147,400	\$108,100	\$82,200	\$17,400
Importance Code C	\$2,900			
<b>Total</b>	<b>\$171,800</b>	<b>\$113,700</b>	<b>\$89,000</b>	<b>\$22,800</b>



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

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

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

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

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									
	Cast in Place Concrete	5%	2-4	\$21,500	LIFE	* *	5	\$17,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	75%	4+	\$84,600	LIFE	* *	5	\$52,600	
		Horizontal Cracks, Extent : Light, Area Affected : 2%							
		Location : Bulkhead Stair							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%							
		Location : North And South Bulkheads							
		Vertical Cracks, Extent : Light, Area Affected : 5%							
		Location : South Wing							
	Masonry: Granite	10%	2-4	\$53,900	LIFE	* *	5	\$5,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Steps At East Entrance							
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Steps At East Entrance							
	Masonry: Limestone	10%	2-4	\$80,900	LIFE	* *	5	\$5,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Balusters Over North And South Entrances							
		Staining/Discoloring, Extent : Light, Area Affected : 40%							
		Location : Throughout							
Windows									
	Aluminum	30%			2048	* *	5	\$2,900	
	Metal Louvers	5%			2035	\$26,200	10	\$3,000	
		Corrosion/Rusting, Extent : Light, Area Affected : 25%							
		Location : Ground Level Courtyard							
	Wood	65%	Now	\$148,100	2057	* *	5	\$31,500	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$600	
	Metal Panel	10%			2042	* *	5	\$300	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	20%	Now	\$89,700	2042	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Single Ply Membrane	75%	Now	\$590,500	2042	* *			1
		Adhesion Failure, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
	Skylight, Metal/Glass	5%			2042	* *	10	\$6,600	
Interior									
Floors									
	Carpet	5%	2-4	\$13,900	2028	\$69,500	3	\$6,000	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	5%	Now	\$6,700	LIFE	* *	5	\$8,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Basement							
	Ceramic Tile	20%	Now	\$88,600	2041	* *	5	\$8,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Toilets Throughout							
	Terrazzo	20%	0-2	\$29,400	LIFE	* *	5	\$12,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Basement Corridor							
	Vinyl Tile	30%	2-4	\$130,300	2042	* *	3	\$9,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Wood	20%			2060	* *	5	\$30,200	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	* *			
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : Throughout Basement Mechanical Rooms							
	Ceramic Tile	15%	0-2	\$57,300	2041	* *	5	\$5,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Toilets							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Toilets							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Toilets							
	Gypsum Board	15%	Now	\$2,900	LIFE	* *	5	\$6,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Basement Corridors							
	Masonry: Brick	5%			LIFE	* *			
	Plaster	60%	Now	\$50,700	LIFE	* *	5	\$12,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : North And South Bulkheads, Boiler Room, Basement Corridor							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : North And South Bulkheads							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : North And South Bulkheads							
Ceilings									
	AcousTileSusp.Lay-In	10%			2037	* *	5	\$8,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Basement							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Basement							
	Plaster	90%	Now	\$43,000	LIFE	* *	5	\$45,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North And South Bulkheads, Basement Corridor							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : North And South Bulkheads							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	Now	\$68,700	2052	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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

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

## Site Enclosure

## Retaining Walls

Cast in Place Concrete	5%	Now	\$200	2052	* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Stair To Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exterior Stair To Basement</i>								

No Component	95%
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## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	4+	\$8,600	2045	* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

## On-Site Walkways

Cast in Place Concrete	100%			2045	* *			
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## Parking/Driveway

Asphalt	100%			2035		\$261,600		
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2032		\$24,700	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>									

## Switchgear / Switchboard

Molded Case Bkrs	100%			2032		\$190,500	5	\$1,400	
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## 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		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>									
<i>Location : Elevator Mechanical Room</i>									

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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement</i>									
Thermoplastic	60%			2032		\$117,000	1		
Thermoplastic	10%			2042		* *	1		

## Motor Controllers

Locally Mounted	100%			2030		\$70,000	5	\$400	
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**HUMAN RESOURCES ADMINISTRATION - 096**  
**BUSHWICK MULTI SERVICE CENTER**  
**Asset # : 1952**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,200	LIFE	* *	5	\$800	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2037	* *	10	\$34,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	15%			2032	\$118,200	10	\$7,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	10%			2027	\$146,400	2	\$100	
	LED	5%			2037	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Office, Stairways							
		Explanation : LED Lighting Fixtures							
	Egress Lighting								
	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	2032	\$2,500			
		Malfunctioning, Extent : Moderate, Area Affected : 25%							
		Location : Roof Parapet							
		Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 10%							
		Location : Roof Parapet							
	Incandescent	1%	Now	\$1,700	2042	* *	2		
		Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Main Entrance Stairs							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Main Entrance Steps							
		Explanation : Two Ornamental Post Style Light Fixtures Are Missing Globes And Bulbs							
	No Component	90%							
Alarm									
	Security System								
	No Component	25%							
	Generic	75%			2040	* *	1	\$15,200	
		Other Observation, Extent : N/A, Area Affected : 25%							
		Location : Basement First Floor And Second Floor							
		Explanation : Intrusion Alarm And CCTV Security Cameras							

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

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

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2040

\* \*

1-3

\$10,000

*Other Observation, Extent : Light, Area Affected : 10%**Location : Lobby**Explanation : Automatic Alarm Dial Out To Fire Department Is Not Functional*

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**

Energy Source

Natural Gas

100%

2042

\* \*

1

Conversion Equipment

Steam Boiler

100% Now

\$92,100

2037

\* \*

1

\$48,200

*Broken, Extent : Severe, Area Affected : 50%**Location : Boilers 4 And 5 In Boiler Room**Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 10 Multiple Units, Converted Steam System*

Distribution

Steam Piping/Pump

100%

2032

\$423,200

Terminal Devices

Convactor/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

Brass/Copper

100%

2-4

\$13,600

2042

\* \*

1

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Connecting Pipe At Water Main, Basement*

Water Heater With Tanks

Gas Fired

100%

2030

\$16,700

2

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : One 100 Gallon Tank*

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$27,300	

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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  
**Program / Asset #** : HRA0037.000 / 1553 **Yr Built/Renovated** : 1924 / 2002  
**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	
<b>Total</b>	<b>\$5,228,500</b>	<b>\$4,822,900</b>
Importance Code A	\$1,658,300	\$506,700
Importance Code B	\$3,065,200	\$4,316,200
Importance Code C	\$505,000	
<b>Total</b>	<b>\$5,228,500</b>	<b>\$4,822,900</b>

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
<b>Total</b>	<b>\$154,500</b>	<b>\$160,900</b>	<b>\$34,400</b>	<b>\$42,700</b>
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			
<b>Total</b>	<b>\$154,500</b>	<b>\$160,900</b>	<b>\$34,400</b>	<b>\$42,700</b>



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$419,700	LIFE	**	5	\$104,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 2%							
		Location : Lintels Above Auditorium Roof, North Side							
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 3%							
		Location : North Facade							
		Spalling, Extent : Moderate, Area Affected : 2%							
		Location : North And East Facade, Ground Level							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Foundation Wall On 120th Into Basement Electrical Room							
	Masonry: Limestone	5%			LIFE	**	5	\$4,300	
	Stucco Cement	5%	Now	\$6,400	2045	**	5	\$7,200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Top Of Wall At Parapet Level							
Windows									
	Aluminum	100%	Now	\$119,200	2048	**	5	\$12,800	
		Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$5,900	
	Masonry: Brick	78%	Now	\$73,700	LIFE	**	5	\$11,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Inside Of Parapet Walls							
		Explanation : Stucco Cement Coating							
	Masonry: Limestone	7%	Now	\$12,900	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Above Auditorium							
	Stucco Cement	10%			2045	**	5	\$3,900	
Roof									
	Single Ply Membrane	100%	Now	\$884,800	2042	**			
		Adhesion Failure, Extent : Severe, Area Affected : 70%							
		Location : Main Roof							
		Blisters, Extent : Severe, Area Affected : 20%							
		Location : Main Roof							

## Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$58,100	LIFE	* *	5	\$15,300		
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Basement								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Basement Vault								
	Other Observation, Extent : Moderate, Area Affected : 8%								
	Location : Basement Vault Below Parking Lot								
	Explanation : Abandoned, Unsafe To Enter								
Ceramic Tile	3%	Now	\$11,500	2028	\$231,000	5	\$2,100		
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Throughout								
Sheet Vinyl/Rubber	5%			2040	* *	5	\$10,500		
Terrazzo	4%			LIFE	* *	5	\$4,400		
Vinyl Tile	83%	Now	\$313,100	2037	* *	3	\$43,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Corridors								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Corridors								
Interior Walls									
Cast in Place Concrete	5%			LIFE	* *				
	Vertical Cracks, Extent : Moderate, Area Affected : 3%								
	Location : Pump Room								
Ceramic Tile	5%	Now	\$220,700	2047	* *	5	\$3,400		
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Toilet Rooms								
	Worn/Eroded, Extent : Severe, Area Affected : 80%								
	Location : Toilet Rooms								
Concrete Masonry Unit	10%	2-4	\$25,100	LIFE	* *	5	\$5,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Glass: Single Pane	5%	Now	\$8,100	LIFE	* *	5	\$5,100		
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : Stairs								
Gypsum Board	2%			LIFE	* *	5	\$1,600		
Marble Panels	3%			LIFE	* *				
Plaster	60%	0-2	\$39,000	LIFE	* *	5	\$24,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
SGFT/Glazed Masonry	10%	2-4	\$24,000	LIFE	* *				
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	5%			2045	* *	5	\$7,000	
	Exposed Struc: Concrete	5%	Now	\$102,300	LIFE	* *	5	\$1,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 2%								
	Location : Phone Room, Exposed Lintel								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Phone Room								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Pump Room								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Basement Vault								
	Exposed Struc: Steel	5%			LIFE	* *			
	Fiber Board	5%			2037	* *			
	Plaster	80%	0-2	\$66,500	LIFE	* *	5	\$69,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Site Enclosure									
	Fence/Gates								
	Chain Link	75%			2042	* *			
	Corrosion/Rusting, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	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								
	Asphalt	100%	Now	\$284,400	2047	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : Basement Area Vault								
	Explanation : Water Penetration								

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2032	\$22,100	5	\$200	
		Enclosure Corroded, Extent : Light, Area Affected : 5%							
		Location : Basement. Service End Box							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1,000 Ampere Main Disconnect Switch							
	Fused Disc Sw	50%			2032	\$22,100	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 30%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch Labelled Emergency							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$222,300	5	\$400	
	Raceway								
	Conduit	80%			2032	\$157,700	1		
	Conduit	20%			2032	\$39,400	1		
	Panelboards								
	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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	3%			2027	\$41,300	10	\$2,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Clinic							
	Egress Lighting								
	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	80%							
Alarm									

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

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

## Alarm

## Security System

No Component

Generic

80%

10%

2027

\$17,300

1

\$3,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : Cameras System*

Generic

10%

2027

\$17,300

1

\$3,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion System*

## Fire/Smoke Detection

No Component

Generic, Analog

80%

20%

2027

\$47,600

1-3

\$11,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Devices Control Panel, Strobe Lights, Bell, Smoke Detector, Pull Box*

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

## 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 Gallons Each.*

## Conversion Equipment

Steam Boiler

50%

Now

\$160,900

2052

\* \*

1

\$42,100

*Leak Evident, Extent : Moderate, Area Affected : 50%**Location : Basement. Oil Leaking At Burner**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 50%**Location : Basement**Explanation : Boiler No.1 Has Several Sections Leaking.*

Steam Boiler

50%

2030

\$402,400

1

\$46,800

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

## Distribution

Steam Piping/Pump

100%

0-2

\$443,600

2062

\* \*

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Boiler Room. Condensate Pump Obsolete**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : Condensate Pump Has Lost Its Useful Life*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	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 In Ductwork.							
	Convector/Radiator	80%			2030	\$604,000	1	\$24,400	
Air 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							
		Explanation : Outdoor Unit Located Outside The Building By The Parking. Indoor Units Inside The Clinic Are Not Accessible.							
	Window/Wall Unit	70%			2027	\$244,800	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,700	
	Exhaust Fans								
	Interior	40%			2032	\$163,800	2	\$1,200	
	Roof	30%			2032	\$53,700	2	\$900	
	No Component	30%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$1,185,700	1		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement. Boiler Room							
		Explanation : Three Units, 75 Gallons Each.							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Explanation : Basement Floor Drains Backup With A Heavy Rain.							
	Storm Drain Piping								
	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	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Bathrooms							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 5th Floor							
		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	

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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  
**Program / Asset #** : HRA0067.000 / 4137 **Yr Built/Renovated** : 1920 / 2014  
**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
<b>Total</b>	<b>\$700,800</b>	<b>\$2,238,100</b>
Importance Code A	\$219,400	\$321,700
Importance Code B	\$377,600	\$1,916,400
Importance Code C	\$103,800	
<b>Total</b>	<b>\$700,800</b>	<b>\$2,238,100</b>

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
<b>Total</b>	<b>\$202,600</b>	<b>\$15,200</b>	<b>\$30,000</b>	<b>\$13,600</b>
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			
<b>Total</b>	<b>\$202,600</b>	<b>\$15,200</b>	<b>\$30,000</b>	<b>\$13,600</b>



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

## HUMAN RESOURCES ADMINISTRATION - 096

## 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
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$33,400	
Recent Repair Evident, Extent : N/A, Area Affected : 75%									
Location : Throughout									
	Masonry: Limestone	5%			LIFE	**	5	\$1,700	
	Stucco Cement	20%			2046	**	5	\$22,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Areaway									
Windows									
	Aluminum	82%	Now	\$219,400	2049	**	5	\$5,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%									
Location : Throughout Apartments									
Hardware Missing, Extent : Moderate, Area Affected : 25%									
Location : Throughout Apartments									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Throughout Apartments									
Explanation : Fire Safety Gates Over Windows Are Not Functioning Properly									
	Aluminum	18%			2058	**	5	\$2,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout Apartments									
Parapets									
	Masonry: Brick	45%			LIFE	**	5	\$2,400	
	Masonry: Limestone	5%			LIFE	**	5	\$300	
	Metal Rail	50%			2046	**	5-10	\$47,700	
Roof									
	Modified Bitumen	98%			2041	**	10	\$22,300	
Recent Repair Evident, Extent : N/A, Area Affected : 50%									
Location : Repairs To Roofing Membrane Throughout - September 2021									
	Skylight, Metal/Glass	2%			2053	**	10	\$1,500	
Interior									
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 : Light, Area Affected : 5%									
Location : Office And Meeting Room									
	Wood	35%	Now	\$203,600	2048	**	5	\$16,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout Apartments									
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%									
Location : Below Windows In Apartments									
Uneven Surface, Extent : Moderate, Area Affected : 5%									
Location : Throughout Apartments									

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**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								
Ceramic Tile	25%	Now	\$30,000	2036	* *	5	\$14,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors At Corners								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors At Corners								
Explanation : Impact Damage								
Glass: Single Pane	5%			LIFE	* *	5	\$4,200	
Gypsum Board	60%	Now	\$18,300	LIFE	* *	5	\$40,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms Along Southwest Wing								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms Along Southwest Wing								
Masonry: Brick	10%	0-2	\$103,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	90%	Now	\$15,400	LIFE	* *	5	\$56,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms Along Southwest Wing								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms Along Southwest Wing								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2053	* *			
Iron Picket	10%			2068	* *			
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Throughout								
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	100%	4+	\$2,500	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Side Steps To Yard								

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## 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	

## Site Pavements

## Activity Yard

Cast in Place Concrete	15%	Now	\$16,200	2050	**
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*Ponding, Extent : Moderate, Area Affected : 10%**Location : Side Yard**Sinking/Subsiding, Extent : Severe, Area Affected : 25%**Location : Side Yard*

Pavers/Stone	30%			2042	**
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Rubber Matting	55%	Now	\$14,800	2038	**
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*Ponding, Extent : Moderate, Area Affected : 10%**Location : Side Yard**Worn/Eroded, Extent : Moderate, Area Affected : 15%**Location : Side Yard**Other Observation, Extent : Moderate, Area Affected : 15%**Location : Side Yard**Explanation : Sinking/heaving*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2033	\$14,700	5	\$100
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	100%			2033	\$95,300	5	\$100
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## Raceway

Conduit	95%			2033	\$38,300	1	
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Conduit	5%			2043	**	1	
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## Panelboards

Fused Disc Sw	5%			2032	\$2,900	5	
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Molded Case Bkrs	95%			2032	\$55,600	5	\$800
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## Wiring

Thermoplastic	95%			2033	\$54,100	1	
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Thermoplastic	5%			2043	**	1	
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## Motor Controllers

Locally Mounted	100%			2031	\$115,800	5	\$200
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$500
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*Corroded, Extent : Light, Area Affected : 100%**Location : Basement*

## Lighting

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## HUMAN RESOURCES ADMINISTRATION - 096

## HART FAMILY RESIDENCE

Asset # : 4137

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

## Lighting

## Interior Lighting

## Fluorescent

30%

2033

\$138,200

10

\$8,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : All Unit Bathrooms And Basement**Explanation : T-12 Lamps*

## Fluorescent

60%

2033

\$276,400

10

\$17,100

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : All Units From 2nd To 5th Floor*

