Print Date: 14-Oct-2022 HUMAN RESOURCES ADMINISTRATION - FY 2023

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

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

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

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

Block : 1548 Lot : 19 BIN : 3042090

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$3,475,500	
Interior Architecture	\$1,601,500	\$67,600
Electrical	\$1,341,000	\$2,188,600
Mechanical	\$2,589,500	\$3,865,100
Site Pavements	\$96,500	
Total	\$9,104,100	\$6,121,300
Importance Code A	\$4,213,500	\$50,200
Importance Code B	\$4,890,700	\$6,071,100
Total	\$9,104,100	\$6,121,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$106,400			
Interior Architecture	\$117,000	\$25,000		\$5,400
Electrical	\$2,200	\$2,600	\$3,100	\$64,500
Mechanical	\$13,800	\$25,400	\$37,100	\$87,600
Site Enclosure	\$7,700			
Site Pavements	\$10,700			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$263,700	\$58,900	\$46,200	\$163,500
Importance Code A	\$106,400	\$14,300	\$14,300	\$14,600
Importance Code B	\$135,600	\$44,600	\$31,900	\$148,900
Importance Code C	\$21,700			
Total	\$263,700	\$58,900	\$46,200	\$163,500



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

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

Asset #: 1951

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

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Asset #: 1951

Architecture	Current Repair	Future Replacement	Maintenance							
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority						
Exterior Roof										
Modified Bitumen	60% Now \$651,500 Alligatoring, Extent : Moderate, Area A	2042 * * Iffected : 75%		1						
	Location : Throughout									
	Blisters, Extent : Severe, Area Affected Location : Roofs Over Auditorium, Fo Cafeteria And Gymnasium		rst Floor Corridor Between							
	Drains Clogged, Extent : Severe, Area . Location : Roof C	Affected : 2%								
	Miss/Damaged Flashings, Extent : Mod Location : At Junction Of High Wall (**								
	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 : 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 Alligatoring, Extent: Moderate, Area A Location: Roof F And G	2042 ** Iffected : 50%								
	Worn/Eroded, Extent : Moderate, Area Location : Roof F And G	Affected : 100%								
Play Surface	5% Now \$37,800 Water Penetration, Extent: Moderate, Location: First Floor Roof	2042 ** Area Affected : 10%								
	Worn/Eroded, Extent : Moderate, Area Location : First Floor Roof	Affected : 100%								
Skylight, Metal/Glass	5%	2042 **	10 \$17,000							
Interior		-								

Interior

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Asset #: 1951

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

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Asset #: 1951

rchitecture		Current F	Repair	Futur	e Replaceme	nt	Ma	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	cost	Cycle (Yrs)	Estimated Cost	Priority
erior	•					•			•
Interior Walls									
Cast in Place Concrete	Location Water Pene	: Through tration, E	\$3,400 Extent: Light, Are out Basement And xtent: Severe, Arec at Electrical Room	Lower Le Affected	evel l : 5%	* *			
Ceramic Tile		_	\$2,400 Extent : Moderate	2035 , Area A <u>j</u>		* *	5	\$500	
Fiberglass Panel	2%			LIFE		* *			
Gypsum Board	28% Cracking/C Location	_	\$700 Extent : Light, Are out	LIFE ea Affecte	ed : 10%	* *	5	\$1,500	
Masonry: Brick	2%			LIFE		* *			
Marble Panels	_	2-4 Trumbling, Through	\$2,400 Extent : Light, Are out	LIFE	ed : 20%	* *			
Plaster		Now Trumbling.	\$10,800 Extent : Moderate	LIFE	Factod · 25%		5	\$1,400	
	Location Paint Peeli	: Through ng, Extent	out, Below Cafeter : Moderate, Area . out, Below Cafeter	ia, Audit Affected	orium Stage L : 25%				
Ceilings	Location Paint Peeli Location	: Through ng, Extent : Through	out, Below Cafeter : Moderate, Area . out, Below Cafeter	ia, Audit Affected ia, Audit	orium Stage L : 25%	eft, 4t	h Floor	Offices	
Ceilings AcousTileSusp.Lay-In	Location Paint Peeli Location 25% Staining/Di	: Throughing, Extent : Through 0-2 scoloring,	out, Below Cafeter : Moderate, Area	ia, Audit Affected ia, Audit 2045 c, Area Aj	orium Stage L : 25% orium Stage L	eft, 4t * *			
•	Location Paint Peeli Location 25% Staining/Di Location 10%	: Through ng, Extent : Through 0-2 iscoloring, : Through 2-4 'rumbling,	out, Below Cafeter : Moderate, Area 2 out, Below Cafeter \$175,600 Extent: Moderate out, 4th Floor, Cafe \$158,200 Extent: Light, Are	ia, Audit Affected ia, Audit 2045 c, Area Aj eteria LIFE	orium Stage L : 25% orium Stage L ffected : 100%	eft, 4t * *	h Floor	Offices	
AcousTileSusp.Lay-In	Location Paint Peeli Location 25% Staining/Di Location 10% Cracking/C Location 15%	: Throughing, Extent : Through 0-2 :scoloring, : Through 2-4 :rumbling, : Through Now tration, Ex	out, Below Cafeter : Moderate, Area 2 out, Below Cafeter \$175,600 Extent: Moderate out, 4th Floor, Cafe \$158,200 Extent: Light, Are out \$11,100 extent: Severe, Area	ia, Audit Affected ia, Audit 2045 Area A eteria LIFE LIFE	orium Stage L : 25% orium Stage L ffected : 100% ed : 20%	eft, 4t * *	h Floor 5	Offices \$27,000	
AcousTileSusp.Lay-In Exposed Struc: Concrete	Location Paint Peelit Location 25% Staining/Di Location 10% Cracking/C Location 15% Water Penet Location (Rooms 2 Paint Peelit Location (Rooms 2 Other Obse	: Throughing, Extent : Through 0-2 :scoloring, : Through 2-4 :rumbling, : Through Now : Room 50 Now : Throughing, : Throughi	out, Below Cafeter : Moderate, Area 2 out, Below Cafeter \$175,600 Extent: Moderate out, 4th Floor, Cafe \$158,200 Extent: Light, Are out \$11,100 extent: Severe, Area	ia, Audit Affected ia, Audit 2045 c, Area Afeteria LIFE ta Affected LIFE to Affected LIFE to Affected Area Affected Area Affected Cold Skyld Affected ms 500, 2 Old Skyld	orium Stage L. 25% orium Stage L. Gected: 100% ed: 20% fected: 40% foo3, Stair 5a), ights, Ceiling 240% ights, Ceiling	** ** Throi Over	5 5 5 sughout 2 Booth N ughout 2	\$27,000 \$3,400 \$40,500 \$67,600 Pad Floor Vear Auditorium	

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.

Asset #: 1951

Architecture	Currer	nt Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Fence/Gates	0.50/		20.52	* *			
Chain Link	95%	F 1: 1. 4	2052				
	Location : Playg	, Extent : Light, Area round Fence	Affected :	33%			
Iron Picket	5%		2067	* *			
	Corrosion/Rusting Location : Herki	, Extent : Light, Area mer Street	Affected :	15%			
Retaining Walls							
Cast in Place Concrete	95% Now	\$7,700	2052	* *			
	Cracking/Crumbli Location : Aroun	ng, Extent : Moderate d Play Yard	, Area Afj	fected : 75%			
Masonry: Brick	5%		2042	* *			
Site Pavements Public Sidewalk							
Cast in Place Concrete	50% Now	\$48,300	2037	* *			
	Cracking/Crumbli Location : Fulton	ng, Extent : Moderate 1 Street	, Area Afj	fected : 15%			
Cast in Place Concrete	50% Now	\$48,300	2037	* *			
		ements, Extent : Mod ampster Southeast Co					
	-	ng, Extent : Severe, A Corner Of Howard Av		ted : 10%			
On-Site Walkways							
Cast in Place Concrete	100%		2037	* *			
Parking/Driveway Cast in Place Concrete	100% 0-2	\$2,000	2045	* *			
	-	ng, Extent : Moderate mpster On Herkimer	, Area Afj	fected : 10%			
Activity Yard							
Asphalt	100% 4+	\$8,700	2035	* *			
	Cracking/Crumbli Location : Playg	ng, Extent : Light, Are round	ea Affecte	d : 15%			

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 Affec	cted : 100%			
	Location : Electrical Room					
	Other Observation, Extent: N/A, Area	Affected : .	100%			
	Location : Electrical Room					

Explanation: One 1600 Ampere Main Disconnect Switch

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

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

Asset #: 1951

Electrical	Current Repa	ir Future	Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 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, Exte		ected : 100%			
	Location : 5th Floor Me	echanical 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	
ighting						
Interior Lighting	200/	2027	¢420.700	10	#26.500	
Fluorescent	20%	2027	\$420,700	10	\$26,500	
	T-12 Lamps And Fixtures, Location: Throughout T		естеа : 100%			
Fluorescent	50%	2032	\$1,051,700	10	\$66,300	
	T-8 Lamps And Fixtures, I	Extent : Light, Area Affe	cted : 100%			
	Location: Throughout T	The Building				
Incandescent	20%	2027	\$781,800	2	\$600	
LED	10%	2037	* *			
Egress Lighting						
Emergency, Battery	50%	2037	* *	10	\$17,400	
Exit, Service	25%	2027	\$15,200	1		
Exit, Battery	25%	2037	* *	10	\$2,400	
Exterior Lighting						
HID	10%	2027	\$65,800	10		
No Component	90%					
Alarm						
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2027	\$72,700	1-3	\$18,300	

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

Heating

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

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Asset #: 1951

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Fuel Oil No 2	100%		2042	* *	5	\$44,800	
	Other Observation, I	Extent : N/A, Area A	ffected :	50%			
	Location: Baseme						
	Explanation : Two Tanks Is Used.	Oil Fuel Tanks. 750	0 Gallon	s Each. Only One	Of The T	wo Oil Fuel	
Conversion Equipment	Tunks Is Osea.						
Steam Boiler	100% Now	\$737,900	2052	* *	1	\$128,800	1
Steam Boner	Unit Inoperable, Ext	·		100%		Ψ120,000	
	Location : Baseme),)				
	Other Observation, I		a Affectei	d · 100%			
	Location : Baseme		11,5,0000	. 100/0			
		 e Boilers Are Not W	orking. I	Decommissioned Al	bout 10 Y	Years Ago. A	
		Provides Steam To T					
Distribution							
Steam Piping/Pump	100% Now	\$226,000	2032	\$1,129,900			
	Obsolete Equipment	, Extent : Severe, Ar	ea Affect	ed : 100%			
	Location: Baseme	nt					
	Other Observation, I	Extent : Severe, Ared	a Affecte	d : 50%			
	Location: Baseme						
	Explanation : Defe	ctive Steam Conden	sate Ret	urn Pump.			
Terminal Devices	100/		2027	#265.500	1	ФО ООО	
Air Handler	10%		2027	\$265,500	1	\$8,900	
Convector/Radiator	80%		2030	\$923,000	1	\$37,300	
Fan Coil Unit/Heat	8%		2027	\$279,900	1	\$3,700	
Unit Heater - Steam	2%		2027	\$16,000	4	\$300	
ir Conditioning Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment	10070		2010		1		
Interior Pkg Unit -	5%		2026	\$111,600	2	\$400	
Cooling	370		2020	Ψ111,000	2	Ψ100	
comig	R-22 Refrigerant, Ex	tent : Light, Area A	ffected :	5%			
	Location : Lower I						
	Other Observation, I	Extent : N/A, Area A	ffected :	5%			
	Location : Lower I						
	Explanation: 1 Un	nit					
Split Unit	25%		2037	* *			
Window/Wall Unit	70%		2027	\$374,200	1		
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$80,600	
	Needs Cleaning, Ext	ent : Severe, Area A	ffected :	90%			
	Location: Through						

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Asset #: 1951

Mechanical	Current	Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	95% 0-2	\$594,500	2042	* *	2	\$3,400	
	Abandoned in Place,						
	Location: 5th Floo						
	Malfunctioning, Exte	-	ffected : 1	00%			
	Location: Basemen						
	Other Observation, I						
		or Elevator Machin	,		D 0	-	
	Explanation: Exha	iust Fan Not Used I					
Roof	5%		2032	\$13,700	2	\$200	
	Other Observation, I	Extent : Light, Area	Affected .	5%			
	Location: Roof A						
1 1'	Explanation: Exha	ust Fans On The R	oof Are F	or Kitchen Only			
lumbing							
H/C Water Piping	100%		2022	¢1 012 200	1		
Brass/Copper	100%		2032	\$1,812,200	1		
Water Heater With Tanks	20/		2025	\$500	4		
Electric	2%	Entant Light And	2025	\$500	4		
	Abandoned in Place, Location : 5th Floo	-			hroom		
G F: 1							
Gas Fired	98% Now	\$300	2032	\$16,300	2		
	Unit Inoperable, Ext		ffected : .	100%			
	Location : Boiler R		1.00	1 1000/			
	Other Observation, I		a Affectea	1:100%			
	Location : Boiler R						
	T 1 (* 117)		77 / C/	T 1 D:	, 1 AT	, III, 1 · C·	
	Explanation : Wate		Vater Stor	age Tank Disconn	ected. N	ot Working Since	
HW Heat Eychanger	Explanation : Wate Boilers Were Decor		Vater Stor	age Tank Disconn	ected. No	ot Working Since	
HW Heat Exchanger	Boilers Were Decor		Vater Stor	age Tank Disconn	ected. No	ot Working Since	
Not Accessible			Vater Stor	age Tank Disconn	ected. N	ot Working Since	
Not Accessible Sanitary Piping	Boilers Were Decor			age Tank Disconn **		ot Working Since	
Not Accessible Sanitary Piping Cast Iron	Boilers Were Decor		Vater Stor		ected. No	ot Working Since	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping	Boilers Were Decor		LIFE		1	ot Working Since	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron	Boilers Were Decor			**		ot Working Since	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures	Boilers Were Decome 100% 100% 100%		LIFE	**	1	ot Working Since	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic	Boilers Were Decor		LIFE	**	1	ot Working Since	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Fertical Transport	Boilers Were Decome 100% 100% 100%		LIFE	**	1	ot Working Since	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic	Boilers Were Decome 100% 100% 100%		LIFE	**	1	ot Working Since	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators	100% 100% 100% 100%	mmissioned.	LIFE LIFE	**	1	ot Working Since	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators	100% 100% 100% 100%	mmissioned. Extent : N/A, Area A	LIFE LIFE	**	1	ot Working Since	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators	100% 100% 100% 100% 100% 0ther Observation, 1	mmissioned. Extent : N/A, Area A	LIFE LIFE	**	1	ot Working Since	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Geared Traction	100% 100% 100% 100% 100% Other Observation, It Location: Lobby T	mmissioned. Extent : N/A, Area A	LIFE LIFE	**	1	ot Working Since	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Geared Traction	100% 100% 100% 100% 100% Other Observation, It Location: Lobby T	mmissioned. Extent : N/A, Area A	LIFE LIFE	**	1	ot Working Since	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Tertical Transport Elevators Geared Traction	100% 100% 100% 100% 100% Other Observation, It Location: Lobby T	mmissioned. Extent : N/A, Area A	LIFE LIFE	**	1	\$75,500	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Geared Traction Suppression Standpipe Generic	100% 100% 100% 100% 100% 100% Cother Observation, In Location: Lobby To Explanation: One	mmissioned. Extent : N/A, Area A	LIFE LIFE LIFE	**	1		
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Geared Traction Tire Suppression Standpipe	100% 100% 100% 100% 100% 100% Cother Observation, In Location: Lobby To Explanation: One	mmissioned. Extent : N/A, Area A	LIFE LIFE LIFE	**	1		

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

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

Asset #: 1951

Mechanical		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Fire Pump								
Generic	100%			2035	* *	1	\$27,000	
Chemical System								
No Component	97%							
Generic	3%	Now	\$100	2027	\$2,400	1-3	\$2,100	
	Not in Serv	rice, Extent	: Moderate, Area	Affected	: 100%			
	Location	: Kitchen l	Not In Use So Syste	em Not T	ested			

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

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Print Date: 14-Oct-2022 HUMAN RESOURCES ADMINISTRATION - FY 2023

Asset Name : BROWNSVILLE MULTI SERVICE CTR.

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

Borough : BROOKLYN Agency's Number : N/A

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

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

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

Block : 3496 Lot : 4 BIN : 3080726

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$421,100	\$227,000
Interior Architecture	\$57,000	\$963,800
Electrical	\$494,100	\$556,700
Mechanical	\$212,200	\$744,700
Site Pavements	\$466,200	
Total	\$1,650,600	\$2,492,200
Importance Code A	\$421,100	\$737,200
Importance Code B	\$1,014,900	\$1,703,800
Importance Code C	\$214,500	\$51,200
Total	\$1,650,600	\$2,492,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$28,600			\$29,000
Interior Architecture	\$129,300	\$500		\$6,900
Electrical	\$21,000	\$1,200	\$1,700	\$103,300
Mechanical	\$6,600	\$12,200	\$7,400	\$17,700
Site Enclosure	\$11,800			
Site Pavements	\$29,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$230,800	\$17,800	\$13,100	\$160,900
Importance Code A	\$30,400	\$1,800	\$1,800	\$31,300
Importance Code B	\$117,500	\$16,000	\$11,300	\$129,500
Importance Code C	\$82,900			
Total	\$230,800	\$17,800	\$13,100	\$160,900



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

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

Asset #: 1953

chitecture	Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls Cast in Place Concrete	17% Now Cracking/Crumbling,		LIFE rea Affec	* * ted : 20%	5	\$65,700	1
Concrete Masonry Unit	Location: Through 58% 0-2 Cracking/Crumbling, Location: Through	\$234,800 Extent : Moderate out			5	\$28,000	
	Joint Mortar Miss/Er Location : Through Vegetation Growth, E Location : North Fo	out Extent : Moderate, A					
Masonry: Limestone	5% 0-2 Cracking/Crumbling, Location : Through		LIFE ea Affecte	* * ed : 10%	5	\$2,900	
Window Wall	20% Glazing Clouded, Exilographic Location: Main Lo Other Observation, E Location: Main Lo Explanation: Glazi	bby Extent : Light, Area bby	Affected		5	\$58,000	
Windows Aluminum	100% 0-2 Broken/Missing Elem Location : Through		2040 erate, Ar	* * ea Affected : 20%	5	\$5,400	
Parapets							
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling, Location : Through		LIFE , Area A <u>j</u>	* * fected : 50%	5	\$2,300	
Concrete Masonry Unit	20% 0-2 Cracking/Crumbling, Location : Through		LIFE , Area A <u>j</u>	* * fected : 20%	5	\$1,300	
Metal Rail	75% Now Broken/Missing Elem Location: South Sic Corrosion/Rusting, E Location: Through Deformed/Dented, Ex Location: Through	de Of Roof xtent : Moderate, A out xtent : Light, Area A	1rea Affe	cted : 25%	5	\$31,500	
Roof Roll Roofing	100%		2028	\$161,300	5	\$42,400	
Soffits Cast in Place Concrete	100%		LIFE	* *	5	\$14,900	

Interior

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

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

Asset #: 1953

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	20/			2021	#10.700	2	#1 600	
Carpet	2%			2031	\$18,500 * *	3	\$1,600	
Cast in Place Concrete Ceramic Tile	10% 5%	4+	\$3,000	LIFE 2035	**	5 5	\$11,700	
Ceramic Tile	Worn/Erod		: Light, Area Affec			3	\$1,300	
Terrazzo	_		\$19,600 Extent : Light, Are tibule	LIFE ea Affecte	* * ed : 10%	5	\$8,400	
Vinyl Tile	_		\$18,300 Extent : Moderate out	2032 , Area Aj	\$912,500 fected : 10%	3	\$12,700	
Interior Walls								
Ceramic Tile			\$25,000 : Light, Area Affec hroughout	2035 ted : 5%	**	5	\$11,600	
Concrete Masonry Unit	Cracking/	Now Crumbling, 1 : Through	\$57,000 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$12,400	
Glass: Single Pane	5%			LIFE	* *	5	\$5,800	
Gypsum Board	_		\$23,300 Extent : Moderate out	LIFE , Area Aj	* * fected : 5%	5	\$51,200	
Metal Panel	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	Cracking/	Now Crumbling, 1 : Through	\$27,000 Extent : Light, Are out	2037 ea Affecte	* * ed : 10%	5	\$10,700	
AcousTileConcealSpLn	8%			2037	* *	5	\$5,400	
AcousTileSusp.Lay-In	15%	Now	\$13,100	2037	* *	5	\$4,000	
	Location Staining/L	i : Third Fl Discoloring,	eents, Extent : Mode oor Offices . Extent : Moderate oor Offices					
Exposed Struc: Concrete	30%			LIFE	* *	5	\$2,500	
Gypsum Board	15%			LIFE	* *	5	\$10,100	
Site Enclosure Fence/Gates Chain Link	•		\$4,800 ent : Moderate, Are out	2062 a Affecte	* * ed : 50%			
Iron Picket	70%			2067	* *			
Free Standing Walls Cast in Place Concrete	100%			2052	* *			

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

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

Asset #: 1953

rchitecture	Current Repair	Future Replacemen	nt Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	OST Cycle Estimated Cost (Yrs)	Priority
te Enclosure Retaining Walls Cast in Place Concrete	100% Now \$6,900 Cracking/Crumbling, Extent: Moderate Location: Rear Yard	2032	* *	
te Pavements Public Sidewalk Cast in Place Concrete Under Construction	50% 50% Other Observation, Extent : N/A, Area A Location : Along Amboy Street Explanation : Gas Line Being Installe	1ffected : 0%	* *	
On-Site Walkways Cast in Place Concrete	50% Now \$94,600 Cracking/Crumbling, Extent: Severe, A Location: Throughout Misaligned/Bulging, Extent: Moderate, Location: Front And Rear Yard Sinking/Subsiding, Extent: Moderate, A Location: Front And Rear Yard	2052 ** rea Affected : 80% Area Affected : 30%	* *	
Pavers/Stone	50% Now \$62,900 Cracking/Crumbling, Extent: Moderate Location: Throughout Misaligned/Bulging, Extent: Moderate, Location: Front And Rear Yard Sinking/Subsiding, Extent: Moderate, A Location: Front And Rear Yard	e, Area Affected : 20% Area Affected : 20%	* *	
Parking/Driveway Asphalt	100% Now \$29,700 Cracking/Crumbling, Extent: Moderate Location: Throughout Misaligned/Bulging, Extent: Moderate, Location: West Side Of Lot	e, Area Affected : 25%	* *	
Activity Yard Pavers/Stone	100% Now \$308,600 Broken/Missing Elements, Extent: Seve Location: Rear Of Building Cracking/Crumbling, Extent: Severe, A Location: Rear Of Building Sinking/Subsiding, Extent: Moderate, A Location: Rear Of Building	re, Area Affected : 20% rea Affected : 30%	* *	

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

Under 600 Volts

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

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

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

Asset #: 1953

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

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

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

Asset #: 1953

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	5%	2027	\$4,700	1-3	\$1,200	
	Other Observation, Extent: N/A, Area	a Affected : 1	00%			
	Location: Electrical Room					
	Explanation : Smoke Detection Syst	'em				
Generic, Digital	25%	2032	\$23,300	1-3	\$5,700	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2042	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2030	\$383,100	1	\$18,300	
	Other Observation, Extent: N/A, A		100%			
	Location: Basement Boiler Room	ı				
	Explanation: 12 Multiple Units					
Distribution	1000/	20.40	* *	4	#0.700	
Hot Wtr Piping/Pump	100%	2040	* *	4	\$2,700	
Terminal Devices	1000/	2020	¢204.000	1	¢11 000	
Convector/Radiator	100%	2030	\$294,900	1	\$11,900	
Air Conditioning						
Energy Source Electricity	100%	2040	* *	1		
Conversion Equipment	10078	2040		1		
Reciprocating	50%	2042	* *	1	\$8,600	
Compr/Chiller	3070	2042		1	\$6,000	
Compil Cimier	Abandoned in Place, Extent : Sever	e. Area Affecte	ed : 50%			
	Location: Basement	3,5				
Window/Wall Unit	50%	2027	\$68,300	1		
Heat Rejection	2070		\$00,200			
Water Cooling Tower	100%	2037	* *	2	\$37,200	
8	Abandoned in Place, Extent: Sever		ed : 50%		, , , , , ,	
	Location : Roof					
/entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$20,600	
Exhaust Fans						
Interior	90%	2027	\$143,900	2	\$1,000	
	Other Observation, Extent : N/A, Area Affected : 100%					
	Location: Basement					
	Explanation: Fan Coil Unit In Be					
Roof	10%	2032	\$7,000	2	\$100	

Plumbing

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

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

Asset #: 1953

Mechanical	Current	Repair	Future Replacemen		nt Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2042	* *	1		
Water Heater With Tanks							
Gas Fired	100%		2030	\$66,700	2		
	Other Observation, E	Extent : N/A, Area Ą	ffected :	100%			
	Location : Basemer	ıt					
	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	\$1,200	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, E	Extent : N/A, Area Ą	ffected :	100%			
	Location: Basemen	nt To 3rd Floor					
	Explanation: 1 Un	it					
Fire Suppression							
Standpipe							
Generic	100%		2042	* *	1-5	\$19,300	

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

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

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Print Date: 14-Oct-2022 HUMAN RESOURCES ADMINISTRATION - FY 2023

Asset Name : BUSHWICK MULTI SERVICE CENTER

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

Borough : BROOKLYN Agency's Number : N/A

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

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

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

Block : 3444 Lot : 22 BIN : 3080067

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
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	
Total	\$1,880,400	\$1,619,600
Importance Code A	\$1,139,800	\$52,600
Importance Code B	\$564,000	\$1,567,000
Importance Code C	\$176,600	
Total	\$1,880,400	\$1,619,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$21,500	\$3,000		\$100
Interior Architecture	\$95,900	\$15,100		\$9,100
Electrical	\$21,600	\$3,100	\$2,900	\$75,000
Mechanical	\$17,300	\$8,100	\$8,100	\$27,400
Site Enclosure	\$200			
Site Pavements	\$8,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$169,100	\$33,300	\$14,900	\$115,500
Importance Code A	\$21,500	\$8,400	\$5,400	\$5,600
Importance Code B	\$144,700	\$24,900	\$9,600	\$109,900
Importance Code C	\$2,900			
Total	\$169,100	\$33,300	\$14.900	\$115,500



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

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

Asset #: 1952

rchitecture	Current l	Repair	Repair Future Replace		ement Maintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls								
Cast in Place Concrete	5% 2-4	\$21,500	LIFE	**	5	\$17,500		
	Cracking/Crumbling, Location: Through	-	ea Affected	: 10%				
Masonry: Brick	75% 4+	\$84,600	LIFE	* *	5	\$52,600		
	Horizontal Cracks, E	xtent : Light, Area	Affected : .	2%				
	Location : Bulkhea							
	Joint Mortar Miss/En	_		ted : 25%				
	Location : North A							
	Vertical Cracks, Exte Location : South W		ected : 5%					
Masonry: Granite	10% 2-4	\$53,900	LIFE	* *	5	\$5,300		
	Broken/Missing Elem	-	t, Area Affe	ected : 5%				
	Location: Steps At	East Entrance						
	Cracking/Crumbling,	-	ea Affected	: 5%				
	Location : Steps At	East Entrance						
Masonry: Limestone	10% 2-4	\$80,900	LIFE	* *	5	\$5,300		
	Broken/Missing Elem							
	Location : Baluster							
	Staining/Discoloring Location : Through	_	ea Affected	: 40%				
Windows								
Aluminum	30%		2048	* *	5	\$2,900		
Metal Louvers	5%		2035	* *	10	\$3,000		
	Corrosion/Rusting, E	-	Affected : 1	25%				
	Location: Ground	<u> </u>						
Wood	65% Now	\$148,100	2057	* *	5	\$31,500		
	Air Infiltration, Exter		Affected :	50%				
	Location : Through							
	Ctrwt/Balnc Not Fun Location : Through		ite, Area Aj	ffected : 25%				
	Deteriorated Finish, Location: Through		Area Affec	eted : 50%				
	Split/Cracked, Extent		Affected : 5	50%				
	Location : Through							
Parapets	-							
Masonry: Brick	90%		LIFE	* *	5	\$600		
Metal Panel	10%		2042	* *	5	\$300		

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

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

Asset #: 1952

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

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

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

Asset #: 1952

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
nterior					
Interior Walls	70/	T TDD			
Cast in Place Concrete	5% Paint Peeling, Extent: Light, Area Aff	LIFE **			
	Location : Throughout Basement Me				
Ceramic Tile	15% 0-2 \$57,300	2041 **	5	\$5,300	
	Broken/Missing Elements, Extent : Mo Location : Toilets	derate, Area Affected : 5%			
	Cracking/Crumbling, Extent : Modera Location : Toilets	te, Area Affected : 5%			
	Joint Mortar Miss/Erod, Extent : Mode Location : Toilets	erate, Area Affected : 5%			
Gypsum Board	15% Now \$2,900	LIFE **	5	\$6,400	
••	Cracking/Crumbling, Extent : Modera Location : Throughout Basement Co				
Masonry: Brick	5%	LIFE **			
Plaster	60% Now \$50,700	LIFE **	5	\$12,800	
	Cracking/Crumbling, Extent : Modera	te, Area Affected : 20%			
	Location : North And South Bulkhea		Corridor		
	Paint Peeling, Extent : Moderate, Area	**			
	Location : North And South Bulkhea				
	Water Penetration, Extent: Moderate,	**			
G. Tr.	Location: North And South Bulkhea	as			
Ceilings	10%	2037 **	5	66 000	
AcousTileSusp.Lay-In	Broken/Missing Elements, Extent : Mo Location : Throughout Basement		3	\$8,000	
	Staining/Discoloring, Extent : Modera Location : Throughout Basement	te, Area Affected : 10%			
Plaster	90% Now \$43,000	LIFE **	5	\$45,300	
	Cracking/Crumbling, Extent: Modera Location: North And South Bulkhea	**			
	Water Penetration, Extent: Moderate,				
	Location: North And South Bulkhea	00			
Site Enclosure					
Fence/Gates					
Iron Picket	100% Now \$68,700	2052 **			
	Broken/Missing Elements, Extent: Mo Location: Throughout	derate, Area Affected : 25%			
	Corrosion/Rusting, Extent: Moderate,	Area Affected · 50%			
	Location: Throughout	111 ca 113/2010a . 50/0			
	Deteriorated Finish, Extent : Moderat	e, Area Affected : 100%			
	*	00			

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

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

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HUMAN RESOURCES ADMINISTRATION - 096 BUSHWICK MULTI SERVICE CENTER

Asset #: 1952

Architecture	Curren	t Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Retaining Walls							
Cast in Place Concrete	5% Now	\$200	2052	* *			
	Broken/Missing Ele	ments, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location : Exterio	or Stair To Basement					
	Exposed Reinforcen	nent, Extent : Moder	ate, Area	Affected : 5%			
	Location : Exterio	or Stair To Basement					
No Component	95%						
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% 4+	\$8,600	2045	* *			
	Cracking/Crumblin	g, Extent : Light, Are	a Affecte	ed : 10%			
	Location : Throug	hout					
On-Site Walkways							
Cast in Place Concrete	100%		2045	* *			
Parking/Driveway							
Asphalt	100%		2035	* *			

lectrical		Current I	Repair	Future Replacement		Maintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts	•							
Service Equipment								
Fused Disc Sw	100%			2032	\$24,700	5	\$200	
	Other Obse	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Electrica	al Room					
	Explanat	ion : One	800 Ampere Main L	Disconne	ect Switch			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$190,500	5	\$1,400	
Raceway								
Conduit	95%			2032	\$134,200	1		
Conduit	5%			2042	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	\$6,800	5	\$100	
Fused Knife Sw	5%	4+	\$6,800	2057	* *	5		
	On Extend	ed Life, Ex	tent : Light, Area A	ffected :	100%			
	Location	: Elevator	Mechanical Room					
Molded Case Bkrs	60%			2031	\$81,900	5	\$900	
Molded Case Bkrs	30%			2040	* *	5	\$400	
Wiring								
Braided Cloth	30%	2-4	\$58,500	2057	* *	1		
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 10%			
	Location	: Basemen	nt					
Thermoplastic	60%			2032	\$117,000	1		
Thermoplastic	10%			2042	**	1		
Motor Controllers								
Locally Mounted	100%			2030	\$70,000	5	\$400	