## LED

10%

2041

\* \*

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : 1st Floor*

## 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, Extent : N/A, Area Affected : 100%**Location : Exterior 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

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

## Energy Source

## Natural Gas

100%

2043

\* \*

1

## Conversion Equipment

## Hot Water Boiler

100%

2031

\$321,700

1

\$15,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement - Boiler Room**Explanation : Modular Boiler System - 5 Modules, 300 Mbh Each*

## Distribution

## Hot Wtr Piping/Pump

100%

2032

\$66,200

4

\$1,500

## Terminal Devices

## Convactor/Radiator

100%

2031

\$247,600

1

\$10,000

## Controls

## Electrical

100%

2026

\$168,300

## Air Conditioning

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	60%			2041	**	1		
	No Component	40%							
Conversion Equipment									
	Window/Wall Unit	55%			2031	\$63,100	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor And Apartments Living Rooms							
		Explanation : Newer Units							
	Window/Wall Unit	5%			2026	\$5,700	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Community Room (2 Units)							
	No Component	40%							
Ventilation									
	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		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Elevator Machine Room							
		Explanation : 1 Unit							
	No Component	65%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2026	\$16,700	2		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room.							
		Explanation : 100 Gallons 275 Mbh Input Unit. Quantity 1							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2026	\$900	4	\$1,000	
Fixtures									
	Generic	100%							
Tankless Water Heater(POU)									
	Gas Fired	100%			2026	\$31,600	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit, 315 Mbh Input							

**Vertical Transport**

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area 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 Sprinklered									

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

Print Date : 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  
**Program / Asset #** : HRA0047.000 / 1945 **Yr Built/Renovated** : 1971 / 2012  
**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
<b>Total</b>	<b>\$679,300</b>	<b>\$3,298,900</b>
Importance Code A	\$408,300	\$127,000
Importance Code B	\$178,300	\$3,171,900
Importance Code C	\$92,700	
<b>Total</b>	<b>\$679,300</b>	<b>\$3,298,900</b>

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
<b>Total</b>	<b>\$377,500</b>	<b>\$19,800</b>	<b>\$46,300</b>	<b>\$23,600</b>
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	
<b>Total</b>	<b>\$377,500</b>	<b>\$19,800</b>	<b>\$46,300</b>	<b>\$23,600</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	70%	0-2	\$38,100	LIFE	**	5	\$22,400	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Parapet 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 Deteriorated, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : Front Window Wall								
	Explanation : Bullet Hole								
Windows									
	Aluminum	95%	Now	\$139,700	2051	**	5	\$7,500	
	Air Infiltration, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor Offices								
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : 1st Floor Office Areas								
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
	Location : All Windows								
	Metal Louvers	5%			2044	**	10	\$4,900	
Parapets									
	Cast in Place Concrete	15%	Now	\$12,000	LIFE	**	5	\$7,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations Throughout								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 40%								
	Location : Various Locations Throughout								
	Masonry: Brick	70%	0-2	\$78,700	LIFE	**	5	\$3,200	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Various Locations								
	Miss/Damaged Flashings, Extent : Light, Area Affected : 10%								
	Location : Various Locations								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Various Locations								
	Metal Rail	10%			2040	**	5-10	\$8,200	
	Pre-Cast Concrete	5%	Now	\$900	LIFE	**	5	\$1,400	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%								
	Location : Various Locations								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
	Roof								
	Metal Panel	5%			2048	* *	10	\$2,300	
	Modified Bitumen	75%			2040	* *	10	\$18,700	
	Modified Bitumen	20%	Now	\$16,000	2040	* *			
			Alligatoring, Extent : Moderate, Area Affected : 10%						
			Location : Throughout						
			Ponding, Extent : Severe, Area Affected : 10%						
			Location : Over Main Lobby						
			Water Penetration, Extent : Severe, Area Affected : 10%						
			Location : Over Main Lobby						
Soffits									
	Stucco Cement	100%			2048	* *	5		
Interior									
	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	
			Loose/Delam Surface, Extent : Severe, Area Affected : 10%						
			Location : 2nd Floor Offices						
			Worn/Eroded, Extent : Severe, Area Affected : 10%						
			Location : 2nd Floor Offices						
	Vinyl Tile	23%			2040	* *	3	\$4,600	
	Wood	2%			2050	* *	5	\$2,000	
Interior Walls									
	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	50%	Now	\$86,200	2040	* *	5	\$13,300	
			Cracking/Crumbling, Extent : Moderate, Area Affected : 30%						
			Location : 1st Floor Offices						
			Staining/Discoloring, Extent : Moderate, Area Affected : 10%						
			Location : 1st Floor						
	AcousTileSusp.Lay-In	25%			2048	* *	5	\$13,300	
	Exposed Struc: Concrete	25%	0-2	\$38,800	LIFE	* *	5	\$2,100	
			Cracking/Crumbling, Extent : Moderate, Area Affected : 5%						
			Location : Main Lobby						
			Patching Evident, Extent : Moderate, Area Affected : 10%						
			Location : Main Lobby						
			Water Penetration, Extent : Moderate, Area Affected : 5%						
			Location : Main Lobby At 2 Locations						
Site Enclosure									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	Now	\$7,600	2070		* *		
				Corrosion/Rusting, Extent : Severe, Area Affected : 10%					
				Location : Base Of Iron Pickets					
				Other Observation, Extent : Severe, Area Affected : 30%					
				Location : Jackson Avenue Perimeter					
				Explanation : Support Base For Gates Crumbled And Broken					
Retaining Walls									
	Cast in Place Concrete	100%			2070		* *		
Site Pavements									
	Public Sidewalk								
	Asphalt	90%	Now	\$92,200	2048		* *		
				Broken/Missing Elements, Extent : Severe, Area Affected : 10%					
				Location : Throughout					
				Cracking/Crumbling, Extent : Severe, Area Affected : 20%					
				Location : Jackson Avenue					
				Sinking/Subsiding, Extent : Severe, Area Affected : 20%					
				Location : Jackson Avenue, East 151th Street, Concord Avenue					
				Other Observation, Extent : Light, Area Affected : 90%					
				Location : Jackson Avenue, East 151th Street, Concord Avenue					
				Explanation : Asphalt Pavers, Stone					
	Cast in Place Concrete	10%	Now	\$15,300	2048		* *		
				Cracking/Crumbling, Extent : Severe, Area Affected : 80%					
				Location : Throughout					
On-Site Walkways									
	Asphalt	90%	Now	\$92,700	2048		* *		
				Broken/Missing Elements, Extent : Severe, Area Affected : 80%					
				Location : Throughout					
				Cracking/Crumbling, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
				Misaligned/Bulging, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Sinking/Subsiding, Extent : Severe, Area Affected : 60%					
				Location : Throughout					
				Tripping Hazard, Extent : Severe, Area Affected : 20%					
				Location : Throughout					
				Other Observation, Extent : Light, Area Affected : 90%					
				Location : Throughout					
				Explanation : Asphalt Pavers, Stone					
	Cast in Place Concrete	10%	Now	\$16,300	2052		* *		
				Cracking/Crumbling, Extent : Severe, Area Affected : 90%					
				Location : Throughout					
				Sinking/Subsiding, Extent : Severe, Area Affected : 60%					
				Location : Throughout					
Parking/Driveway									
	Pavers/Stone	100%			2038		* *		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
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 Repair			Future 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

## Molded Case Bkrs

100% 2035 \$127,000 5 \$1,000

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : 1st Floor Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 1,400 Amperes.*

## 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, Extent : Severe, Area Affected : 100%*

*Location : Water Main*

*Explanation : Corroded*

## Lighting

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

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

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

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

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

**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 Hallway Offices**Explanation : T-8 Lamps*

## Fluorescent

25%

2030

\$133,600

10

\$8,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Mechanical, Electrical 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 Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

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**

## 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

## Convactor/Radiator

60%

2048

\* \*

1

\$7,100

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Throughout**Explanation : Heat Not Evenly Distributed Through The Radiators.*

## Controls

## Electrical

100%

2030

\$199,400

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	80%	Now	\$29,200	2038	* *	1	\$28,600	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room							
	No Component	20%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$23,200	2045	* *	4	\$1,800	
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : 3rd Floor Mechanical Room. Broken 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	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Automatic Make Up Water Valve Malfunctioning							
Ventilation									
	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	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Roof Exhaust Fans Malfunctioning							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2048	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2033	\$33,400	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 150 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : 1st And 3rd Floor							
		Explanation : Three Bathrooms Out Of Order Due To Leaks							
Vertical Transport									

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

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

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
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

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

Print Date : 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  
**Program / Asset #** : HRA0038.010 / 1950 **Yr Built/Renovated** : 1907 / 2005  
**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

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

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



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

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

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

## HUMAN RESOURCES ADMINISTRATION - 096

### OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)

**Asset # : 1950**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Windows								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Street Facade								
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Corridor 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%	Now	\$16,000	2042	**	3	\$700	
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2035	\$95,000	5	\$1,800	
Glass: Single Pane	5%	4+	\$2,100	LIFE	**	5	\$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Stairwell								
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	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 1950**

Architecture		Current Repair			Future Replacement		Maintenance		
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%		2045	* *
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**On-Site Walkways**

Asphalt	70%		2041	* *
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Cast in Place Concrete	30%		2045	* *
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Under 600 Volts**

**Raceway**

Conduit	100%		2042	* *	1
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**Panelboards**

Molded Case Bkrs	100%		2040	* *	5	\$300
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**Wiring**

Thermoplastic	100%		2042	* *	1
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**Lighting**

**Interior Lighting**

Fluorescent	83%		2027	\$160,000	10	\$10,100
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*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Fluorescent	2%		2032	\$3,900	10	\$200
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*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%*

*Location : Staircase*

Fluorescent	15%		2032	\$28,900	10	\$1,800
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

**Egress Lighting**

Emergency, Battery	50%		2032	\$10,900	10	\$1,600
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Exit, Service	50%		2032	\$2,800	1
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**Exterior Lighting**

HID	20%		2032	\$12,100	10
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No Component	80%				
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**Alarm**

**Fire/Smoke Detection**

No Component	70%				
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Generic, Digital	30%		2032	\$10,000	1-3	\$2,500
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways*

*Explanation : Strobel Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And*

*Horns Fed From The Main Fire Alarm Panel At The Main Building*

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

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

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

**Asset # : 1950**

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									
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$7,300	2032	\$363,600	4	\$700	
			Steam Traps Faulty, Extent : Moderate, Area Affected : 30%						
			Location : Throughout						
	Terminal Devices								
	Convactor/Radiator	100%			2030	\$105,700	1	\$4,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Window/Wall Unit	30%			2026	\$14,700	1		
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$1,100	
	No Component	85%							
	Exhaust Fans								
	Roof	15%			2032	\$3,800	2	\$100	
	No Component	85%							
Plumbing									
	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								
	No Component	80%							
	Generic	20%			2042	**	1-5	\$1,300	
			Other Observation, Extent : Light, Area Affected : 20%						
			Location : 4th Floor Stairway						
			Explanation : 1 Connection Only						

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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  
**Program / Asset #** : HRA0038.000 / 1962 **Yr Built/Renovated** : 1937 / 2009  
**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
<b>Total</b>	<b>\$2,942,000</b>	<b>\$7,462,300</b>
Importance Code A	\$523,100	\$113,000
Importance Code B	\$2,298,300	\$7,294,600
Importance Code C	\$120,700	\$54,700
<b>Total</b>	<b>\$2,942,000</b>	<b>\$7,462,300</b>

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
<b>Total</b>	<b>\$236,900</b>	<b>\$190,000</b>	<b>\$76,800</b>	<b>\$64,100</b>
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			
<b>Total</b>	<b>\$236,900</b>	<b>\$190,000</b>	<b>\$76,800</b>	<b>\$64,100</b>



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

**Asset # : 1962**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	0-2	\$181,700	LIFE	**	5	\$113,000	
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : North Facade In Courtyard							
	Masonry: Granite	5%			LIFE	**	5	\$5,300	
	Masonry: Limestone	10%	4+	\$108,600	LIFE	**	5	\$10,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Decorative Banding							
	Stucco Cement	5%			2037	**	5	\$17,600	
Windows									
	Aluminum	80%	4+	\$97,800	2048	**	5	\$21,000	
		Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Aluminum	15%			2048	**	5	\$7,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Street Facade 1st Floor							
		Explanation : Protective Metal Grilles							
	Metal Louvers	2%			2041	**	10	\$6,600	
	Wood	3%	Now	\$37,100	2057	**	5	\$7,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Mechanical Penthouse							
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
		Location : Mechanical Penthouse							
		Thermally Inefficient, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Penthouse							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Windows Boarded Close							
Parapets									
	Masonry: Brick	83%	4+	\$62,500	LIFE	**	5	\$25,300	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
		Painted Surfaces, Extent : Light, Area Affected : 100%							
		Location : Parapet Wall							
	Masonry: Limestone	10%	Now	\$36,900	LIFE	**	5	\$3,800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Interior Banding, North East Corner Parapet							
	Metal: Cage/Fence	5%			2045	**	5-10	\$11,800	
	Stucco Cement	2%			2045	**	5	\$1,600	

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

**Asset # : 1962**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Macadam	5%	Now	\$5,400	2037	* *	5	\$1,300	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Tunnels Under Courtyard Playground Which House Main Electrical Feeds								
Built-Up (BUR)	5%			2037	* *	10	\$3,800	
Modified Bitumen	90%	Now	\$72,500	2037	* *			
Blisters, Extent : Light, Area Affected : 20%								
Location : Various Locations Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Various Areas On Roof								
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Cracks Within Roof Membrane								
Interior								
Floors								
Carpet	5%			2031	\$170,900	3	\$14,800	
Cast in Place Concrete	10%			LIFE	* *	5	\$43,300	
Ceramic Tile	5%	Now	\$27,200	2035	\$544,700	5	\$4,900	
Worn/Eroded, Extent : Severe, Area Affected : 15%								
Location : Shower Rooms 214								
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								
Concrete Masonry Unit	5%			LIFE	* *	5	\$8,100	
Glass: Single Pane	5%			LIFE	* *	5	\$15,200	
Gypsum Board	10%			LIFE	* *	5	\$24,300	
Masonry: Brick	8%	Now	\$120,700	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Water Tank Bulkhead								
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	45%			LIFE	* *	5	\$54,700	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	15%			2045	* *	5	\$29,700	
Exposed Struc: Concrete	25%			LIFE	* *	5	\$7,700	
Plaster	60%			LIFE	* *	5	\$74,200	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2052	* *			
Iron Picket	80%			2067	* *			
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			

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

**Asset # : 1962**

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

**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete	100%	4+	\$7,500	2045	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : West 127th Street</i>									

**On-Site Walkways**

Cast in Place Concrete	90%	2-4	\$1,500	2037	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Front Areaway</i>									

Masonry: Granite	10%			LIFE	* *				
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**Activity Yard**

Asphalt	40%	4+	\$6,800	2041	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Play Yard</i>									

Cast in Place Concrete	40%			2037	* *				
Rubber Matting	20%			2032	\$80,300				

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2042	* *		5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 2500 Amperes</i>									

**Switchgear / Switchboard**

Fused Disc Sw	100%			2042	* *		5	\$600	
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**Raceway**

Conduit	100%			2042	* *		1		
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**Panelboards**

Fused Disc Sw	10%			2040	* *		5	\$300	
Molded Case Bkrs	90%			2040	* *		5	\$3,100	

**Wiring**

Thermoplastic	100%			2042	* *		1		
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**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	
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**Lighting**

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

**Asset # : 1962**

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

**Lighting**

Interior Lighting

Fluorescent

80%

2027

\$1,539,600

10

\$97,000

*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Fluorescent

15%

2032

\$288,700

10

\$18,200

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%*

*Location : Staircases*

HID

2%

2027

\$30,600

10

\$100

Incandescent

1%

2027

\$35,800

2

LED

2%

2040

\* \*

*Recent Installation, Extent : N/A, Area Affected : 100%*

*Location : Gymnasium*

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, Area Affected : 100%*

*Location : Courtyard, Back And Front*

*Explanation : 4 CCTV Surveillance Cameras Only*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$99,900

1-3

\$25,200

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

*Location : Hallways*

*Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke*

*Detectors*

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**

Energy Source

Interruptible Gas/Dual

100%

2042

\* \*

1

Fuel

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

*Location : Basement*

*Explanation : Oil No. 2, Two Tanks Of 5000 Gallons Each*

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

**Asset # : 1962**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2037	**	1	\$130,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 4 Units							
Distribution									
	Central Plant Steam	100%	0-2	\$181,500	2042	**	4	\$6,500	
	Piping/Pmp	Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room. Corroded Vacuum Pump And Make Up Tank							
Terminal Devices									
	Air Handler	20%			2032	\$485,900	1	\$16,400	
	Convactor/Radiator	80%	Now	\$16,900	2030	\$844,500	1	\$30,700	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
Conversion Equipment									
	Reciprocating	15%			2032	\$285,700	1	\$9,200	
	Compr/Chiller	R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : 4 Units For Gymnasium And Auditorium. Roof							
	Window/Wall Unit	75%			2027	\$366,800	1		
	No Component	10%							
Terminal Devices									
	Air Handler/Dir	15%			2032	\$334,100	1		
	Expansion	Other Observation, Extent : Light, Area Affected : 100%							
		Location : Gymnasium And Auditorium							
		Explanation : 4 Units							
	No Component	85%							
Heat Rejection									
	Air Cooled Condenser	15%			2032	\$50,500	2	\$13,800	
	Unit								
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$113,400	LIFE	**	2-5	\$73,700	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
Exhaust Fans									
	Interior	80%			2032	\$458,100	2	\$3,200	
	Roof	20%			2032	\$50,100	2	\$800	
Plumbing									