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

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

Asset #: 1952

Electrical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Fround							
Grounding Devices							
Generic	100% 0-2 \$10,200	LIFE	* *	5	\$800		
	Corroded, Extent : Moderate, Area Affect Location : Water Main	cted : 100%	6				
1.1.4	Location : water Main						
Lighting Interior Lighting							
Fluorescent	70%	2037	* *	10	\$34,700		
Tuorescent	T-8 Lamps And Fixtures, Extent: Light,		ted · 100%	10	\$34,700		
	Location: Throughout The Building	111eu 11jjec	ieu . 10070				
Fluorescent	15%	2032	\$118,200	10	\$7,400		
1 Idorescent	T-12 Lamps And Fixtures, Extent : Light			10	φ/,που		
	Location: Throughout The Building	, 111 си Лује					
Incandescent	10%	2027	\$146,400	2	\$100		
LED	5%	2037	**	2	\$100		
LLD	Other Observation, Extent: N/A, Area A		00%				
	Location: 1st Floor Office, Stairways		0070				
	Explanation : LED Lighting Fixtures						
Egress Lighting	7 8 8						
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	a Affected :	: 25%				
	Location: Roof Parapet						
	Outdr Lights On During Daytime, Exten	ıt : Modera	ite, Area Affected	: 10%			
	Location : Roof Parapet						
Incandescent	1% Now \$1,700	2042	**	2			
	Damaged Fixtures, Extent : Moderate, A	Area Affect	ed : 100%				
	Location: Main Entrance Stairs						
	Other Observation, Extent: Moderate, A	Area Affect	ed: 100%				
	Location: Main Entrance Steps						
	Explanation: Two Ornamental Post S	tyle Light F	Tixtures Are Miss	ing Glob	pes And Bulbs		
No Component	90%						
Alarm							
Security System	250/						
No Component	25%	2040	* *	1	¢15 000		
Generic	75% Other Observation Extent: N/A Area	2040		1	\$15,200		
	Other Observation, Extent : N/A, Area A Location : Basement First Floor And S						
	Explanation: Intrusion Alarm And CO						
	Explanation . Intrusion Atarm Ana CC	iv securii	iy Cameras				

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

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

Asset #: 1952

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

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

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

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

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HUMAN RESOURCES ADMINISTRATION - 096 BUSHWICK MULTI SERVICE CENTER

Asset #: 1952

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	100%	2027	\$10,600	4	\$1,100	
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: N/A,	Area Affected: 1009	%			
	Location : Basement To 3rd Flo	oor				
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$28,300	

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

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

Page: 26

Print Date: 14-Oct-2022 HUMAN RESOURCES ADMINISTRATION - FY 2023

Asset Name : EAST HARLEM MULTI SERVICE CENTER

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

Borough : MANHATTAN Agency's Number : N/A

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

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

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

Block : 1808 Lot : 8 BIN : 1054888

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,497,400	\$104,400
Interior Architecture	\$760,600	\$300,900
Electrical	\$1,605,800	\$1,031,400
Mechanical	\$849,300	\$3,529,100
Site Pavements	\$284,400	
Total	\$4,997,500	\$4,965,700
Importance Code A	\$1,658,300	\$506,700
Importance Code B	\$2,834,200	\$4,459,000
Importance Code C	\$505,000	
Total	\$4,997,500	\$4,965,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$19,400	\$2,000		
Interior Architecture	\$107,900	\$8,700		\$14,500
Electrical	\$2,100	\$2,100	\$3,000	\$99,400
Mechanical	\$15,100	\$17,300	\$26,900	\$54,000
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$149,400	\$35,000	\$34,900	\$172,900
Importance Code A	\$24,000	\$11,300	\$9,400	\$9,600
Importance Code B	\$29,000	\$23,700	\$25,500	\$163,300
Importance Code C	\$96,300			
Total	\$149,400	\$35,000	\$34,900	\$172,900



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

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

Asset #: 1553

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

Interior

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

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

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

Asset #: 1553

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

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

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

Asset #: 1553

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

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

Under 600 Volts

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

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

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

Asset #: 1553

Electrical		Current I	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2032	\$22,100	5	\$200	
			Extent : Light, Area	a Affecte	d : 5%			
			nt. Service End Box	1.00 . 1	1000/			
			Extent : Light, Area	Affectea	: 100%			
		: Electrica		D:	C			
F 15' 6		ion : One .	1,000 Ampere Main				#200	
Fused Disc Sw	50%	,· r		2032	\$22,100	5	\$200	
		ervanon, E : Electrica	Extent : Light, Area	Ајјестеа	: 30%			
)iaaamma	at Cauitah I ahallad	Emana	• • • •	
C	Expiana	ion : One c	800 Ampere Main I	nsconne	ci Swiich Labeilea	Emerger	<i>ісу</i>	
Switchgear / Switchboard Fused Disc Sw	100%			2032	\$222,300	5	\$400	
Raceway	10070			2032	\$222,300		Ψ+00	
Conduit	80%			2032	\$157,700	1		
Conduit	20%			2032	\$39,400	1		
Panelboards	2070			2032	ψ35,100	-		
Fused Disc Sw	10%			2031	\$23,400	5	\$200	
Molded Case Bkrs	90%			2031	\$210,500	5	\$2,200	
Wiring							, , , , , , , , , , , , , , , , , , ,	
Thermoplastic	100%			2032	\$284,900	1		
Motor Controllers					•			
Locally Mounted	100%			2030	\$116,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,400	
Lighting								
Interior Lighting								
Fluorescent	97%			2027	\$1,335,000	10	\$84,100	
			Extent : Light, Area	Affected	: 100%			
		_	out The Building					
		ion: T-12	Lamps					
Fluorescent	3%			2027	\$41,300	10	\$2,600	
	_		t Light, Extent : Lig	ht, Area	Affected: 100%			
	Location	: Clinic						
Egress Lighting	500/			2027	655 500	10	011 400	
Emergency, Battery	50%			2027	\$77,500	10	\$11,400	
Exit, Battery	50%			2027	\$65,400	10	\$3,200	
Exterior Lighting	2007			2040	* *			
LED No Component	20% 80%			2040				
Alarm	0070							

Alarm

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

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

Asset #: 1553

Electrical	Current Repair	Future R	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Alarm								
Security System								
No Component	80%							
Generic	10%	2027	\$17,300	1	\$3,500			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Inside And Outside The Building							
	Explanation: Cameras System							
Generic	10%	2027	\$17,300	1	\$3,500			
	Other Observation, Extent: Moder	rate, Area Affecte	d : 100%					
	Location : Throughout The Build	ing						
	Explanation: Intrusion System							
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	2027	\$47,600	1-3	\$12,000			
	Other Observation, Extent : Light,	Area Affected : 1	00%					
	Location : Throughout The Building							
	Explanation : Devices Control Pa	anel, Strobe Light	ts, Bell, Smoke I	Detector,	Pull Box			

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

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

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

Asset #: 1553

Mechanical	Current Repair	Futur	e Replacement	t Maintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	t 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, Are	ea Affected	: 100%						
	Location: Basement		7						
	Explanation : Supply Fans With Coi								
Convector/Radiator	80%	2030	\$604,000	1	\$24,400				
Air Conditioning									
Energy Source	1000/	20.40		1					
Electricity	100%	2048	* *	1					
Conversion Equipment	100/	2022	#210.200						
Split Unit	10%	2032	\$219,200						
	Other Observation, Extent: Light, Are	ea Affectea	: 100%						
	Location: Metropolitan Clinic	O 1- TI	D:1.1: D Tl	D	In de au Illuite				
	Explanation: Outdoor Unit Located Inside The Clinic Are Not Accessible	2.		Parking	. Indoor Units				
Window/Wall Unit	70%	2027	\$244,800	1					
No Component	20%								
Ventilation									
Distribution	1000/				4.72.7 00				
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$52,700				
Exhaust Fans	4007	2022	#162.000	2	ф1 2 00				
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					
Brass/Copper	Booster Pump w/Tank, Extent : Light,			1					
	Location: Basement	111 00 1195001	. 10070						
Water Heater With Tanks	Bootation : Busement								
Gas Fired	100%	2030	\$16,700	2					
Gus i neu	Other Observation, Extent : Light, Are			2					
	Location: Basement. Boiler Room	11,100000	. 100/0						
	Explanation: Three Units, 75 Gallo	ns Each.							
Sanitary Piping									
Cast Iron	100%	LIFE	* *	1					
	Other Observation, Extent : Moderate		cted : 20%						
	Location: Basement								
	Explanation: Basement Floor Drain	ıs Backup V	With A Heavy Rain						
Storm Drain Piping	-		•						
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)									
Non-Submersible	50%	2027	\$9,200	4	\$1,000				
Submersible	50%	2024	\$1,400	4	\$1,500				
Backflow Preventer									
Generic	100%	2037	* *	1	\$5,800				

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

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

Asset #: 1553

Mechanical	Current Repair	Future I	Replacement	M					
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Fixtures									
Generic	100%								
	Obsolete Fixtures, Extent : M	oderate, Area Affected	d: 100%						
	Location : Throughout Bath	rooms							
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	\$47,700				
Sprinkler									
No Component	90%								
Generic	10%	2032	\$127,700	1-2	\$2,700				
Fire Pump									
Generic	100%	2035	* *	1	\$17,700				

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

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

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Print Date: 14-Oct-2022 HUMAN RESOURCES ADMINISTRATION - FY 2023

Asset Name : HART FAMILY RESIDENCE

Address : 217-227 HART STREET @ THROOP AVE.

Borough : BROOKLYN Agency's Number : N/A

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

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

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 1769 Lot : 72 BIN : 3049230

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$219,400	
Interior Architecture	\$307,400	\$669,400
Electrical		\$870,100
Mechanical	\$174,100	\$698,600
Total	\$700,800	\$2,238,100
Importance Code A	\$219,400	\$321,700
Importance Code B	\$377,600	\$1,916,400
Importance Code C	\$103,800	
Total	\$700,800	\$2,238,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$51,800		\$40,100	
Interior Architecture	\$89,400		\$2,500	\$600
Electrical	\$3,900	\$2,900	\$3,000	\$3,900
Mechanical	\$7,000	\$3,300	\$52,900	\$3,300
Site Pavements	\$33,500			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$190,500	\$11,100	\$103,300	\$12,700
Importance Code A	\$53,300	\$1,500	\$41,600	\$1,500
Importance Code B	\$82,200	\$9,600	\$61,800	\$11,200
Importance Code C	\$54,900			
Total	\$190,500	\$11,100	\$103,300	\$12,700



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

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

HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

Architecture		Current I	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick			nt, Extent : N/A, Ar out	LIFE ea Affect	* * ed : 75%	5	\$66,700	
Masonry: Limestone	5%	ı		LIFE	* *	5	\$3,300	
Stucco Cement	20%	ı		2046	* *	5	\$22,200	
	_	Crumbling, n : Areaway	Extent : Moderate	, Area Aj	fected : 2%			
Windows								
Aluminum		Now	\$219,400	2049	* *	5	\$5,900	
			ct, Extent : Modero	ite, Area	Affected: 25%			
		U	out Apartments	1 100	. 1 250/			
		_	Extent : Moderate, 2 out Apartments	area А <u>ј</u> је	ctea : 25%			
		_	oui Aparimenis Extent : Moderate, 1	Area Affa	cted : 50%			
			out Apartments	тей лује	ciea . 5070			
		_	Safety Gates Over	Windows	Are Not Functioni	no Prone	orlv	
Aluminum	18%		sujety dutes dive.	2058	**	5	\$2,600	
	Recent Re	place Evide	ent, Extent : N/A, A out Apartments		eted : 100%	J	Ψ2,000	
Parapets	450/			LIPP	* *	5.10	Ø1 (2 00	
Masonry: Brick Masonry: Limestone	45% 5%			LIFE	* *	5-10 5-10	\$16,200	
Metal Rail	50%			LIFE 2046	* *	5-10 5-10	\$3,200 \$47,700	
Roof	3070	1		2040		3-10	\$47,700	
Modified Bitumen	98%			2041	* *	10	\$22,300	
1,100,11100 2110,111011			nt, Extent : N/A, Ar		ed : 50%	10	\$ == ,5 0 0	
		-	To Roofing Membr			er 2021		
Skylight, Metal/Glass	2%	ı		2053	* *	10	\$1,500	
terior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$21,800	
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%		T. 1. 1. 1.00	2033	\$134,700	3	\$2,500	
			: Light, Area Affec nd Meeting Room	ted : 5%				
Wood	35%	Now	\$203,600	2048	* *	5	\$16,400	
			Extent : Moderate, out Apartments	Area Aff	Sected : 25%			
	Dry Rot/L	Decay, Exter	nt : Moderate, Area	Affected	l : 5%			
			indows In Apartme					
		-	ent : Moderate, Are	a Affecte	d : 5%			
	Location	n : Through	out Apartments					

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

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

HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls	250/	NI	¢20,000	2026	* *	5	¢14.000	
Ceramic Tile	Broken/M Location Other Obs Location Explana	: Through ervation, E	\$30,000 ents, Extent: Modeout Corridors At C extent: Moderate, A out Corridors At C ext Damage	orners Area Affe orners	ea Affected : 5% cted : 5%	5	\$14,000	
Glass: Single Pane	5%			LIFE	* *	5	\$8,400	
Gypsum Board	Location Water Pen	Crumbling, : Bathroor etration, E	\$18,300 Extent: Moderate ns Along Southwes xtent: Moderate, A ns Along Southwes	t Wing Irea Affe		5	\$40,200	
Masonry: Brick	_	0-2 Crumbling, : Basemen	\$103,800 Extent : Moderate	LIFE , Area Aj	* * Gected : 15%			
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *	10	\$10,000	
Gypsum Board	Location Water Pen	Crumbling, : Bathroor etration, E	\$15,400 Extent: Moderate ns Along Southwes xtent: Moderate, A ns Along Southwes	t Wing Irea Affe		5	\$56,200	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2053	* *			
Iron Picket		ted Finish, : Through	Extent : Light, Ared out	2068 a Affecte	* * d : 15%			
Masonry: Brick	5%			2053	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls Cast in Place Concrete	100%			2068	* *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways Cast in Place Concrete		4+ Crumbling, 1 : Side Step	\$2,500 Extent : Light, Are os To Yard	2046 ea Affecte	* * ed : 5%			

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^{**} 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 F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Activity Yard								
Cast in Place Concrete	_	Now	\$16,200	2050	* *			
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location	ı : Side Yara	l					
	Sinking/Su	ıbsiding, Ex	tent : Severe, Area	Affected	! : 25%			
	Location	ı : Side Yara	l					
Pavers/Stone	30%			2042	* *			
Rubber Matting	55%	Now	\$14,800	2038	* *			
8	Ponding, I	Extent : Mo	derate, Area Affeci	ted: 10%	ó			
	Location	ı : Side Yara	l					
	Worn/Eroc	ded, Extent	: Moderate, Area A	Affected :	15%			
	Location	i : Side Yara	l	55				
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	ı : Side Yara	l	55				
	Explana	tion : Sinkir	ng/heaving					