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

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

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

**Asset # : 1962**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (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 : Moderate, Area Affected : 5%							
		Location : Throughout							
	Galvanized Steel	20%			2030	\$329,600	1		
	HW Heat Exchanger								
	Steam Fired	100%			2042	* *	4	\$19,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement. Boiler Room							
		Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$25,800	4	\$2,800	
	Sewage Ejector(s)								
	Electric	100%			2032	\$67,600	4	\$5,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : 1 Unit							
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, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 1 Set							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 15-Aug-2024

**HUMAN RESOURCES ADMINISTRATION - FY 2025**

**Asset Name** : SOUTH JAMAICA MULTI SERVICE CTR  
**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** : 17-Sep-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 12200 **Lot** : 52 **BIN** : 4264631

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
<b>Total</b>	<b>\$1,173,400</b>	<b>\$1,884,800</b>
Importance Code A	\$1,173,400	\$55,300
Importance Code B		\$1,488,200
Importance Code C		\$341,300
<b>Total</b>	<b>\$1,173,400</b>	<b>\$1,884,800</b>

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



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

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

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

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

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 Cavity	99%	Now	\$470,300	LIFE	* *	5	\$55,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : At Window Surrounds								
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : North And East Facade								
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : West Facade								
	Vertical Cracks, Extent : Light, Area Affected : 5%								
	Location : East And West Facade								
	Pre-Cast Concrete	1%			LIFE	* *	5	\$1,800	
Windows									
	Aluminum	83%			2040	* *	5	\$5,600	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Street Level								
	Explanation : Protective Metal Grilles								
	Glass Block	15%	Now	\$5,300	LIFE	* *	5	\$600	
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Head Start Classrooms								
	Metal Louvers	2%			2035	\$7,300	10	\$800	
Parapets									
	Masonry: Brick	50%	Now	\$32,500	LIFE	* *	5	\$5,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : South East Corner Of Facade								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : South Facade								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : South East Corner Of Facade								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : South Facade								
	Metal Panel	5%	Now	\$8,400	2052	* *	5	\$1,000	
	Seams Open/Split, Extent : Moderate, Area Affected : 25%								
	Location : Metal Coping								
	Stucco Cement	45%	4+	\$5,700	2045	* *	5	\$6,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Interior Parapet Walls								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Interior Parapet Walls								
	Explanation : Stucco Cement Cover Concrete Masonry Unit								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%	Now	\$703,100	2042		* *		
		Alligatoring, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations Throughout							
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Roof							
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : At Roof Penetrations							
Soffits									
	Exposed Struc: Steel	50%			LIFE		* *	\$2,800	
	Stucco Cement	50%			2037		* *	\$2,200	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE		* *	\$4,700	
	Mosaic Tile	10%			2037		* *	\$10,800	
	Quarry Tile	10%			2037		* *	\$6,500	
	Vinyl Tile	75%	0-2	\$17,400	2032	\$871,800	3	\$12,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Corridors And Room Thresholds							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Base Of Wall In Corridors							
Interior Walls									
	Ceramic Tile	50%			2041		* *	\$41,000	
	Concrete Masonry Unit	10%			LIFE		* *	\$3,300	
	Gypsum Board	40%			LIFE		* *	\$19,700	
Ceilings									
	AcousTileSusp.Lay-In	65%	2-4	\$22,700	2037		* *	\$14,000	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Clinic, Offices And Classrooms							
	Exposed Struc: Concrete	5%			LIFE		* *	\$300	
	Gypsum Board	25%			LIFE		* *	\$13,500	
	Metal Panel	5%	0-2	\$7,000	LIFE		* *	\$2,700	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 10%							
		Location : Lobby							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Corridors							
Site Enclosure									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	80%	Now	\$7,800	2042		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Parking Lot Gate And Gazebo Fence							
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : Gazebo Fence							
		Impact Damage, Extent : Severe, Area Affected : 5%							
		Location : Gazebo Fence							
	Iron Picket	20%			2052		* *		
Free Standing Walls									
	Masonry: Brick	100%	Now	\$6,500	2042		* *		
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Corner Of Guy R Brewer And Linden							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$19,500	2037		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Along Guy R Brewer Boulevard							
		Tripping Hazard, Extent : Moderate, Area Affected : 5%							
		Location : Along Guy R Brewer Boulevard							
Parking/Driveway									
	Asphalt	90%	Now	\$34,100	2035	\$341,300			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Parking Lot By Railroad Tracks							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Parking Lot							
		Potholes, Extent : Moderate, Area Affected : 10%							
		Location : Parking Lot							
	Cast in Place Concrete	10%			2037		* *		
Activity Yard									
	Asphalt	100%	Now	\$10,500	2035	\$104,800			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Playground And Gazebo							
		Tripping Hazard, Extent : Moderate, Area Affected : 10%							
		Location : Playground And Gazebo							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2042	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.							

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 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	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	1%			2032	\$4,200	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	99%			2032	\$414,900	10	\$26,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout 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%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2037	* *	1	\$5,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Waiting Areas, Offices, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2037	* *	1-3	\$17,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	**	1		
	Conversion Equipment								
	Furnace	75%			2037	**	1	\$10,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 7 Rooftop Package Units							
	Hot Water Boiler	25%			2037	**	1	\$3,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	25%			2040	**	4	\$400	
	No Component	75%							
	Terminal Devices								
	Convactor/Radiator	25%			2030	\$57,500	1	\$2,300	
	No Component	75%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$1,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 7 Units. R-410a							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,000	
	Exhaust Fans								
	Roof	100%	0-2	\$5,500	2037	**	2	\$700	
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : Roof							
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								
	Generic	100%			2037	**	1	\$1,800	

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

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

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
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : N/A, 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, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 1 Set							

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

Print Date : 15-Aug-2024

**HUMAN RESOURCES ADMINISTRATION - FY 2025**

**Asset Name** : TRANSITIONAL HOUSING ROSE HOUSE  
**Address** : 122-124-126-126A W.127TH ST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HRA0073.030 / 4352 **Yr Built/Renovated** : 1910 / 1996  
**Area Sq Ft** : 63,750 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 19-Apr-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6,7  
**Block** : 1911 **Lot** : 45 **BIN** : 1057874

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
<b>Total</b>	<b>\$1,141,700</b>	<b>\$872,200</b>
Importance Code A	\$326,600	\$94,500
Importance Code B	\$815,100	\$777,600
<b>Total</b>	<b>\$1,141,700</b>	<b>\$872,200</b>

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
<b>Total</b>	<b>\$72,500</b>	<b>\$44,500</b>	<b>\$21,900</b>	<b>\$41,400</b>
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
<b>Total</b>	<b>\$72,500</b>	<b>\$44,500</b>	<b>\$21,900</b>	<b>\$41,400</b>



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

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING ROSE HOUSE**  
**Asset # : 4352**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%			LIFE	**	5	\$87,800	
		Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Throughout							
	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	25%	Now	\$326,600	2059	**	5	\$3,500	
		Air Infiltration, Extent : Severe, Area Affected : 50% Location : Stairwells And Units Worn/Eroded, Extent : Severe, Area Affected : 90% Location : Stairwells 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	
		Recent Installation, Extent : N/A, Area Affected : 100% Location : All Roofs							
	Skylight, Metal/Glass	5%			2060	**	10	\$5,500	
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Stair Bulkhead Roof							
Interior									
Floors									
	Cast in Place Concrete	15%	4+	\$194,000	LIFE	**	5	\$51,100	
		Worn/Eroded, Extent : Moderate, Area Affected : 20% Location : Basement							
	Ceramic Tile	25%	0-2	\$107,200	2037	**	5	\$19,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Bathrooms In Residences							
	Vinyl Tile	10%	0-2	\$21,000	2039	**	3	\$5,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout Worn/Eroded, Extent : Severe, Area Affected : 20% Location : Kitchens In Residences							
	Wood	50%	4+	\$90,700	2049	**	5	\$73,000	
		Deteriorated Finish, Extent : Moderate, Area Affected : 40% Location : Throughout Residences Uneven Surface, Extent : Light, Area Affected : 15% Location : Throughout Residences							

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

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

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING ROSE HOUSE**  
**Asset # : 4352**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	15%	4+	\$13,400	2043	**	5	\$6,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Basement 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	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout Basement							
	Explanation : Metal Decking							
Gypsum Board	82%			LIFE	**	5	\$159,600	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	50%			2054	**			
Chain Link	25%			2044	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Rear Yard							
	Explanation : This Is A Fence On Top Of Concrete Wall Enclosure							
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 Affected : 5%							
	Location : Various Areas At Street Front							
On-Site Walkways								
Cast in Place Concrete	95%	Now	\$1,800	2039	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : Front Entrance Steps							
Metal	5%			2044	**	1-3	\$1,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Areaways Located At Front Of Building							
	Explanation : Steel Stairs Leading Down Into Areaway							
Activity Yard								
Not Accessible	100%							

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

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.