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

Lighting

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

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

HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed 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		100%			
	Location : All Unit Bathrooms	And Basement				
	Explanation: T-12 Lamps					
Fluorescent	60%	2033	\$276,400	10	\$17,100	
	Compact Fluorescent Light, Ext Location : All Units From 2nd	_	Affected : 100%			
LED	10%	2041	* *			
	Recent Installation, Extent: N/A	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	A, Area Affected :	100%			
	Location : Exterior Of The Bu	ilding				
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	\$19,700	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2043	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2031	\$321,700	1	\$15,300	
	Other Observation, Extent:	N/A, Area Affected:	100%			
	Location: Basement - Boi	iler Room				
	Explanation : Modular Bo	oiler System - 5 Modu	les, 300 Mbh Each	!		
Distribution						
Hot Wtr Piping/Pump	100%	2032	\$66,200	4	\$2,300	
Terminal Devices						
Convector/Radiator	100%	2031	\$247,600	1	\$10,000	
Controls						
Electrical	100%	2026	\$168,300			

Air Conditioning

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

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

HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

/lechanical	Current Repair	Future Re	placement	M	aintenance	
ystem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning						
Energy Source						
Electricity	60%	2041	* *	1		
No Component	40%					
Conversion Equipment	550/	2021	A 62 100			
Window/Wall Unit	55%	2031	\$63,100	1		
	Other Observation, Extent: N/A		% 0			
	Location: 1st Floor And Apar	tments Living Rooms				
	Explanation: Newer Units					
Window/Wall Unit	5%	2026	\$5,700	1		
	On Extended Life, Extent: Light		%			
	Location : 1st Floor Communi	ty Room (2 Units)				
No Component	40%					
entilation						
Distribution	200/	LIPP	* *	2.5	ФО 200	
Ductwork/Diffusers	30%	LIFE	* *	2-5	\$8,200	
No Component	70%					
Exhaust Fans	200/	2022	¢17.600	2	¢200	
Roof	30%	2033	\$17,600	2	\$300	
Wall Unit	5% Other Observation Futert N/A	2033	\$700	2		
	Other Observation, Extent : N/A Location : Elevator Machine I		∕ 0			
	Explanation: 1 Unit	NOOM .				
No Component	65%					
No Component umbing	0370					
H/C Water Piping						
Brass/Copper	100%	2043	* *	1		
Water Heater With Tanks	10070	2043		1		
Gas Fired	100%	2026	\$16,700	2		
Gus i neu	On Extended Life, Extent : Light			2		
	Location: Basement - Boiler I					
	Other Observation, Extent : N/A		%			
	Location : Basement - Boiler I	**				
	Explanation: 100 Gallons 275		antity 1			
Sanitary Piping	,	r 2 2				
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 (PO						
Gas Fired	100%	2026	\$31,600	2		
	Other Observation, Extent : N/A	, Area Affected : 1009				
	Location : Basement Boiler Ro	oom				
	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.

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HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

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

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

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

Print Date: 14-Oct-2022 HUMAN RESOURCES ADMINISTRATION - FY 2023

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

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 18-Dec-2019 Landmark Status : NONE

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

Block : 2643 Lot : 1 BIN : 2004558

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$338,400	
Interior Architecture	\$86,200	\$787,600
Electrical	\$301,000	\$797,700
Mechanical		\$1,027,100
Site Pavements	\$123,300	\$154,100
Total	\$848,800	\$2,766,500
Importance Code A	\$338,400	\$127,000
Importance Code B	\$448,600	\$2,639,500
Importance Code C	\$61,800	
Total	\$848,800	\$2,766,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$68,000		\$26,200	
Interior Architecture	\$67,500		\$1,000	\$11,100
Electrical	\$11,500	\$1,400	\$120,300	\$1,300
Mechanical	\$63,800	\$9,600	\$24,800	\$10,300
Site Enclosure	\$7,600			
Site Pavements	\$62,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$284,600	\$15,000	\$176,200	\$26,700
Importance Code A	\$69,800	\$1,800	\$28,500	\$1,800
Importance Code B	\$189,600	\$13,200	\$147,700	\$24,900
Importance Code C	\$25,200			
Total	\$284,600	\$15,000	\$176,200	\$26,700



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

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

Asset #: 1945

Architecture	Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Masonry: Brick Cavity	70% 2-4	\$38,100	LIFE	**	5	\$22,400	
	Misaligned/Bulging, Location: Parapet	Walls		ected : 5%			
Metal Coiling Doors	2% Now	\$6,700	2044	* *	5	\$1,000	
	Unit Inoperable, Exte Location : Parking		ffected :	10%			
Pre-Cast Concrete	8%		LIFE	* *	5	\$8,300	
Window Wall	20% Now	\$189,900	2061	* *	5	\$12,000	
	Caulking Deteriorate Location : Through		te, Area .	Affected : 30%			
Windows							
Aluminum	95% Now	\$69,800	2047	* *	5	\$7,500	
	Air Infiltration, Exter Location : 1st Floor		Affected	T: 10%			
	Broken/Missing Elem	ents, Extent : Seve	re, Area A	Affected : 2%			
	Location: 1st Floor	**					
	Caulking Deteriorate Location : All Wind		Area Affe	ected : 100%			
Metal Louvers	5%		2040	* *	10	\$4,900	
Parapets							
Cast in Place Concrete	15% 0-2 Cracking/Crumbling, Location: Through		LIFE , Area A <u>f</u>	* * fected : 20%	5	\$7,000	
	Expansion Joint Fails Location : Through		rate, Ared	a Affected : 40%			
Masonry: Brick	70% 0-2 Expansion Joint Fails Location: Through		LIFE rate, Area	* * a Affected : 20%	5	\$3,200	
	Joint Mortar Miss/Er Location : Through		ate, Area	Affected: 50%			
	Miss/Damaged Flash Location : Through	0 0	t, Area Aj	ffected : 10%			
	Water Penetration, E. Location: Through	xtent : Light, Area	Affected .	: 10%			
Metal Rail	10%		2036	* *	5-10	\$8,200	
Pre-Cast Concrete	5% Now	\$900	LIFE	* *	5	\$1,400	
110 Cast Concrete	Joint Mortar Miss/Er Location : Through	od, Extent : Severe		fected : 10%	5	ψ1,π00	

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

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

Asset #: 1945

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof	50/			2044	* *	10	¢2 200	
Metal Panel Modified Bitumen	5% 85%			2044 2036	* *	10 10	\$2,300 \$21,200	
Modified Bitumen	10%	Now	\$8,000	2036	* *	10	\$21,200	
Wodified Bituilien	Alligatori		Moderate, Area Aj		10%			
	Ponding,	_	vere, Area Affected	: 10%				
	Water Pen		xtent : Severe, Area	ı Affectea	l : 10%			
Soffits			-					
Stucco Cement	100%			2044	* *	5		
nterior								
Floors Cast in Place Concrete	50/			TIPP	* *	_	ØF 900	
Mosaic Tile	5% 5%			LIFE 2044	* *	5 5	\$5,800	
Panel/Paver: Cer/Brk	3% 10%			2044	* *	5 5	\$6,600 \$11,900	
Vinyl Tile	55%	Now	\$15,800	2047	\$787,600	3	\$10,900	
	Loose/Del	am Surface 1 : 2nd Floo	, Extent : Severe, A	lrea Affed	cted : 10%	J	\$10,200	
	Location	: 2nd Floo	or Offices					
Vinyl Tile	23%			2036	* *	3	\$6,100	
Wood	2%			2046	* *	5	\$2,000	
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$2,900	
Concrete Masonry Unit	20%			LIFE	* *	5	\$4,600	
Gypsum Board	30%			LIFE	* *	5	\$10,300	
Gypsum Board	20%			LIFE	* *	5	\$6,900	
Metal Panel	15%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$1,700	
Ceilings	500/	0.2	фо.c. 2 00	2026	יש יש	-	Ф12 200	
AcousTileSusp.Lay-In			\$86,200 Extent : Moderate r Offices	2036 , Area A <u>f</u>	* * fected : 30%	5	\$13,300	
	_	Discoloring, 1 : 1st Floor	Extent : Moderate	, Area A <u>j</u>	ffected : 10%			
AcousTileSusp.Lay-In	25%			2044	* *	5	\$13,300	
Exposed Struc: Concrete	Cracking/	2-4 Crumbling, a : Main Lo	\$38,800 Extent : Moderate bby	LIFE , Area A <u>f</u>	* * Gected : 5%	5	\$2,100	
	Patching 1		tent : Moderate, Ar	ea Affeci	ted : 10%			
		etration, E. 1 : Main Lo	xtent : Moderate, A bby	rea Affec	eted : 5%			

Site Enclosure

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

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

Asset #: 1945

rchitecture	Current Repai	r Futur	e Replacement	Ma	intenance	Priority
stem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
e Enclosure Fence/Gates Iron Picket	100% Now Corrosion/Rusting, Extent	\$7,600 2066 Severe, Area Affected	* * d : 10%			
	Location: Base Of Iron F Other Observation, Extent Location: Jackson Avenu Explanation: Suppose Po	: Severe, Area Affecte e Perimeter				
Retaining Walls	Explanation : Support Ba	se For Gates Crumbi	еа Апа Вгокеп			
Cast in Place Concrete	100%	2066	* *			
Pavements Public Sidewalk	10070	2000				
Asphalt	90% Now Broken/Missing Elements, Location: Throughout	\$61,400 2046 Extent : Severe, Area	* * Affected : 10%			
	Cracking/Crumbling, Extended Location: Jackson Avenua		ted : 20%			
	Sinking/Subsiding, Extent:					
	Location : Jackson Avenu	-,,				
	Other Observation, Extent Location: Jackson Avenu Explanation: Asphalt Pa	e, East 151th Street, 0				
Cast in Place Concrete	10% Now Cracking/Crumbling, Exten	\$15,300 2051	* * ted : 80%			
On Cita Wallana	Location : Throughout					
On-Site Walkways Asphalt	90% Now	\$61,800 2046	* *			
rispitati	Broken/Missing Elements, Location: Throughout		Affected : 80%			
	Cracking/Crumbling, Exter Location : Throughout	nt : Severe, Area Affec	ted : 100%			
	Misaligned/Bulging, Exten Location : Throughout	t : Severe, Area Affect	ed : 50%			
	Sinking/Subsiding, Extent : Location : Throughout					
	Tripping Hazard, Extent: S Location: Throughout					
	Other Observation, Extent Location: Throughout		: 90%			
C ' D' C	Explanation : Asphalt Pa		* *			
Cast in Place Concrete	10% Now Cracking/Crumbling, Exten Location: Throughout	\$16,300 2051 at : Severe, Area Affec				
	Sinking/Subsiding, Extent : Location : Throughout	Severe, Area Affected	! : 60%			
Parking/Driveway Asphalt	100%	2034	* *			

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

Asset #: 1945

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

Site Pavements

Activity Yard

Rubber Matting 100% 2-4 \$30,800 2031 \$154,100

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

Location: Play Area

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

Location: Play Area

Explanation: Debris And Rocks Throughout. Unsafe To Use

Electrical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2031	\$127,000	5	\$1,000	
	Other Observation, Ext	ent : Light, Area A	lffected	: 100%			
	Location: Electrical	Room First Floor					
	Explanation: One 1,4	400 Ampere Main .	Disconi	nect Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2031	\$127,000	5	\$1,000	
Raceway							
Conduit	95%		2031	\$56,800	1		
Conduit	5%		2051	* *	1		
Panelboards							
Fused Disc Sw	5%		2030	\$4,900	5		
Molded Case Bkrs	80%		2030	\$78,000	5	\$800	
Molded Case Bkrs	15%		2047	* *	5	\$100	
Wiring							
Thermoplastic	95%		2031	\$71,600	1		
Thermoplastic	5%		2051	* *	1		
Motor Controllers							
Locally Mounted	100%		2029	\$70,000	5	\$200	
Ground							
Grounding Devices							
Generic	100% 2-4	\$10,200	LIFE	* *	5	\$500	
	Other Observation, Ext	ent : Moderate, Ai	rea Affe	cted : 100%			
	Location : Water Mai	n					
	Explanation: Corrod	ed					
Lighting							

Lighting

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

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

Asset #: 1945

Electrical	Current Repair	Futur	e Replacement	M					
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting		•							
Interior Lighting									
Fluorescent	20%	2036	* *	10	\$6,700				
	Other Observation, Extent : Lig		: 100%						
	Location : Offices In Second A	Ind Third Floor							
	Explanation: T-8 Lamps								
Fluorescent	50%	2031	\$267,300	10	\$16,800				
	Other Observation, Extent : Lig	Other Observation, Extent: Light, Area Affected: 100%							
	Location: First, Second And T	Third Floor Hallw	vay Offices						
	Explanation: T-8 Lamps								
Fluorescent	25%	2026	\$133,600	10	\$8,400				
	T-12 Lamps And Fixtures, Extent: Light, Area Affected: 100%								
	Location : Mechanical And El	ectrical Room, Sc	ome In Seconnd An	d Third I	Floor				
Incandescent	5%	2026	\$49,700	2					
Egress Lighting									
Emergency, Battery	40%	2026	\$24,100	10	\$3,500				
Emergency, Battery	10%	2036	* *	10	\$900				
Exit, LED	20%	2059	* *	1					
Exit, Service	30%	2026	\$4,600	1					
Exterior Lighting									
HID	100%	2026	\$167,300	10	\$100				
Alarm									
Security System									
No Component	70%								
Generic	30%	2026	\$20,200	1	\$4,100				
Fire/Smoke Detection									
No Component	70%								
Generic, Digital	30%	2036	* *	1-3	\$7,000				

Mechanical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2041	* *	1		
Fuel						
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Boiler Room					
	Explanation: Using No.2 Oil					
Conversion Equipment						
Hot Water Boiler	100%	2036	* *	1	\$18,200	
	Other Observation, Extent : Light, Area Affected : 100%					
	Location : Boiler Room					
	Explanation : One Boiler					

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

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

Asset #: 1945

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Distribution								
Hot Wtr Piping/Pump	Corroded, Location Leak Evid Location Other Obs	a: Boiler R ent, Extent a: Bolier R vervation, E	\$7,800 foderate, Area Affect foom. Corroded Sup : Moderate, Area A foom Header Piping factant: Moderate, A factants & Boiler Room	pply And Iffected : g Leaking	Return Piping And 5% 3.	4 Bad Ins	\$1,800 ulation	
	Explana Below	tion : Suppi	ly Line Leaking Wa	ter Profu	sely Causing Wate	r Infiltra	tion To Floors	
Terminal Devices	20,011							
Air Handler	40%			2031	\$269,900	1	\$9,100	
Convector/Radiator	60%			2044	* *	1	\$7,100	
	Location	: Through		-				
	Explana	tion : Heat	Not Evenly Distrib	uted Thr	ough The Radiator	S.		
ir Conditioning								
Energy Source Electricity	100%			2047	* *	1		
Conversion Equipment	000/	N T	¢20,200	2024	* *	1	£20.600	
Centrifugal, Elec Chiller		Now	\$29,200 ent : Severe, Area A	2034		1	\$28,600	
	_		rn . severe, Area A r Mechanical Roon	-	100/0			
N. C			r wiechanicai Roor					
No Component	20%							
Distribution CW & CHW Wtr Pipe/Pump	100%		\$2,300	2041	* *	4	\$1,800	
			erate, Area Affecte r Mechanical Roor		n Circulation Pumi	2		
Terminal Devices	Locuitor	. 574 1 100	Thechanical Roof	n. Broker	i Circulation I ump			
Air Handler/Cool/Ht	100%			2031	\$556,600	1	\$22,700	
Heat Rejection	10070			2001	\$550,000	*	<i>\$22,700</i>	
Water Cooling Tower	Malfunction	_	\$14,500 nt : Moderate, Area			2	\$29,600	
·	Location	: Automat	ic Make-up Water \	⁄alve Ma	lfunctioning			
entilation								
Distribution	1000/			LIDD	* *	2.5	¢20.500	
Ductwork/Diffusers	100%			LIFE		2-5	\$20,500	
Exhaust Fans Interior	20%			2031	¢21 Q00	2	\$200	
Roof	20% 80%	0-2	\$2,800	2031	\$31,800 \$55,700	2 2	\$200 \$700	
Kooi	Malfunction	oning, Exte	\$2,800 nt : Moderate, Ared naust Fans Malfund	a Affected		۷	\$700	
lumbing		,,						
H/C Water Piping								
Galvanized Steel	100%			2044	* *	1		

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

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

Asset #: 1945

Mechanical	Current Repair	Future Re	placement	M	aintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Water Heater With Tanks									
Gas Fired	100%	2029	\$16,700	2					
Sanitary Piping									
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
Fixtures									
Generic	100%								
	Other Observation, Extent: Mode	rate, Area Affected .	: 20%						
	Location: 1st And 3rd Floor								
	Explanation: Three Bathrooms	Out Of Order Due T	o Leaks						
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%	2051	* *	1-5	\$19,200				

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

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

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Print Date: 14-Oct-2022 HUMAN RESOURCES ADMINISTRATION - FY 2023

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

Address : 127 WEST 127TH STREET

Borough : MANHATTAN Agency's Number : N/A

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

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

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

Total

Block : 1912 Lot : 12 BIN : 1057904

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$290,100	\$113,100
Electrical	\$160,000	\$32,800
Mechanical		\$469,400
Total	\$450,100	\$615,300
Importance Code A	\$290,100	\$113,100
Importance Code B	\$160,000	\$502,200
Total	\$450,100	\$615,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$35,000		\$10,100
Interior Architecture	\$18,100	\$13,200		\$200
Electrical	\$200	\$400	\$300	\$10,300
Mechanical	\$7,800	\$15,200	\$600	\$24,000
Total	\$26,200	\$63,700	\$900	\$44,600
Importance Code A		\$35,000		\$10,100
Importance Code B	\$24,100	\$27,900	\$900	\$34,500
Importance Code C	\$2,100	\$900		

\$63,700

\$900

\$44,600

\$26,200



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

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

Asset #: 1950

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

Site Pavements

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

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

Asset #: 1950

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

Electrical	Current Repair	Futur	e Replacement	M				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Raceway								
Conduit	100%	2042	* *	1				
Panelboards								
Molded Case Bkrs	100%	2040	* *	5	\$300			
Wiring								
Thermoplastic	100%	2042	* *	1				
Lighting								
Interior Lighting								
Fluorescent	83%	2027	\$160,000	10	\$10,100			
	T-12 Lamps And Fixtures, Extent : I Location : Throughout The Buildi		ea Affected : 100%					
Fluorescent	2%	2032	\$3,900	10	\$200			
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Staircase							
Fluorescent	15%	2032	\$28,900	10	\$1,800			
	T-8 Lamps And Fixtures, Extent : La Location : Throughout The Buildi	0 00			. ,			
Egress Lighting								
Emergency, Battery	50%	2032	\$10,900	10	\$1,600			
Exit, Service	50%	2032	\$2,800	1				
Exterior Lighting								
HID	20%	2032	\$12,100	10				
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2032	\$10,000	1-3	\$2,500			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways							
	Explanation : Strobel Lights, Man Horns Fed From The Main Fire A				etectors And			

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

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

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

Asset #: 1950

Mechanical	Curre	ent Repair	Future F	e Replacement		aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution Central Plant Steam Piping/Pmp	100% Nov	v \$7,300	2032	\$363,600	4	\$700	
1 0 1		lty, Extent : Moderate,	Area Affect	ed : 30%			
	Location : Thro	ughout					
Terminal Devices							
Convector/Radiator	100%		2030	\$105,700	1	\$4,300	
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Window/Wall Unit	30%		2025	\$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	\$1,400	
		on, Extent : Light, Area	Affected: 2	20%			
	Location: 4th I	•					
	Explanation : 1	Connection Only					

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

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

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Print Date: 14-Oct-2022 HUMAN RESOURCES ADMINISTRATION - FY 2023

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

Address : 125 WEST 127TH STREET

Borough : MANHATTAN Agency's Number : N/A

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

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

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

Block : 1912 Lot : 12 BIN : 1057904

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$523,100	\$113,000
Interior Architecture	\$120,700	\$3,064,800
Electrical	\$1,636,600	\$574,900
Mechanical	\$661,700	\$3,164,300
Site Pavements		\$80,300
Total	\$2,942,000	\$6,997,200
Importance Code A	\$523,100	\$113,000
Importance Code B	\$2,298,300	\$6,829,500
Importance Code C	\$120,700	\$54,700
Total	\$2,942,000	\$6,997,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$79,400	\$7,700		\$12,600
Interior Architecture	\$27,200	\$19,800	\$13,600	\$26,000
Electrical	\$2,500	\$4,200	\$3,200	\$69,900
Mechanical	\$85,300	\$29,100	\$49,700	\$50,400
Site Pavements	\$15,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$214,100	\$64,800	\$70,500	\$162,800
Importance Code A	\$92,500	\$20,800	\$13,100	\$26,000
Importance Code B	\$120,200	\$44,000	\$57,400	\$136,800
Importance Code C	\$1,500			



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

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

Asset #: 1962

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

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

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

Asset #: 1962

Architecture	Current Repair Future Replacement			M	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Macadam		Now	\$5,400	2037	* *	5	\$1,300	
			xtent : Severe, Area					
		n : Basemen	nt Tunnels Under C	ourtyard	Playground Which	i House I	Main Electrical	
Built-Up (BUR)	Feeds 5%			2037	* *	10	\$3,800	
Modified Bitumen	90%		\$72,500	2037	* *	10	\$5,000	
Wodiffed Bitumen			ht, Area Affected : 2					
			Locations Through					
			oderate, Area Affect		á			
	_		Areas On Roof	. 1070	,			
			ctent : Moderate, A	rea Affec	ted : 15%			
	_	-	Locations Through					
			xtent : Severe, Area		l : 10%			
			Vithin Roof Membr					
nterior								
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	* *	5	\$4,900	
	Worn/Ero	ded, Extent	: Severe, Area Affe	cted: 15	%			
	Location	n : Shower I	Rooms 214					
Quarry Tile	5%)		2037	* *	5	\$14,800	
Terrazzo	10%)		LIFE	* *	5	\$15,500	
Vinyl Tile	55%)		2032	\$2,935,900	3	\$40,800	
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%		\$120,700	LIFE	* *			
	_		tent : Moderate, Ar	ea Affect	ed : 10%			
	Location	n : Water Ta	ınk 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				LIFE	* *	5	\$7,700	
Plaster	60%)		LIFE	* *	5	\$74,200	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2052	* *			
Iron Picket	80%)		2067	* *			
Retaining Walls				20.5-				
Cast in Place Concrete	100%)		2067	* *			
14 D 4								

Site Pavements

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

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

Asset #: 1962

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

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

Lighting

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

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

Asset #: 1962

Electrical	С	urrent l	Repair	Future Replacement		Maintenance		
System Component Type		il 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	
	_		ures, Extent : Mode out The Building	rate, Ar	ea Affected : 100%			
Fluorescent	15%			2032	\$288,700	10	\$18,200	
	T-8 Lamps An Location : S		res, Extent : Moder es	ate, Ared	a Affected : 100%			
HID	2%			2027	\$30,600	10	\$100	
Incandescent	1%			2027	\$35,800	2		
LED	2%			2040	* *			
	Recent Install Location : (Extent : N/A, Area A ium	ffected :	100%			
Egress Lighting								
Emergency, Battery	50%			2032	\$108,400	10	\$16,000	
Exit, Service	50%			2032	\$27,800	1		
Exterior Lighting								
HID	10%			2032	\$60,200	10		
LED	10%			2040	* *			
No Component	80%							
Alarm Security System								
No Component	95%							
Generic	5%			2032	\$12,100	1	\$2,500	
	Other Observ	ation, E	xtent : Moderate, A	lrea Affe	cted : 100%			
	Location : C	Courtyai	rd, Back And Front					
	Explanation	: 4 CC	TV Surveillance Ca	meras C	Only			
Fire/Smoke Detection	_							
No Component	70%							
Generic, Digital	30%			2032	\$99,900	1-3	\$24,400	
, 0	Other Observ Location : H		Extent : Moderate, A s	lrea Affe	cted: 100%			
	Explanation Detectors	: Strob	e Lights, Manual P	ull Statio	ons, Alarm Bells, H	Iorns And	l Smoke	

Mechanical	Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2042	* *	1		
Fuel							
	Other Observation, Ext	tent : Light, Area	Affected	: 100%			
	Location: Basement						
	Explanation: Oil No.	2, Two Tanks Of	5000 Ga	allons Each			

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

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

Asset #: 1962

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

Plumbing

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

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

Asset #: 1962

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	80% 0-2 \$26,500		* *	1		
	Corroded, Extent : Moderate, Area Af	fected: 5%				
	Location: Throughout					
Galvanized Steel	20%	2030	\$329,600	1		
HW Heat Exchanger	1000/	20.42	* *	4	Ф1 2 100	
Steam Fired	100%	2042		4	\$13,100	
	Other Observation, Extent : Light, Are Location : Basement. Boiler Room	еа Ајјестеа	: 100%			
	Explanation: 2 Units					
Sanitary Piping	Explanation . 2 Onlis					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	- Lii L		-		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2032	\$25,800	4	\$4,200	
Sewage Ejector(s)						
Electric	100%	2032	\$67,600	4	\$7,900	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators	4000/					
Geared Traction	100%	LIFE	**			
	Other Observation, Extent : Light, Are Location : Basement To 4th Floor	ea Affected	: 100%			
Fire Suppression	Explanation: 1 Unit					
Standpipe						
No Component	25%					
Generic	75%	2042	* *	1-5	\$51,800	
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	\$79,700	1-3	\$80,900	
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location: Kitchen					
	Explanation : 1 Set					

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

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

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HUMAN RESOURCES ADMINISTRATION - FY 2023 Print Date: 14-Oct-2022

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

Address : 114-02 GUY R. BREWER BLVD.

Borough Agency's Number : QUEENS : N/A

Program / Asset # : HRA0043.000 / 1942 Yr Built/Renovated : 1987 / 2000

Area Sq Ft : 28,784 **Project Type** : HUMAN RESOURCES

Date of Survey : NONE : 17-Sep-2020 **Landmark Status**

Areas Surveyed : Roof, Floors 1,2

: 12200 BIN : 4264631 Block Lot : 52

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,173,400	\$55,300
Interior Architecture		\$871,800
Electrical		\$454,100
Mechanical		\$57,500
Total	\$1,173,400	\$1,438,600
Importance Code A	\$1,173,400	\$55,300
Importance Code B		\$1,383,300
Total	\$1 173 400	£1 /38 600

Total \$1,173,400 \$1,438,600

\$192,200	\$14,000	\$31,400	\$45,000
\$48,400		\$20,500	
\$90,400	\$9,000	\$9,500	\$42,400
\$53,300	\$5,000	\$1,400	\$2,600
\$192,200	\$14,000	\$31,400	\$45,000
\$3,900	\$3,900	\$3,900	\$3,900
\$64,100			
\$14,300			
\$8,700	\$3,300	\$4,800	\$24,600
\$2,200	\$3,100	\$2,200	\$2,700
\$47,100		\$20,500	\$12,700
\$51,900	\$3,600		\$1,100
FY 2024	FY 2025	FY 2026	FY 2027
	\$51,900 \$47,100 \$2,200 \$8,700 \$14,300 \$64,100 \$3,900 \$192,200 \$53,300 \$90,400 \$48,400	\$51,900 \$3,600 \$47,100 \$2,200 \$3,100 \$8,700 \$3,300 \$14,300 \$64,100 \$3,900 \$3,900 \$192,200 \$14,000 \$53,300 \$5,000 \$90,400 \$9,000	\$51,900 \$3,600 \$47,100 \$20,500 \$2,200 \$3,100 \$2,200 \$8,700 \$3,300 \$4,800 \$14,300 \$64,100 \$3,900 \$3,900 \$3,900 \$192,200 \$14,000 \$31,400 \$53,300 \$5,000 \$1,400 \$90,400 \$9,000 \$9,500 \$48,400 \$20,500



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

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

Asset #: 1942

Architecture	Curre	nt Repair	Future Rep	olacement	М	aintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	Location : At Wi	\$470,300 ements, Extent : Mod ndow Surrounds ng, Extent : Light, Arc			5	\$55,300		
	Location : North	And East Facade						
	Staining/Discoloring, Extent: Moderate, Area Affected: 15% Location: West Facade							
	Vertical Cracks, E. Location: East A	xtent : Light, Area Aff Ind West Facade	ected : 5%					
Pre-Cast Concrete	1%		LIFE	* *	5	\$1,800		
Windows								
Aluminum	Location : Street			* *	5	\$5,600		
		otective Metal Grilles		di di				
Glass Block		\$5,300 Extent : Moderate, A Start Classrooms	LIFE Area Affected :	20%	5	\$600		
Metal Louvers	2%		2035	* *	10	\$800		
Parapets								
Masonry: Brick	Location : South	\$32,500 ng, Extent : Light, Ard East Corner Of Faca	de		5	\$5,300		
	Location : South Misaligned/Bulgin	Erod, Extent : Moder Facade g, Extent : Moderate, East Corner Of Faca	Area Affected					
		Moderate, Area Affect						
Metal Panel	5% Now Seams Open/Split, Location : Metal	\$8,400 Extent : Moderate, A Coping	2052 rea Affected : 2	* *	5	\$1,000		
Stucco Cement	Location : Interi	, Extent : N/A, Area A			5	\$6,100		
	Explanation : St	ıcco Cement Cover C	oncrete Mason	ry Unit				

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

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

Asset #: 1942

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

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

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

Asset #: 1942

Architecture	Current Repair		Futu	Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost (°s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure							
Fence/Gates							
Chain Link	80% Now	4.,	2042	**			
	_	Elements, Extent : Mo ing Lot Gate And Ga					
		ıng Loi Gaie Ana Ga g, Extent : Severe, Ar					
	Location: Gaze	_	еи Ајјесте	u . 100/0			
		Impact Damage, Extent : Severe, Area Affected : 5%					
	Location : Gaze		ngjeerea .	370			
Iron Picket	20%		2052	* *			
Free Standing Walls	-						
Masonry: Brick	100% Now	\$6,500	2042	* *			
•	Broken/Missing E	Elements, Extent : Lig	ht, Area A	ffected : 5%			
	Location : Corn	er Of Guy R Brewer	And Linde	en			
ite Pavements							
Public Sidewalk	1000/ 31	Ф10.700	2027	* *			
Cast in Place Concrete	100% Now	ing, Extent : Modera	2037				
	-	ing, Exiem : Moderd g Guy R Brewer Boul	-	rjeciea . 570			
		Extent : Moderate, A		ed · 5%			
	11 0	g Guy R Brewer Boul	-	ca . 576			
Parking/Driveway		3 2					
Asphalt	90% Now	\$34,100	2035	* *			
-	Broken/Missing E	Elements, Extent : Sev	ere, Area	Affected : 10%			
		ing Lot By Railroad					
	-	ing, Extent : Modera	te, Area Ą	ffected : 10%			
	Location : Park	0					
		Moderate, Area Affe	cted : 109	%			
	Location : Park	ing Lot					
Cast in Place Concrete	10%		2037	* *			
Activity Yard	1000/ NT	. 010.500	2025	* *			
Asphalt	100% Now	ing, Extent : Modera	2035				
	-	ing, Exieni : Moaera ground And Gazebo	ıє, <i>Агеи А</i>	yetteu . 2070			
	•	Extent : Moderate, A	rea Affect	ed: 10%			
		ground And Gazebo	. 50. 11,,,001				