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**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING ROSE HOUSE**  
**Asset # : 4352**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 400 Ampere And One 400 Ampere Main Disconnect Switches								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2044	* *	5	\$1,700	
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2042	* *	5	\$100	
	Molded Case Bkrs	90%			2042	* *	5	\$1,500	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%	4+	\$10,200	LIFE	* *	5	\$900	
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
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								
	Generic	100%			2039	* *	1	\$23,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Stairs, Basement, 1st Floor								
	Explanation : High Definition Cameras With Night Vision								
	Door Access System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2029	\$160,600	1-3	\$40,500	
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									
	Energy Source								
	Natural Gas	100%			2044	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING ROSE HOUSE**  
**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								
	Hot Water Boiler	90%			2047	* *	1	\$28,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Of 124 West 127th Street							
		Explanation : 1 Boiler Serves All Four Buildings							
	Hot Water Boiler	7%			2047	* *	1	\$2,200	
	Radiant Heater	3%			2034	\$48,600	2	\$900	
Distribution									
	Hot Wtr Piping/Pump	100%			2042	* *	4	\$4,700	
Terminal Devices									
	Convactor/Radiator	100%			2039	* *	1	\$20,600	
Controls									
	Electrical	100%			2032	\$346,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
	Conversion Equipment								
	Split Unit	10%	0-2	\$73,900	2034	\$147,900			
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : Courtyard							
	Window/Wall Unit	80%			2029	\$188,700	1		
	No Component	10%							
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								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Side Of The Building							
		Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Into the Building							
	Backflow Preventer								
	Generic	100%			2034	\$27,800	1	\$3,900	
Fixtures									
	Generic	100%							

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

**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING ROSE HOUSE**  
**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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 7th Floor									
Explanation : One Unit Is Not Working									
Fire 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									

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\*\* 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  
**Program / Asset #** : HRA0069.000 / 4346 **Yr Built/Renovated** : 1931 / 1995  
**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
<b>Total</b>	<b>\$475,700</b>	<b>\$315,600</b>
Importance Code A		\$182,600
Importance Code B	\$475,700	\$132,900
<b>Total</b>	<b>\$475,700</b>	<b>\$315,600</b>

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			
<b>Total</b>	<b>\$234,100</b>	<b>\$3,300</b>	<b>\$84,700</b>	<b>\$4,200</b>
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			
<b>Total</b>	<b>\$234,100</b>	<b>\$3,300</b>	<b>\$84,700</b>	<b>\$4,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	25%			LIFE	**	5	\$41,900	
	Stucco Cement	75%			2046	**	5	\$40,200	
	Windows								
	Aluminum	100%	Now	\$11,200	2049	**	5	\$2,400	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
	Location : Apartments Throughout								
	Parapets								
	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	
	Skylight, Metal/Glass	5%			2043	**	10	\$2,500	
	Soffits								
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	**	5	\$6,100	
	Ceramic Tile	5%	0-2	\$15,300	2036	**	5	\$700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Toilets Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Toilets Throughout								
	Quarry Tile	25%	0-2	\$25,000	2038	**	5	\$5,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Throughout 1st Floor								
	Vinyl Tile	10%	Now	\$37,500	2033	\$75,000	3	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Kitchens Throughout								
	Wood	11%	Now	\$53,500	2048	**	5	\$2,900	
	Deteriorated Finish, Extent : Light, Area Affected : 50%								
	Location : Apartments Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : Apartments Throughout								
	Wood	39%			2048	**	5	\$20,300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls	Ceramic Tile	10%	Now	\$11,700	2042	* *	5	\$1,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Corridor And Toilets Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Corridor And Toilets Throughout								
	Concrete Masonry Unit	5%	Now	\$2,000	LIFE	* *	5	\$400	
		Vertical Cracks, Extent : Light, Area Affected : 10%							
	Location : Basement Boiler Room								
	Gypsum Board Plaster	65%			LIFE	* *	5	\$8,500	
		20%			LIFE	* *	5	\$1,300	
Ceilings									
Exposed Struc: Steel	5%			LIFE	* *				
	Gypsum Board	75%			LIFE	* *	5	\$26,100	
	Plaster	20%	Now	\$8,300	LIFE	* *	5	\$3,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Apartments Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Apartments Throughout									
Site Enclosure									
Fence/Gates									
Chain Link	40%			2053	* *				
	Iron Picket	60%			2068	* *			
Free Standing Walls									
Masonry: Brick	100%	Now	\$1,200	2053	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Along Dekalb								
Retaining Walls									
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%			2042	* *				
Rubber Matting	55%	4+	\$4,300	2033	\$43,200				
Worn/Eroded, Extent : Light, Area Affected : 10%									
Location : West Side Play Yard									

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

Under 600 Volts

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$7,400	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes.							
	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								
	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								
	Fluorescent	30%			2028	\$78,500	10	\$4,800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways, Offices And Basement							
	Fluorescent	70%			2028	\$183,100	10	\$11,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Apartments							
	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, Extent : Light, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : Exterior Lights Are On During Day Time, Lighting Timer Control Is Not Working							
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2033	\$32,300	1	\$6,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Front And Right Side Of The Building							
		Explanation : CCTV Surveillance Cameras							

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

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

**Alarm**

Fire/Smoke Detection

Generic, Digital

100% Now \$44,300 2043 \* \* 1-3 \$9,900

*Not in Service, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns*

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**

Energy Source

Natural Gas

100% 2043 \* \* 1

Conversion Equipment

Hot Water Boiler

100% 2031 \$182,600 1 \$8,700

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Basement**Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

Distribution

Hot Wtr Piping/Pump

100% 2041 \* \* 4 \$900

Terminal Devices

Convactor/Radiator

100% 2038 \* \* 1 \$5,700

Controls

Electrical

100% 2026 \$95,600

**Air Conditioning**

Energy Source

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 : Severe, Area Affected : 25%**Location : 1 Of 4 Units On The Roof*

No Component

80%

**Plumbing**

H/C Water Piping

Brass/Copper

100% 2043 \* \* 1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$33,400	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units - 75 Gallons Each.							
	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 Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
	Fixtures								
	Generic	100%							

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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  
**Program / Asset #** : HRA0068.000 / 4345 **Yr Built/Renovated** : 1930 / 2004  
**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
<b>Total</b>	<b>\$1,452,100</b>	<b>\$1,023,000</b>
Importance Code A	\$1,331,400	
Importance Code B	\$120,700	\$943,800
Importance Code C		\$79,300
<b>Total</b>	<b>\$1,452,100</b>	<b>\$1,023,000</b>

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			
<b>Total</b>	<b>\$270,500</b>	<b>\$6,000</b>	<b>\$61,100</b>	<b>\$5,600</b>
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			
<b>Total</b>	<b>\$270,500</b>	<b>\$6,000</b>	<b>\$61,100</b>	<b>\$5,600</b>



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

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

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

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

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	70%	Now	\$633,500	LIFE	**	5	\$26,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : North And East Facades							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Street Facades							
		Vertical Cracks, Extent : Moderate, Area Affected : 20%							
		Location : At Corners							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Fire Escape Throughout							
		Explanation : Rusting							
	Masonry: Limestone	5%	Now	\$14,400	LIFE	**	5	\$1,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : At Main Entrance							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : At Window Sills And Decorative Banding							
	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 Courtyard And Rear Facade							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Interior Courtyard Into Apartments							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING - NEW HOPE**  
**Asset # : 4345**

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									
	Windows								
	Aluminum	89%	Now	\$201,400	2058	* *	5	\$2,200	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Weather Strip Missing, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Metal Louvers	1%	Now	\$2,600	2048	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
	Wood	10%	Now	\$19,100	2058	* *	5	\$2,400	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%							
		Location : Stairwell Windows							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Stairs							
Parapets									
	Cast Stone/Terra Cotta	8%	Now	\$1,100	LIFE	* *	5	\$2,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	70%	Now	\$205,400	LIFE	* *	5	\$2,800	1
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : North East Corner; Interior Parapet Throughout							
		Horizontal Cracks, Extent : Severe, Area Affected : 30%							
		Location : Interior Parapet							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Stepped Up Parapets							
	Pre-Cast Concrete	3%	Now	\$1,900	LIFE	* *	5	\$700	
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Underside Of Coping Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Stucco Cement	19%	Now	\$18,100	2038	* *	5	\$1,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Horizontal Cracks, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Into Top Floor							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HUMAN RESOURCES ADMINISTRATION - 096**  
**TRANSITIONAL HOUSING - NEW HOPE**  
**Asset # : 4345**