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

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

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

Asset #: 1942

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

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

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

Asset #: 1942

Mechanical	Current Rep	pair Fut	ure Replacement	Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	1000/	20.40	* *	1		
Natural Gas	100%	2042	<u> </u>	1		
Conversion Equipment	750/	2025	**	1	¢10.700	
Furnace	75% Other Observation, Exte	2037		1	\$10,700	
	Location: Roof	mi : N/A, Area Ajjeciea	. 100%			
	Explanation: 7 Roofto	on Packaga Units				
H 4 W 4 D . 11			7 **	1	¢2.600	
Hot Water Boiler	25%	2037		1	\$3,600	
	Other Observation, Exte Location: Boiler Room		: 100%			
		n				
Distribution	Explanation: 1 Unit					
Distribution Hot Wtr Piping/Pump	25%	2040	**	4	\$500	
No Component	75%	2040	,	4	\$300	
Terminal Devices	7370					
Convector/Radiator	25%	2030	\$57,500	1	\$2,300	
No Component	75%	2030	\$57,500	1	\$2,300	
Air Conditioning	7370					
Energy Source						
Electricity	100%	2040	**	1		
Conversion Equipment	10070	2010	<u>, </u>	-		
Ext Pkg Unit -	100%	2037	**	2	\$1,800	
Heating/Cooling	10070	2007		_	\$1,000	
6 6	Other Observation, Exte	ent : 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 : I	Moderate, Area Affecte	d : 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	1000/	_				
Cast Iron	100%	LIFE	**	1		
Storm Drain Piping	1000/	_				
Cast Iron	100%	LIFE	**	1		
Sewage Ejector(s)	1000/	***			4. - 0:	
Electric	100%	2037	**	4	\$1,700	
Backflow Preventer	1000/	***	, .a. ·		4.00	
Generic	100%	2037	**	1	\$1,800	

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

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

Asset #: 1942

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Plumbing							
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent: N/A	l, Area Affected : 100%	ó				
	Location: 1st To 2nd Floor						
	Explanation: One Unit						
Fire Suppression							
Standpipe							
Generic	100%	2042	* *	1-5	\$15,100		
Chemical System							
No Component	99%						
Generic	1%	2027	\$800	1-3	\$800		
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Kitchen						
	Explanation : 1 Set						

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

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

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Print Date: 14-Oct-2022 HUMAN RESOURCES ADMINISTRATION - FY 2023

Asset Name : TRANSITIONAL HOUSING ROSE HOUSE

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 08-Feb-2019 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,6,7

Block : 1911 Lot : 45 BIN : 1057874

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$200,000
Interior Architecture	\$197,900	\$2,796,100
Electrical		\$529,700
Mechanical	\$336,500	
Total	\$534,400	\$3,525,800
Importance Code A		\$200,000
Importance Code B	\$534,400	\$3,325,800
Total	\$534,400	\$3,525,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$2,500	\$30,200		
Interior Architecture	\$37,100	\$7,800	\$134,500	\$5,800
Electrical	\$12,400	\$45,000	\$2,000	\$2,100
Mechanical	\$34,600	\$15,100	\$10,700	\$6,800
Site Pavements	\$2,100			
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$95,600	\$105,000	\$154,100	\$21,600
Importance Code A	\$33,300	\$33,400	\$3,200	\$3,100
Importance Code B	\$48,900	\$71,600	\$150,900	\$18,600
Importance Code C	\$13,400			
Total	\$95,600	\$105,000	\$154,100	\$21,600



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

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

Asset #: 4352

rchitecture	Cı	urrent Repair	Future Replacement		M		
ystem Component Type		ll Date Estimated Cost /ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior							
Exterior Walls							
Cast Stone/Terra Cotta	10%		LIFE	**	5	\$105,500	
	Repairs in Pro Location : T	ogress, Extent : N/A, Area hroughout	Affected .	: 100%			
Masonry: Brick	65%		LIFE	* *	5	\$87,800	
	Repairs in Pro Location : T	ogress, Extent : N/A, Area : hroughout	Affected .	: 100%			
Masonry: Brick	5%		LIFE	* *	5	\$6,800	
Masonry: Limestone	10%		LIFE	* *	5	\$10,100	
	Repairs in Pro Location : T	ogress, Extent : N/A, Area . hroughout	Affected .	: 100%			
Stucco Cement	10%		2035	* *	5	\$33,800	
	Repairs in Pro Location : T	ogress, Extent : N/A, Area hroughout	Affected .	: 100%			
Windows							
Aluminum	95%		2055	* *	5	\$26,700	
	Repairs in Pro Location : T	ogress, Extent : N/A, Area hroughout	Affected .	: 100%			
Metal Clad	5%		2038	* *	5	\$8,800	
Parapets							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$3,200	
	Repairs in Pro Location : T	ogress, Extent : N/A, Area hroughout	Affected .	: 100%			
Masonry: Brick	77%		LIFE	* *	5	\$3,100	
·	Repairs in Pro Location : T	ogress, Extent : N/A, Area hroughout	Affected .	: 100%		·	
Pre-Cast Concrete	3%		LIFE	* *	5	\$800	
Stucco Cement	10% N	Now \$2,500	2035	* *	5	\$500	
	Repairs in Pro Location : T	ogress, Extent : N/A, Area hroughout	Affected .	: 100%			
Roof							
Skylight, Metal/Glass	5%		2040	* *	10	\$5,500	
Under Construction	95%						

Interior

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

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

Asset #: 4352

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors Carpet	Staining/1	_	\$2,700 Extent : Moderate at Activity Area	2026 s, Area Aj	\$134,500 ffected : 20%	3	\$11,700	
Cast in Place Concrete Ceramic Tile		0-2 Crumbling,	\$107,200 Extent : Light, Are out Bathrooms In F			5 5	\$34,100 \$19,500	
Vinyl Tile	Location Worn/Ero	Crumbling, n : Through ded, Extent	\$21,000 Extent : Moderate out : Severe, Area Affe : In Residences			3	\$5,800	
Wood	Location Uneven St	ted Finish, n : Through urface, Exte	\$90,700 Extent : Moderate, out Residences ent : Light, Area Afj out Residences			5	\$73,000	
Interior Walls								
Ceramic Tile	_	Crumbling,	\$13,400 Extent : Light, Are at Corridor Area	2039 ea Affecte	* * ed : 2%	5	\$6,200	
Concrete Masonry Unit	5%	<u> </u>		LIFE	* *	5	\$1,700	
Gypsum Board	50%			LIFE	* *	5	\$25,000	
Masonry: Fieldstone	5%			LIFE	* *			
Plaster	25%	1		LIFE	* *	5	\$6,200	
Ceilings AcousTileSusp.Lay-In Exposed Struc: Steel	10%			2035 LIFE	* *	5	\$15,600	
Exposed State. Steel	Other Obs	servation, E	Extent : N/A, Area A out Basement l Decking		100%			
Gypsum Board	82%	ı		LIFE	* *	5	\$159,600	
ite Enclosure Fence/Gates							•	
Cast in Place Concrete	50%			2050	* *			
Chain Link	Location	servation, E n : Rear Yar	Extent : Light, Area rd Is A Fence On Top			e		
Iron Picket	25%		^ _	2050	* *			
Retaining Walls Cast in Place Concrete	100%			2050	* *			

Site Pavements

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

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

Asset #: 4352

Architecture	Current R	Current Repair Future Replacement		Maintenance			
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements							
Public Sidewalk							
Cast in Place Concrete	100% Now	\$2,100	2035	* *			
	Cracking/Crumbling,	Extent : Moderate	Area Aj	fected : 5%			
	Location : Various A	reas At Street Fron	ıt				
On-Site Walkways							
Cast in Place Concrete	95%		2035	* *			
Metal	5%		2030		1-3		
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : Areaways	Located At Front	Of Build	ling			
	Explanation : Steel S	Stairs Leading Dov	vn Into A	1reaway			
Activity Yard			•	•			•
Not Accessible	100%						

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2050	* *	5	\$300	
	Other Observation, E	xtent : N/A, Area A	ffected:	100%			
	Location : Electrica	al Room					
	Explanation: One 4	400 Ampere And Or	ne 400 Ai	npere Main Disco	nnect Sw	itches	
Switchgear / Switchboard		-					
Molded Case Bkrs	100%		2050	* *	5	\$1,700	
Raceway							
Conduit	100%		2050	* *	1		
Panelboards							
Fused Disc Sw	10%		2046	* *	5	\$100	
Molded Case Bkrs	90%		2038	* *	5	\$1,500	
Wiring							
Thermoplastic	100%		2040	* *	1		
Motor Controllers							
Locally Mounted	100%		2035	* *	5	\$400	
Ground							
Grounding Devices							
Generic	100% 4+	\$10,200	LIFE	* *	5	\$900	
	Corroded, Extent : M	· ·	cted : 100)%			
	Location : Basemen						

Lighting

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

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

Asset #: 4352

Electrical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting									
Interior Lighting									
Fluorescent	25%		2035	* *	10	\$14,600			
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Basement, Offices And 2nd To 7th Floor Hallway								
	Location : Basem	ent, Offices And 2nd							
Fluorescent	10%		2035	* *	10	\$5,800			
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Recre	ation Room							
Fluorescent	20%		2035	* *	10	\$11,700			
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Variou	us Locations							
Incandescent	45%		2030	\$471,600	2	\$600			
Egress Lighting									
Emergency, Battery	50%		2035	* *	10	\$7,700			
Exit, Battery	50%		2035	* *	10	\$2,200			
Exterior Lighting									
HID	20%		2030	\$58,100	10				
	Malfunctioning, Extent: Moderate, Area Affected: 50%								
	Location : Rear Y	^z ard							
No Component	80%								
Alarm									
Security System									
No Component	70%								
Generic	30%		2035	* *	1	\$7,100			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Stairs, Basement, 1st Floor								
	Explanation : Hig	gh Definition Camera	s With N	ight Vision					
Fire/Smoke Detection	5 00/								
No Component	70%		2020	¢40. 2 00	1.2	010 100			
Generic, Analog	30%		2030	\$48,200	1-3	\$12,100			

Mechanical	Current Repair	Future	uture Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	3%	2040	* *	1		
·	Other Observation, Extent: N/A, Area A	ffected: 1	00%			
	Location: Throughout Basement And	lst Floor				
	Explanation : 10 Electric Heaters - Ce	iling Mour	nted			
Natural Gas	97%	2040	* *	1		

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

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

Asset #: 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%			2043	* *	1	\$28,400		
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%				
	Location	: Basemen	t Of 124 W. 127th	Street					
	Explana	tion : 1 Boi	ler Serves All Four	Building	gs				
Hot Water Boiler	7%	0-2	\$27,800	2050	* *	1	\$2,000		
1100 11 4001 20 1101						•	\$2, 000		
	Corroded, Extent : Severe, Area Affected : 2% Location : Courtyard, Deteriorated Boiler Stack								
Radiant Heater	3%			2030	\$48,600	2	\$900		
Distribution	370			2030	\$40,000		\$900		
Hot Wtr Piping/Pump	100%			2038	* *	1	¢2 100		
1 0 1	100%			2038		4	\$3,100		
Terminal Devices	1000/			2025	* *	1	¢20.000		
Convector/Radiator	100%			2035	* *	1	\$20,600		
Air Conditioning									
Energy Source	1000/			2016	* *				
Electricity	100%			2046	* * *	1			
Conversion Equipment	400/				44.4				
Split Unit	10%			2025	\$147,900				
Window/Wall Unit	80%			2025	\$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%			2050	* *	1			
Under Construction	5%								
HW Heat Exchanger									
HTHW/HW	100%			2050	* *				
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
		ervation, E	xtent : Light, Area		: 100%	-			
	Location: Side Of The Building								
		-	_	nized Ste	eel Leader To Cast	Iron Pini	ing Into the		
	Building		ppc.s 10 Guiva	204 510	1. 10 Cust	0 1 ipi			
Backflow Preventer									
Generic	100%			2030	\$27,800	1	\$3,900		
Fixtures					, .,.,.		+ - y +		
Generic	100%								
Vertical Transport	10070								

Vertical Transport

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

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

HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING ROSE HOUSE

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light	, Area Affected : 100%	ó			
	Location: Basement To 7th Floo	or				
	Explanation: One Unit Is Not W	Vorking				
Fire Suppression						
Standpipe						
Generic	100%	2050	* *	1-5	\$32,100	
Sprinkler						
No Component	95%					
Generic	5%	2040	* *	1-2	\$900	
	Other Observation, Extent: N/A,	Area Affected : 100%				
	Location: Basement					
	Explanation: Basement					

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

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

Print Date: 14-Oct-2022 HUMAN RESOURCES ADMINISTRATION - FY 2023

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

Borough : BROOKLYN Agency's Number : N/A

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

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

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 1602 Lot : 13 BIN : 3043244

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	\$53,500	\$75,000
Electrical		\$319,400
Mechanical	\$95,600	\$247,800
Total	\$149,000	\$642,200
Importance Code A		\$182,600
Importance Code B	\$149,000	\$459,600
Total	\$149,000	\$642,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$77,500	_	\$41,600	
Interior Architecture	\$172,300			\$300
Electrical	\$88,800	\$1,600	\$1,700	\$2,200
Mechanical	\$4,400	\$1,900	\$1,700	\$1,400
Site Enclosure	\$1,200			
Site Pavements	\$4,300			
Total	\$348,600	\$3,500	\$45,000	\$4,000
Importance Code A	\$78,400	\$900	\$42,400	\$900
Importance Code B	\$237,300	\$2,600	\$2,600	\$3,100
Importance Code C	\$32,900			
Total	\$348,600	\$3,500	\$45,000	\$4,000



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

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

chitecture		Current l	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Cast Stone/Terra Cotta	25%			LIFE	* *	5	\$83,800	
Stucco Cement	75%			2046	* *	5	\$40,200	
Windows						_		
Aluminum		Now	\$11,200	2049	**	5	\$2,400	
			ct, Extent : Modera	ite, Area	Affected: 10%			
=	Location	: Apartme	nts Throughout					
Parapets	100/				de de	5 10	#12 000	
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	\$13,900	
Masonry: Brick	50%			LIFE		5-10	\$16,700	
Metal Rail	40%			2046	* *	5-10	\$35,300	
Roof	0.50/			2020	* *	10	014 400	
Modified Bitumen	95%			2038	* *	10	\$14,400	
Skylight, Metal/Glass	5%			2043	* *	10	\$2,500	
Soffits	1000/			LIDE	* *	-		
Cast in Place Concrete	100%			LIFE	4. 4.	5		
erior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$12,200	
Ceramic Tile	5%	0-2	\$15,300	2036	* *	5 5	\$12,200 \$700	
Ceramic The	•		. ,			3	\$700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% Location : Toilets Throughout							
			nrougnoui : Moderate, Area A	Iffacted :	100/			
		ieu, Exteni : Toilets T		ујестеи .	10/0			
O T'1				2020	* *		Φ. 7. 2 00	
Quarry Tile	25%	0-2	\$25,000	2038		5	\$5,200	
			od, Extent : Moder out 1st Floor	ate, Area	і Ајјесіеа : 5%			
Vinyl Tile		Now	\$37,500	2033	\$75,000	3	\$1,000	
-	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 50%			
	Location	: Kitchens	Throughout					
Wood	11%	Now	\$53,500	2048	* *	5	\$2,900	
			Extent : Light, Area		d : 50%	-	¥-9- • •	
			nts Throughout	33				
		-	: Moderate, Area	Affected	: 10%			
	•		nts Throughout	00				
Wood	39%	_	-	2048	* *	5	\$20,300	

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

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

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

Asset #: 4346

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	Broken/M Location Joint Mor	ı : Corridoi tar Miss/Er	\$11,700 nents, Extent : Moder r And Toilets Throug rod, Extent : Moder	ghout ate, Ared		5	\$1,100	
			r And Toilets Throu					
Concrete Masonry Unit	Vertical C		\$2,000 nt : Light, Area Aff nt Boiler Room	LIFE ected : 1	* * 0%	5	\$400	
Gypsum Board	65%			LIFE	* *	5-10	\$24,100	
Plaster	20%			LIFE	* *	5-10	\$3,700	
Ceilings								
Exposed Struc: Steel	5%			LIFE	* *	10	\$2,800	
Gypsum Board	75%			LIFE	* *	5-10	\$71,700	
Plaster	20%		\$8,300 Extent : Moderate	LIFE	* *	5	\$3,500	
	Patching	Evident, Ex	nts Throughout tent : Moderate, Ar nts Throughout	rea Affec	ted : 5%			
Site Enclosure								
Fence/Gates								
Chain Link	40%			2053	* *			
Iron Picket	60%			2068	* *			
Free Standing Walls Masonry: Brick	_		\$1,200 Extent : Moderate ekalb	2053 , Area Aj	** ffected : 5%			
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%		\$4,300	2033	\$43,200			
			: Light, Area Affec e Play Yard	ted : 10%	%			

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

Under 600 Volts

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

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

Asset #: 4346

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

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

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

Asset #: 4346

Electrical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated 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 : 10	00%			
	Location : Throughout The	Building				
	Other Observation, Extent:	N/A, Area Affected .	100%			
	Location : Throughout The	Building				
	Explanation : Strobe Lights Horns	, Alarm Bells, Man	ual Pull Stations, S	moke De	tectors And	

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2043	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2031	\$182,600	1	\$8,700	
	On Extended Life, E.		lffected :	100%			
	Location : Baseme						
	Other Observation, I		ffected :	100%			
	Location : Baseme						
	Explanation: 3 Un	iits					
Distribution (P)	1000/		20.41	* *		ф1 2 00	
Hot Wtr Piping/Pump	100%		2041	* *	4	\$1,300	
Terminal Devices	1000/		2020	* *	1	¢5.700	
Convector/Radiator	100%		2038		1	\$5,700	
Controls Electrical	100%		2026	\$95,600			
Air Conditioning	10070		2020	\$75,000			
Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment							
Window/Wall Unit	100%		2028	\$65,100	1		
Ventilation				-			
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$3,100	
No Component	80%						
Exhaust Fans							
Roof	20% Now	\$1,300	2028	\$6,700	2	\$100	
	Broken, Extent : Sev	00	25%				
	Location: 1 Of 4 U	Inits On The Roof					
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2043	* *	1		

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

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

HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING - HORIZONS

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

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

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

Print Date: 14-Oct-2022 HUMAN RESOURCES ADMINISTRATION - FY 2023

Asset Name : TRANSITIONAL HOUSING - NEW HOPE

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

Borough : BROOKLYN Agency's Number : N/A

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

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

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

Block : 3755 Lot : 22 BIN : 3084088

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,331,400	
Interior Architecture	\$101,700	\$333,300
Electrical		\$425,300
Mechanical		\$204,200
Site Enclosure		\$79,300
Total	\$1,433,100	\$1,042,000
Importance Code A	\$1,331,400	
Importance Code B	\$101,700	\$962,700
Importance Code C		\$79,300
Total	\$1,433,100	\$1,042,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$57,300			
Interior Architecture	\$147,600		\$1,000	\$1,000
Electrical	\$4,400	\$2,400	\$2,700	\$2,900
Mechanical	\$61,100	\$3,200	\$2,500	\$2,100
Site Enclosure	\$1,600			
Site Pavements	\$8,300			
Total	\$280,200	\$5,600	\$6,200	\$6,000
Importance Code A	\$98,100	\$1,300	\$1,300	\$1,300
Importance Code B	\$84,000	\$4,300	\$5,000	\$4,700
Importance Code C	\$98,000			



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

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

Fail Date II (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
% Now				(113)		
% Now						
% Now						
g/Crumbling, E		LIFE , Area A <u>f</u>	* * fected : 20%	5	\$26,300	
_						
		ea Affect	ed : 20%			
		ate, Area	Affected: 25%			
/Discoloring, E	Extent : Moderate	, Area A <u>j</u>	fected : 10%			
		a Affected	d : 20%			
		a Affected	d : 20%			
				5	\$1,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : At Main Entrance						
	Silis Tha Decore		**	1		
	\$95,400		* *	-	\$10,800	
			fected · 15%	3	\$10,000	
· · · · · · · · · · · · · · · · · · ·						
•						
- "						
·						
·						
			cu . 10/0			
	on: Throughous on: Throughous on: North And ortar Miss/Erocon: Throughous on: Street Face on: Street Face on: At Corners on: Fire Escapation: Rusting on: At Main Enortar Miss/Erocon: At Window of Crumbling, Econ: Interior Cond Cracks, Extertion: Interior Cond Cracks, Extertion: Interior Cond Interior Cond Con: Interior Cond Interior Cond Con: Interior Cond Cond Cond Cond Cond Cond Cond Cond	on: Throughout al Cracks, Extent: Moderate, Are on: North And East Facades ortar Miss/Erod, Extent: Moderate on: Throughout c/Discoloring, Extent: Moderate on: Street Facades Cracks, Extent: Moderate, Area on: At Corners observation, Extent: Severe, Area on: Fire Escape Throughout nation: Rusting One	on: Throughout al Cracks, Extent: Moderate, Area Affect on: North And East Facades ortar Miss/Erod, Extent: Moderate, Area on: Throughout c/Discoloring, Extent: Moderate, Area Affecte on: Street Facades Cracks, Extent: Moderate, Area Affecte on: At Corners observation, Extent: Severe, Area Affecte on: Fire Escape Throughout nation: Rusting ON Now \$14,400 LIFE of Crumbling, Extent: Severe, Area Affecte on: At Main Entrance ortar Miss/Erod, Extent: Moderate, Area on: At Window Sills And Decorative Ban on: At Window Sills And Decorative Ban on: Interior Courtyard And Rear Facade al Cracks, Extent: Moderate, Area Affect on: Interior Courtyard And Rear Facade of Discoloring, Extent: Moderate, Area Affect on: Interior Courtyard And Rear Facade of Discoloring, Extent: Moderate, Area Affect on: Interior Courtyard And Rear Facade of Discoloring, Extent: Moderate, Area Affect on: Interior Courtyard And Rear Facade of Discoloring, Extent: Moderate, Area Affect on: Interior Courtyard And Rear Facade of Discoloring, Extent: Moderate, Area Affect on: Interior Courtyard And Rear Facade of Discoloring, Extent: Moderate, Area Affect on: Interior Courtyard And Rear Facade of Discoloring, Extent: Moderate, Area Affect on: Interior Courtyard And Rear Facade of Discoloring, Extent: Moderate, Area Affect on: Interior Courtyard And Rear Facade	al Cracks, Extent: Moderate, Area Affected: 20% on: North And East Facades ortar Miss/Erod, Extent: Moderate, Area Affected: 25% on: Throughout (Discoloring, Extent: Moderate, Area Affected: 10% on: Street Facades Cracks, Extent: Moderate, Area Affected: 20% on: At Corners Observation, Extent: Severe, Area Affected: 20% on: Fire Escape Throughout nation: Rusting On: At Main Entrance Ortar Miss/Erod, Extent: Moderate, Area Affected: 10% on: At Window Sills And Decorative Banding On: At Window Sills And Decorative Banding On: At Window Sills And Rear Facade al Cracks, Extent: Moderate, Area Affected: 15% on: Interior Courtyard And Rear Facade	on: Throughout al Cracks, Extent: Moderate, Area Affected: 20% on: North And East Facades ortar Miss/Erod, Extent: Moderate, Area Affected: 25% on: Throughout t/Discoloring, Extent: Moderate, Area Affected: 10% on: Street Facades Cracks, Extent: Moderate, Area Affected: 20% on: At Corners thservation, Extent: Severe, Area Affected: 20% on: Fire Escape Throughout nation: Rusting the Now \$14,400 LIFE ** 5 g/Crumbling, Extent: Severe, Area Affected: 10% on: At Main Entrance ortar Miss/Erod, Extent: Moderate, Area Affected: 15% on: At Window Sills And Decorative Banding the Now \$95,400 2038 ** 5 g/Crumbling, Extent: Moderate, Area Affected: 15% on: Interior Courtyard And Rear Facade al Cracks, Extent: Moderate, Area Affected: 25% on: Interior Courtyard And Rear Facade the Cracks, Extent: Moderate, Area Affected: 15% on: Interior Courtyard And Rear Facade the Discoloring, Extent: Moderate, Area Affected: 15% on: Interior Courtyard And Rear Facade the Discoloring, Extent: Moderate, Area Affected: 15% on: Interior Courtyard And Rear Facade the Discoloring, Extent: Moderate, Area Affected: 10%	on: Throughout al Cracks, Extent: Moderate, Area Affected: 20% on: North And East Facades ortar Miss/Erod, Extent: Moderate, Area Affected: 25% on: Throughout ty/Discoloring, Extent: Moderate, Area Affected: 10% on: Street Facades Cracks, Extent: Moderate, Area Affected: 20% on: At Corners bbservation, Extent: Severe, Area Affected: 20% on: Fire Escape Throughout nation: Rusting % Now \$14,400 LIFE ** 5 \$1,400 g/Crumbling, Extent: Severe, Area Affected: 10% on: At Main Entrance ortar Miss/Erod, Extent: Moderate, Area Affected: 15% on: At Window Sills And Decorative Banding % 2053 ** 1 % Now \$95,400 2038 ** 5 \$10,800 g/Crumbling, Extent: Moderate, Area Affected: 15% on: Interior Courtyard And Rear Facade al Cracks, Extent: Moderate, Area Affected: 25% on: Interior Courtyard And Rear Facade u/Discoloring, Extent: Moderate, Area Affected: 15% on: Interior Courtyard And Rear Facade enetration, Extent: Moderate, Area Affected: 15% on: Interior Courtyard And Rear Facade enetration, Extent: Moderate, Area Affected: 15% on: Interior Courtyard And Rear Facade enetration, Extent: Moderate, Area Affected: 10%

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

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

Asset #: 4345

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance						
System Component Type	% of 1 Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Exterior Roof											
Modified Bitumen	95%	Now	\$195,700	2043	* *						
Wedned Brainen		Alligatoring, Extent : Moderate, Area Affected : 50%									
		: Throughout	-								
	Blisters, Ex	tent : Severe	Area Affected :	25%							
	Location	: Throughout	Roof Surface								
	Seams Ope	n/Split, Exter	it : Severe, Area	Affected	! : 10%						
		: Throughout									
			nt : Moderate, A								
	Location	: Throughou	t. Water Leaking	Into Top	o Floor Apartments						
Skylight, Metal/Glass	5%			2053	* *	10	\$3,200				
Soffits											
Cast in Place Concrete	100%			LIFE	* *	5					
nterior											
Floors	5 0 /				de .de	_	40.700				
Cast in Place Concrete	5%			LIFE	* *	5	\$8,500				
Ceramic Tile	5% 20%			2036	* *	5	\$1,900				
Quarry Tile Sheet Vinyl/Rubber		Now	\$12,400	2038 2033	\$124,000	5 5	\$11,600 \$1,500				
Sheet vinyl/Rubbel			\$12,400 Ioderate, Area		·	3	\$1,500				
		: Bathrooms	roaerate, zirea z	пресней.	2070						
Vinyl Tile	20%	30.0.0000		2033	\$209,300	3	\$3,900				
Wood	45%	0-2	\$101,700	2033	\$209,300 * *	5	\$16,400				
WOOd	45% 0-2 \$101,700 2048 " 5 \$16,400 Deteriorated Finish, Extent: Moderate, Area Affected: 30%										
	Location : Various Apartments										
	Location: various Apartments Loose Units, Extent: Moderate, Area Affected: 5%										
		Location: Various Apartments									

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

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

Asset #: 4345

Architecture		Current F	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls	100/	3.7	#22 000	2026	ىك بك	-	Ф2 200	
	Loose/De Location Misaligne Location Water Per	n: 3rd And d/Bulging, n: 3rd And netration, E	\$23,800 c, Extent : Moderat 4th Floor Stairs Extent : Moderate, 4th Floor Stairs xtent : Moderate, A 4th Floor Stairs	Area Aff	Sected : 5%	5	\$2,200	
Concrete Masonry Unit			\$10,200 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$900	
Gypsum Board	Water Per		\$5,500 xtent : Moderate, A ns And Around Win		Apartments	5	\$12,000	
Masonry: Brick	Location Water Per Location Worn/Ero	Crumbling, n: Basemen netration, E: n: Basemen	xtent : Moderate, A t : Severe, Area Affe	Irea Affe	cted : 20%			
Plaster	Location Water Per	Crumbling, 1 : Bulkhead	xtent : Severe, Area	-		5	\$4,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2038	* *	5	\$5,800	
Exposed Struc: Concrete Gypsum Board	60% Water Per	Now netration, E	\$19,900 xtent : Moderate, A ns And Top Floor A			5-10 5	\$2,400 \$29,100	
Plaster	Location Water Per	Crumbling, 1 : Bulkhead	xtent : Moderate, A	-		5	\$4,800	
ite Enclosure								
Fence/Gates				2053	* *			

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

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

Asset #: 4345

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

Electrical	Current Repair	Future Repla	acement	M		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$100	
	Other Observation, Extent:	N/A, Area Affected : 100%				
	Location : Electrical Room	!				
	Explanation: Main Service	e Disconnect Rated At 600 A	Imperes.			
Switchgear / Switchboard						
Fused Disc Sw	100%	2043	* *	5	\$100	
Raceway						
Conduit	100%	2043	* *	1		
Panelboards						
Fused Disc Sw	5%	2041	* *	5		
Molded Case Bkrs	95%	2041	* *	5	\$600	
Wiring						
Thermoplastic	100%	2043	* *	1		
Motor Controllers						
Locally Mounted	100%	2038	* *	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	

Lighting

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

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

Asset #: 4345

Electrical	Current Rep	pair Futu	Future Replacement		Maintenance				
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting									
Fluorescent	50%	2033	\$189,900	10	\$11,700				
	Other Observation, Exte	-	100%						
	Location : Throughout	-							
	Explanation: T-8 Lam	ps							
Fluorescent	40%	2033	\$152,000	10	\$9,400				
	Other Observation, Exte		100%						
	Location : Apartment								
	Explanation : Compac	t Flourescent Light							
Fluorescent	5%	2028	\$19,000	10	\$1,200				
	Other Observation, Exte	ent : N/A, Area Affected :	100%						
	Location: Basement								
	Explanation: T-12 Lan	nps							
LED	5%	2038	* *						
Egress Lighting									
Emergency, Battery	50%	2033	\$21,000	10	\$3,100				
Exit, Service	50%	2033	\$5,400	1					
Exterior Lighting									
HID	30%	2033	\$35,000	10					
No Component	70%								
Alarm									
Security System	1000/	2022	0.46.000		ФО 600				
Generic	100%	2033	\$46,900	1	\$9,600				
	Other Observation, Exte		100%						
	Location: Hallways And Outside Perimeter								
E' /C 1 B : .'	Explanation : CCTV S	urveillance Cameras							
Fire/Smoke Detection	1000/	2022	¢(1 100	1.2	¢1.6.200				
Generic, Analog	100% 2033 \$64,400 1-3 \$16,200								
	Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building								
	-	-	ong Alama Dalla C	moka D-	taatawa Uassa				
-	Explanation : Strobe L	ights, Manual Pull Stati	ons, Atarm Betts, S	токе Де	ieciors, fiorns				

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

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

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

Asset #: 4345

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment							*	
Hot Water Boiler	15%	0-2	\$39,800	2053	**	1	\$1,700	
			nt : Moderate, Ared	a Affecte	d: 25%			
		: Unit No.		1.00	. 1 1000/			
		у Еддісіепі, : Basemen	Extent : Severe, Ar	еа Ајјес	tea : 100%			
				Afford ad	. 1000/			
		eu Lije, Ex : Basemen	tent : Severe, Area	Ајјестеи	. 100%			
			xtent : Light, Area	Affactad	. 100%			
			xieni . Ligni, Area it Boiler Room	Ајјестеи	. 100/0			
			ltiple Units					
Hot Water Boiler	85%	ion . + mu	ilipie Onlis	2038	* *	1	\$10,700	
Distribution	03/0			2038		1	\$10,700	
Hot Wtr Piping/Pump	10%	Now	\$1,100	2041	* *	4	\$100	
Tiot wa riping/ramp			t : Moderate, Area		: 20%	-	Ψ100	
			ating Pump, Basem					
Hot Wtr Piping/Pump	90%		3 17	2041	* *	4	\$1,700	
Terminal Devices	7070			2011		•	Ψ1,700	
Convector/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	200/			LIDE	* *	2.5	04.700	
Ductwork/Diffusers	20%			LIFE	7. 7.	2-5	\$4,500	
No Component Exhaust Fans	80%							
Exnaust Fans Roof	20%	Now	\$1,000	2028	\$9,700	2	\$100	
KOOI			# : Moderate, Area			2	\$100	
	Location		. Moderate, med	Пуссиси	. 2070			
No Component	80%							
Plumbing	00/0							
H/C Water Piping								
Brass/Copper	10%	0-2	\$9,600	2043	* *	1		
Erass. copper			evere, Area Affected			-		
			ain, Basement					
			xtent : Moderate, A	Area Affe	cted : 100%			
		: Basemen		-				
	Explanat	ion : Unde	r Size Circulation	Pump				
Brass/Copper	90%			2043	* *	1		
Brass/Copper					* *	1		