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									
Roof									
	Modified Bitumen	95%	Now	\$195,700	2043	* *			
Alligatoring, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Blisters, Extent : Severe, Area Affected : 25%									
Location : Throughout Roof Surface									
Seams Open/Split, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 35%									
Location : Throughout. Water Leaking Into Top Floor Apartments									
	Skylight, Metal/Glass	5%			2053	* *	10	\$3,200	
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		
Interior									
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%	Now	\$12,400	2033	\$124,000	5	\$1,500	
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Bathrooms									
	Vinyl Tile	20%			2033	\$209,300	3	\$2,900	
	Wood	45%	0-2	\$101,700	2048	* *	5	\$16,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%									
Location : Various Apartments									
Loose Units, Extent : Moderate, Area Affected : 5%									
Location : Various Apartments									

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

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									
	Ceramic Tile	10%	Now	\$23,800	2036	* *	5	\$2,200	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 10%							
		Location : 3rd And 4th Floor Stairs							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : 3rd And 4th Floor Stairs							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 3rd And 4th Floor Stairs							
	Concrete Masonry Unit	5%	0-2	\$10,200	LIFE	* *	5	\$900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	45%	Now	\$5,500	LIFE	* *	5	\$12,000	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Bathrooms And Around Windows In Apartments							
	Masonry: Brick	10%	Now	\$41,200	LIFE	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Worn/Eroded, Extent : Severe, Area Affected : 10%							
		Location : Basement							
	Plaster	30%	Now	\$15,800	LIFE	* *	5	\$4,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stairs							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Bulkhead Stairs							
Ceilings									
	AcousTileSusp.Lay-In	15%			2038	* *	5	\$5,800	
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$300	
	Gypsum Board	60%	Now	\$19,900	LIFE	* *	5	\$29,100	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Bathrooms And Top Floor Apartments							
	Plaster	20%	Now	\$11,500	LIFE	* *	5	\$4,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stairs							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Bulkhead Stairs							
Site Enclosure									
Fence/Gates									
	Chain Link	25%			2053	* *			
	Wood	75%	0-2	\$1,600	2031	\$79,300			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Wood Fence							
		Explanation : Peeling Paint							

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

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

Public Sidewalk

Cast in Place Concrete      100%    Now      \$6,500      2046      \* \*

*Tripping Hazard, Extent : Moderate, Area Affected : 5%*

*Location : Throughout*

Activity Yard

Asphalt      50%    Now      \$900      2042      \* \*

*Sinking/Subsiding, Extent : Moderate, Area Affected : 50%*

*Location : Throughout*

Rubber Matting      50%    Now      \$900      2033      \$2,200

*Ponding, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

*Worn/Eroded, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

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

Under 600 Volts

Service Equipment

Fused Disc Sw      100%      2043      \* \*      5      \$100

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Rated At 600 Amperes.*

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2033	\$189,900	10	\$11,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	40%			2033	\$152,000	10	\$9,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Apartment Units							
	Explanation : Compact Fluorescent Light							
Fluorescent	5%			2028	\$19,000	10	\$1,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : T-12 Lamps							
LED	5%			2038	* *			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2033	\$21,000	10	\$3,100	
Exit, Service	50%			2033	\$5,400	1		
<b>Exterior Lighting</b>								
HID	30%			2033	\$35,000	10		
No Component	70%							
<b>Alarm</b>								
Security System								
Generic	100%			2033	\$46,900	1	\$9,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallways And Outside Perimeter							
	Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection								
Generic, Analog	100%			2033	\$64,400	1-3	\$15,800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

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

**Heating**

## Energy Source

Natural Gas

100%

2043

\* \*

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	15%	0-2	\$39,800	2053	* *	1	\$1,700	
		Malfunctioning, Extent : Moderate, Area Affected : 25%							
		Location : Unit No.1							
		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%							
		Location : Basement Boiler Room							
		Explanation : 4 Multiple Units							
	Hot Water Boiler	85%			2038	* *	1	\$10,700	
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$1,100	2041	* *	4	\$100	
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : 1 Circulating Pump, Basement							
	Hot Wtr Piping/Pump	90%			2041	* *	4	\$1,100	
Terminal Devices									
	Convactor/Radiator	100%			2031	\$204,200	1	\$8,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	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%	Now	\$1,000	2028	\$9,700	2	\$100	
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%	0-2	\$9,600	2043	* *	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Water Main, Basement							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Under Size Circulation Pump							
	Brass/Copper	90%			2043	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%	0-2	\$3,300	2028	\$16,700	2		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Leaking. The Storage Tank							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Tankless Unit With One 100 Gallon Tank							
Sanitary Piping									
	Cast Iron	30%	Now	\$1,900	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 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 : Severe, Area Affected : 100%							
		Location : Basement							
Sewage Ejector(s)									
	Electric	100%			2033	\$13,100	4	\$1,000	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 1 Out Of 2 Pump Is Under Repairing							
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2033	\$17,300	1-2	\$400	

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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  
**Program / Asset #** : HRA0072.000 / 4349 **Yr Built/Renovated** : 1920 / 1995  
**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
<b>Total</b>	<b>\$613,300</b>	<b>\$363,900</b>
Importance Code A	\$192,800	
Importance Code B	\$420,500	\$363,900
<b>Total</b>	<b>\$613,300</b>	<b>\$363,900</b>

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			
<b>Total</b>	<b>\$122,600</b>	<b>\$11,800</b>	<b>\$5,300</b>	<b>\$3,800</b>
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		
<b>Total</b>	<b>\$122,600</b>	<b>\$11,800</b>	<b>\$5,300</b>	<b>\$3,800</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	30%			LIFE	**	5	\$8,100	
	Stucco Cement	70%			2051	**	5	\$47,000	
Windows									
	Aluminum	90%			2042	**	5		
	Metal Clad	10%			2042	**	5		
Parapets									
	Masonry: Brick	100%			LIFE	**	5	\$1,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Side Of Parapet Wall								
	Explanation : New Stucco Finish								
Roof									
	Modified Bitumen	95%			2042	**	10	\$10,900	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Parapet Wall								
	Skylight, Metal/Glass	5%			2054	**	10	\$1,900	
Interior									
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 Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 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									
	AcousTileSusp.Lay-In	15%			2047	**	5	\$4,100	
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	50%			LIFE	**	5	\$16,900	
	Plaster	25%			LIFE	**	5	\$4,200	
Site Enclosure									
Fence/Gates									
	Chain Link	80%			2044	**			
	Iron Picket	20%			2054	**			
Free Standing Walls									
	Cast in Place Concrete	100%			2054	**			

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	90%			2054	**			
	Masonry: Fieldstone	10%	Now	\$800	2044	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Stone Cracks Under Entrance 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/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Underside Of Front Entrance Steps Building 11									
Activity Yard									
	Cast in Place Concrete	100%			2047	**			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2034	\$7,400	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four Main Service Switches One Rated At 600 Amperes, Two Rated At 200 Amperes And One Rated At 100 Amperes.									
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	
Ground									
Grounding Devices									
	Generic	100%	0-2	\$10,200	LIFE	**	5	\$300	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Water Meter Room									
Lighting									
Interior Lighting									
	Fluorescent	20%			2034	\$55,200	10	\$3,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Incandescent	50%			2029	\$152,700	2	\$200	
	LED	30%			2042	**			

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%	Now	\$7,600	2044		**		
<i>Not Functioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout The Building</i>								
Exit, Battery	50%	Now	\$6,400	2044		**		
<i>Not Functioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
HID	15%	Now	\$12,700	2044		**		
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
LED	15%	Now	\$4,400	2044		**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
<i>Explanation : Malfunctioning</i>								
No Component	70%							
<b>Alarm</b>								
Security System								
Generic	100%			2034	\$34,100	1	\$6,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$23,400	2044		**	1-3	\$10,400
<i>Control Panel Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Office</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2054		**	1	
Conversion Equipment								
Hot Water Boiler	100%	4+	\$192,800	2054		**	1	\$8,300
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Gasoline Fired Sectional Hot Water Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2042		**	4	\$1,400

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	90%			2039	**	1	\$5,400	
	Fan Coil Unit/Heat	10%			2034	\$45,000	1	\$600	
	Controls								
	Electrical	100%	0-2	\$50,400	2029	\$100,900			
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor. Only One Thermostat Controls The Two Building								
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2032	\$55,000	1		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	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		
	Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%								
	Location : Basement. Broken Booster Pumps								
	Broken, Extent : Moderate, Area Affected : 100%								
	Location : Basement. Broken Booster Pumps								
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$50,000	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Two 110 Gallon Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
	Location : Basement. Sewage Back Up At Basement During Heavy Rain								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Side Of Building								
	Explanation : Roof Scuppers Are Galvanized Steel Leader To Cast Iron Piping Into The Building.								
	Backflow Preventer								
	Generic	100%			2034	\$8,100	1	\$1,100	

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

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

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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  
**Program / Asset #** : HRA0070.000 / 4347 **Yr Built/Renovated** : 1925 / 1992  
**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

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

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
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			
<b>Total</b>	<b>\$233,300</b>	<b>\$19,100</b>	<b>\$50,700</b>	<b>\$16,500</b>
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		
<b>Total</b>	<b>\$233,300</b>	<b>\$19,100</b>	<b>\$50,700</b>	<b>\$16,500</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	20%	4+	\$42,300	LIFE	**	5	\$10,500	
Rusting Masonry Supt, Extent : Severe, Area Affected : 20%									
Location : Window Lintels At 1st To 5th Floors									
	Masonry: Fieldstone	5%			LIFE	**	5	\$2,000	
	Pre-Cast Concrete	5%	Now	\$37,300	LIFE	**	5	\$8,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Decorative Banding At Street Facade									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Window Sills. Street Facade									
	Stucco Cement	70%			2046	**	5	\$92,100	
Windows									
	Aluminum	100%	Now	\$585,700	2049	**	5	\$12,600	1
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : North And East Facade Windows									
Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : North And East Facade Windows									
Misaligned/Bulging, Extent : Severe, Area Affected : 20%									
Location : Throughout Building And Office									
Parapets									
	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	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$16,600	
	Ceramic Tile	10%			2036	**	5	\$7,600	
	Quarry Tile	20%	Now	\$54,700	2046	**	5	\$11,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : 1st Floor Hallways									
	Vinyl Tile	15%	Now	\$15,400	2038	**	3	\$4,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : 1st Floor Rooms									
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : 1st Floor Rooms									
	Wood	45%			2048	**	5	\$64,200	
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : 2nd Floor Offices									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%	Now	\$54,800	LIFE	**	5	\$48,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : 1st Floor Storage Area							
	Masonry: Brick	5%	Now	\$108,000	LIFE	**			
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
	Plaster	10%			LIFE	**	5	\$3,500	
Ceilings									
	Exposed Struc: Concrete	10%			LIFE	**	5	\$1,200	
	Gypsum Board	70%	Now	\$18,200	LIFE	**	5	\$66,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : 2nd Floor Office Area At Light Fixture							
	Gypsum Board	10%	Now	\$6,500	LIFE	**	5	\$9,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement Corridor And 6th Floor Apartment							
	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%	Now	\$5,600	2043	**			
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : East Wall In Rear Yard							
		Explanation : Deteriorated Mortar Joints							
	Masonry: Fieldstone	60%			2043	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2038	**			
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$7,100	2038	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Entry Steps							

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three Main Service Switches Rated At 400 Amperes Each							
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2043	* *	5	\$100	
	Molded Case Bkrs	50%			2043	* *	5	\$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%			LIFE	* *	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Gasoline Meter Room							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2033	\$513,800	10	\$31,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	LED	40%			2041	* *			
	Egress Lighting								
	Emergency, Battery	50%			2033	\$47,200	10	\$7,000	
	Exit, Battery	50%			2033	\$39,900	10	\$1,900	
	Exterior Lighting								
	HID	5%			2033	\$13,100	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Controlled Via Photocell							
	LED	15%			2041	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : LED Light Fixtures							
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2033	\$105,700	1	\$21,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Interior And Exterior							
		Explanation : Surveillance Cameras System							

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

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

## Alarm

Fire/Smoke Detection

Generic, Digital

100%

2041

\* \*

1-3

\$36,600

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

Energy Source

Natural Gas

100%

2043

\* \*

1

Conversion Equipment

Steam Boiler

100%

2038

\* \*

1

\$57,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Natural Gasoline Burning Steam Boiler*

Distribution

Steam Piping/Pump

100%

2043

\* \*

*Other Observation, Extent : Severe, Area Affected : 50%**Location : East Wing**Explanation : Undersized Piping Causing Heating Problems*

Terminal Devices

Convactor/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

\$36,100

2043

\* \*

1

*Other Observation, Extent : Severe, Area Affected : 50%**Location : East Side**Explanation : Hot Water Piping Undersized Causing Shortages On East Side*

HW Heat Exchanger

Steam Fired

100%

2043

\* \*

4

\$8,500

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

*Blockage /Clogged, Extent : Moderate, Area Affected : 10%**Location : Basement*

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

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

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

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

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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  
**Program / Asset #** : HRA0071.000 / 4348 **Yr Built/Renovated** : 1906 / 1992  
**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
<b>Total</b>	<b>\$360,200</b>	<b>\$2,041,600</b>
Importance Code A	\$61,400	\$537,700
Importance Code B	\$298,800	\$1,503,900
<b>Total</b>	<b>\$360,200</b>	<b>\$2,041,600</b>

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
<b>Total</b>	<b>\$126,700</b>	<b>\$52,500</b>	<b>\$7,700</b>	<b>\$30,800</b>
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			
<b>Total</b>	<b>\$126,700</b>	<b>\$52,500</b>	<b>\$7,700</b>	<b>\$30,800</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Window Sills								
	Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
	Location : Window Sills								
	Stucco Cement	60%			2047	**	5	\$67,500	
Windows									
	Aluminum	90%	Now	\$9,500	2033	\$476,800	5	\$5,100	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 2%								
	Location : Room 2C								
	Aluminum	10%			2033	\$60,900	5	\$1,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : First Floor								
	Explanation : Window Guards								
Parapets									
	Metal: Cage/Fence	10%			2047	**	5-10	\$5,700	
	Stucco Cement	90%			2047	**	5	\$17,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Parapet Walls								
	Explanation : Installed Over Brick Walls								
Roof									
	Modified Bitumen	95%			2039	**	10	\$14,400	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Skylight, Metal/Glass	5%			2054	**	10	\$2,500	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$9,000	
	Ceramic Tile	10%			2030	\$227,700	5	\$4,100	
	Quarry Tile	20%			2039	**	5	\$12,400	
	Vinyl Tile	10%	0-2	\$22,300	2034	\$111,500	3	\$1,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Wood	45%	Now	\$216,700	2049	**	5	\$17,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Wood	5%			2069	**	5	\$3,900	
	Recent Repair Evident, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls	Ceramic Tile	5%	4+	\$12,100	2037	**	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	10%	4+	\$8,300	LIFE	**	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Gypsum Board		75%	4+	\$9,200	LIFE	**	5	\$20,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Plaster		10%	Now	\$5,300	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Bulkheads							
Ceilings									
AcousTileSusp.Lay-In		5%			2039	**	5	\$2,100	
		Recent Installation, Extent : N/A, Area Affected : 5%							
		Location : Basement							
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									
	Cast in Place Concrete	100%			2047	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			
Activity Yard									
	Rubber Matting	100%			2039	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Switches, No Nameplate Ratings Available.							
Switchgear / Switchboard									
	Fused Disc Sw	20%			2044	* *	5		
	Molded Case Bkrs	80%			2044	* *	5	\$600	
Raceway									
	Conduit	100%			2044	* *	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Panelboards								
	Molded Case Bkrs	100%			2042	**	5	\$700	
	Wiring								
	Thermoplastic	100%			2044	**	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	75%			2034	\$308,900	10	\$19,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout 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%							
Alarm									
	Security System								
	Generic	100%	Now	\$15,200	2039	**	1	\$9,300	
		Malfunctioning, Extent : Moderate, Area Affected : 30%							
		Location : Throughout The Building							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	\$69,800	1-3	\$17,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Central Control Panel, Alarm Bells, Smoke Detection.							

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									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2051	* *	1	\$27,500	
		Boiler Used For Hot Water, Extent : Light, Area Affected : 100%							
		Location : Boiler Room - Boiler With Built-in Domestic Water Heat Exchanger							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Steam Piping/Pump	100%			2034	\$216,800			
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Terminal Devices								
	Convactor/Radiator	100%			2032	\$221,400	1	\$9,000	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	80%			2042	* *	1		
	No Component	20%							
	Conversion Equipment								
	Window/Wall Unit	80%			2029	\$82,000	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$1,500	
	No Component	90%							
	Exhaust Fans								
	Roof	10%	Now	\$5,300	2044	* *	2	\$100	
		Unit Inoperable, Extent : Light, Area Affected : 100%							
		Location : Roof - 2 Units - Toilet Exhaust Fans							
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$347,700	1		
		On Extended Life, Extent : Light, Area Affected : 80%							
		Location : Throughout							
	Sanitary Piping								
	Cast Iron	100%	Now	\$34,100	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Various Apartments In The B And C Lines							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$1,700	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	98%							
	Generic	2%			2044	* *	1-2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Laundry Room							
		Explanation : Location Noted							

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