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

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

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			
			oderate, Area Affec	cted : 10	%				
		_	The Storage Tank						
			xtent : N/A, Area A	ffected :	100%				
		: Basemen							
	Explanat	ion : 1 Tan	kless Unit With On	e 100 G	allon Tank				
Sanitary Piping									
Cast Iron		Now	\$1,900	LIFE	* *	1			
	_		Extent : Moderate, 2	Area Affe	ected : 10%				
	Location	: Boiler R	oom 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	: Basemen	t						
Sewage Ejector(s)									
Electric	100%			2033	\$13,100	4	\$1,500		
	Other Observation, Extent : Light, Area Affected : 50%								
	Location	: Basemen	t						
	Explanat	ion : 1 Out	Of 2 Pump Is Und	'er Repai	iring				
Fixtures									
Generic	100%								
Fire Suppression									
Sprinkler									
No Component	95%								
Generic	5%			2033	\$17,300	1-2	\$400		

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

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

Print Date: 14-Oct-2022 HUMAN RESOURCES ADMINISTRATION - FY 2023

Asset Name : TRANSITIONAL HOUSING-HELP HAVEN

Address : 11 AND 13 WEST 137TH STREET

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 05-Feb-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,6

Block : 1735 Lot : 28 BIN : 1053913

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture		\$278,800
Electrical	\$198,500	\$69,000
Mechanical		\$55,000
Total	\$198,500	\$402,800
Importance Code B	\$198,500	\$269,800
Importance Code C		\$133,000
Total	\$198,500	\$402,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				
Interior Architecture	\$55,200	\$2,000		\$700
Electrical	\$600	\$44,700	\$500	\$700
Mechanical	\$1,700	\$1,600	\$2,400	\$1,600
Site Enclosure	\$800			
Total	\$58,300	\$48,400	\$3,000	\$3,000
Importance Code A	\$900	\$1,000	\$900	\$900
Importance Code B	\$54,000	\$47,500	\$2,000	\$2,100
Importance Code C	\$3,400			
Total	\$58,300	\$48,400	\$3,000	\$3,000



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

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

Asset #: 4349

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Under Construction	100%							
Windows								
Aluminum	90%			2038	* *	5		
Metal Clad	10%			2038	* *	5		
Parapets								
Under Construction	100%							
Roof								
Skylight, Metal/Glass	5%			2040	* *	10	\$1,900	
Under Construction	95%							
Interior								
Floors	4001					_	.	
Cast in Place Concrete	10%			LIFE	* *	5	\$5,900	
Ceramic Tile	5%			2039	* *	5	\$1,400	
Quarry Tile	25%			2043	* *	5	\$10,100	
Vinyl Tile	20%		\$14,600	2030	\$145,800	3	\$2,000	
			: Moderate, Area A In Residences Thr		40%			
Wood	40%	Now	\$31,500	2045	* *	5	\$10,100	
	Location	ı : Through	ients, Extent : Light out Extent : Moderate,		-			
		ı : Residen		33				
Interior Walls								
Ceramic Tile	10%			2033	\$133,000	5	\$2,500	
Concrete Masonry Unit	15%			LIFE	**	5	\$1,500	
Gypsum Board	50%		\$3,400	LIFE	* *	5	\$7,400	
71	Water Pen	etration, E	xtent : Moderate, A ces On 6th Floor	rea Affe	cted : 10%		. ,	
Plaster	25%			LIFE	* *	5	\$1,900	
Ceilings								
AcousTileSusp.Lay-In	15%			2035	* *	5	\$4,100	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board		Now	\$5,100	LIFE	* *	5	\$18,600	
			xtent : Moderate, A ces On 6th Floor	rea Affe	cted : 10%			
Plaster	25%			LIFE	* *	5	\$4,200	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2040	* *			
Iron Picket	20%			2050	* *			
Free Standing Walls Cast in Place Concrete	100%			2050	* *			
Cust III I face Concrete	100/0			2030				

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

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

Asset #: 4349

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	90%			2050	* *			
Masonry: Fieldstone	10%	Now	\$800	2040	* *			
	Broken/M	issing Elem	ents, Extent : Seve	re, Area .	Affected : 50%			
	Location	: Stone Cr	acks Under Entrar	ice To 11	West 136th Street			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			
Activity Yard								
Not Accessible	100%							

Electrical	Current Repair	Future	Replacement	M	aintenance							
System Component Type	% of Fail Date Estimated Co Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority						
Under 600 Volts												
Service Equipment												
Fused Disc Sw	100%	2040	* *	5	\$100							
	Other Observation, Extent : Light, A	rea Affected :	100%									
	Location: Electrical Room											
	Explanation : One 600 Ampere, On Switch	ne 200 Ampere	e And One 100 Am	ipere Ma	in Disconnect							
Raceway												
Conduit	100%	2040	* *	1								
Panelboards												
Fused Disc Sw	10%	2038	* *	5								
Molded Case Bkrs	90%	2038	* *	5	\$400							
Wiring												
Thermoplastic	100%	2040	* *	1								
Motor Controllers												
Locally Mounted	100%	2035	* *	5	\$100							
Ground												
Grounding Devices												
Not Accessible	100%											
Lighting												
Interior Lighting												
Fluorescent	25%	2030	\$69,000	10	\$4,300							
	Other Observation, Extent: Light, Area Affected: 100%											
	Location : Basement, Multipurpose	00		Offices								
	Explanation: T-12 Lamps											
Fluorescent	10%	2035	* *	10	\$1,700							
11001000011	Other Observation, Extent : Light, A		100%	10	Ψ1,700							
	Location: Hallways - First Throug											
	Explanation: T-5 Lamps	5 5 1 .0011	~									
Incondessent	65%	2025	\$198,500	2	\$300							
Incandescent	03%	2023	\$198,300	2	\$300							

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

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

Asset #: 4349

Electrical		Current F	Repair	Futui	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2030	\$15,200	10	\$2,200	
Exit, Service	50%			2030	\$3,900	1		
Exterior Lighting								
HID	50%			2025	\$42,300	10		
LED	50%			2038	* *			
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$10,200	1	\$2,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	\$14,000	1-3	\$3,500	

Mechanical	Current Repair	Future	Replacement	M	aintenance					
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit				
Heating										
Energy Source										
Natural Gas	100%	2050	* *	1						
Conversion Equipment										
Hot Water Boiler	100%	2035	* *	1	\$9,200					
	Other Observation, Extent: Light, Area Affected: 100%									
	Location : Boiler Room									
	Explanation: 1 Gas Fired Section	al Hot Water	Boiler							
Distribution										
Hot Wtr Piping/Pump	100%	2038	* *	4	\$900					
Terminal Devices										
Convector/Radiator	90%	2035	* *	1	\$5,400					
Fan Coil Unit/Heat	10%	2030	\$45,000	1	\$600					
Air Conditioning										
Energy Source										
Electricity	100%	2046	* *	1						
Conversion Equipment										
Window/Wall Unit	80%	2028	\$55,000	1						
	Recent Installation, Extent: N/A, A	rea Affected :	100%							
	Location : Throughout									
No Component	20%									
Ventilation	-									
Distribution										
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$2,100					
No Component	80%	L			<i>\$</i> 2,100					
Exhaust Fans	20.0									
Roof	20%	2030	\$7,000	2	\$100					
Wall Unit	10%	2030	\$800	2	\$100					
No Component	70%	_020	\$300	-	\$100					

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

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

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance						
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority					
Plumbing											
H/C Water Piping											
Brass/Copper	100%	2040	* *	1							
Water Heater With Tanks											
Gas Fired	100%	2029	\$16,700	2							
	Other Observation, Extent : Light, Area Affected : 100%										
	Location : Roof										
	Explanation: Two 111 G	allon Leaks									
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 Building										
	Explanation: Roof Scup Building.	pers Are Galvanized S	eel Leader To Cas	t Iron Pij	ping Into The						
Backflow Preventer											
Generic	100%	2030	\$8,100	1	\$1,100						
Fixtures											
Generic	100%										
Fire Suppression											
Sprinkler											
No Component	95%										
Generic	5%	2040	* *	1-2	\$300						

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

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

Print Date: 14-Oct-2022 HUMAN RESOURCES ADMINISTRATION - FY 2023

Asset Name : TRANSITIONAL HOUSING-NEW DAY ONE

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

Borough : BRONX Agency's Number : N/A

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

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

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

Block : 2758 Lot : 36 BIN : 2006311

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$585,700	
Interior Architecture	\$217,400	\$76,100
Electrical		\$619,500
Mechanical		\$258,500
Total	\$803,100	\$954,000
Importance Code A	\$585,700	
Importance Code B	\$54,700	\$954,000
Importance Code C	\$162,700	
Total	\$803,100	\$954,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$81,600		\$46,100	
Interior Architecture	\$85,300		\$3,800	\$4,300
Electrical	\$6,200	\$5,400	\$7,200	\$5,400
Mechanical	\$62,500	\$8,600	\$12,100	\$10,800
Site Enclosure	\$5,600			
Site Pavements	\$7,100			
Total	\$248,300	\$14,000	\$69,200	\$20,500
Importance Code A	\$87,300	\$5,700	\$51,800	\$5,700
Importance Code B	\$141,900	\$8,200	\$17,400	\$11,900
Importance Code C	\$19,000			\$2,900
Total	\$248,300	\$14,000	\$69,200	\$20,500



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

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

Asset #: 4347

Architecture	Current Repair		Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%	4+	\$42,300	LIFE	* *	5	\$10,500	
			t, Extent : Severe, . Lintels At 1st To 5t					
Masonry: Fieldstone	5%			LIFE	* *	5	\$3,900	
Pre-Cast Concrete	5%	Now	\$37,300	LIFE	* *	5	\$8,600	
	Broken/Mi.	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location	: Decorati	ve Banding At Stre	et Facaa	le			
	Joint Mort	ar Miss/Er	od, Extent : Moder	ate, Area	a Affected : 20%			
	Location	: Window	Sills. Street Facade	e				
Stucco Cement	70%			2046	* *	5	\$92,100	
Windows								
Aluminum		Now	\$585,700	2049	* *	5	\$12,600	1
			t : Moderate, Area		l : 50%			
	Location	: North Ar	id East Facade Wii	ndows				
	Ctrwt/Baln	c Not Fun	ct, Extent : Modera	ite, Area	Affected : 50%			
	Location	: North Ar	nd East Facade Win	ndows				
	Misalignea	l/Bulging,	Extent : Severe, Ar	ea Affect	ed : 20%			
	Location	: Through	out Building And C	Office				
Parapets								
Masonry: Brick	35%			LIFE	* *	5-10		
Pre-Cast Concrete	10%			LIFE	* *	5		
Stucco Cement	55%			2046	* *	5		
Roof	0.70/			• • • • •	de de	4.0		
Modified Bitumen	95%			2038	**	10	\$400	
Skylight, Metal/Glass	5%			2053	* *	10	\$100	
Soffits	1000/			2046	de de	_	#200	
Stucco Cement	100%			2046	* *	5	\$200	
Interior								
Floors Cost in Place Congrets	100/			TIEE	* *	_	¢22.200	
Cast in Place Concrete	10%			LIFE	**	5	\$33,300	
Ceramic Tile	10%	N.T.	Φ 5.4.7 00	2036	* *	5	\$7,600	
Quarry Tile		Now	\$54,700	2046		5	\$11,400	
			ents, Extent : Seve	re, Area 1	Ајјества : 10%			
			Hallways					
Vinyl Tile		Now	\$15,400	2038	**	3	\$4,300	
		_	ents, Extent : Seve	re, Area 2	Affected: 5%			
		: 1st Floor						
	_	Crumbling, : 1st Flooi	Extent : Moderate · Rooms	, Area A <u>j</u>	ffected : 2%			
Wood	45%			2048	* *	5	\$64,200	
	Worn/Erod	led, Extent	: Moderate, Area A		10%		,	
		: 2nd Floo						

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

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

Asset #: 4347

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior	•							•		
Interior Walls										
Ceramic Tile	5%			2042	* *	5	\$5,800			
Concrete Masonry Unit	10%	1		LIFE	* *	5	\$9,300			
Glass: Single Pane	1%			LIFE	* *	5	\$1,700			
Gypsum Board	69%	Now	\$54,800	LIFE	* *	5	\$48,100			
	_	_	Extent : Severe, A r Storage Area	rea Affec	ted : 5%					
Masonry: Brick	5%	Now	\$108,000	LIFE	* *					
	Spalling, 1	Extent : Mo	derate, Area Affect	ed : 10%						
	Location: Boiler Room									
			xtent : Moderate, A	rea Affec	cted : 10%					
	Location	n : Boiler R	oom							
Plaster	10%	ı		LIFE	* *	5-10	\$9,900			
Ceilings										
Exposed Struc: Concrete				LIFE	* *	5-10	\$9,500			
Gypsum Board	70%		\$18,200	LIFE	* *	5	\$66,600			
	_	_	Extent : Moderate or Office Area At Li							
Gypsum Board	_	Crumbling,	\$6,500 Extent : Moderate at Corridor And 6th			5	\$9,500			
Plaster	10%			LIFE	**	5-10	\$13,100			
Site Enclosure	1070	'		LII L		3 10	Ψ15,100			
Fence/Gates										
Chain Link	90%			2053	* *					
Iron Picket	10%			2068	* *					
Retaining Walls										
Cast in Place Concrete	8%	1		2053	* *					
Concrete Masonry Unit	32%	Now	\$5,600	2043	* *					
	Other Obs	servation, E	Extent : Moderate, A	1rea Affe	cted : 50%					
	Location	n : East Wal	ll In Rear Yard							
	Explana	tion : Deter	riorated Mortar Joi	nts						
Masonry: Fieldstone	60%	ı		2043	* *					
Site Pavements										
Public Sidewalk										
Cast in Place Concrete	100%	1		2038	* *					
On-Site Walkways										
Cast in Place Concrete	Cracking/	Now Crumbling, n : Entry Sto	\$7,100 Extent : Moderate	2038 , <i>Area A</i> j	* * Gected : 5%					

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

Under 600 Volts

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

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

Asset #: 4347

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Light, Are Location : Electrical Room Explanation : Three Main Service Sv			5 s Each	\$200	
Switchgear / Switchboard						
Fused Disc Sw	50%	2043	* *	5	\$100	
Molded Case Bkrs	50%	2043	* *	5	\$800	
Raceway Conduit	1000/	2042	* *	1		
Panelboards	100%	2043		1		
Molded Case Bkrs	100%	2041	* *	5	\$1,500	
Wiring Thermoplastic	100%	2043	* *	1		
Motor Controllers	1000/	2020	* *	5	¢400	
Locally Mounted Ground	100%	2038		5	\$400	
Grounding Devices Generic	100% Other Observation, Extent : Light, Are Location : Basement Gasoline Meter Explanation : Water Main		**	5	\$1,700	
Lighting						
Interior Lighting Fluorescent	60% T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout	2033 t, Area Affa	\$513,800 ected: 100%	10	\$31,700	
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% Other Observation, Extent : Light, Are Location : Roof Explanation : Controlled Via Photoc		\$13,100 : 100%	10		
LED	15% Other Observation, Extent: Moderate Location: Outside Perimeter Explanation: LED Light Fixtures	2041	* * cted : 100%			
No Component	80%					
Alarm Security System Generic	100% Other Observation, Extent : Light, Are Location : Interior And Exterior Explanation : Surveillance Cameras		\$105,700 : 100%	1	\$21,500	

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

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

Asset #: 4347

Electrical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm Fire/Smoke Detection						
Generic, Digital	100%	2041	* *	1-3	\$35,500	

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (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, Ex. Location : Basement						
	Explanation: 1 Natu	ral Gasoline Burr	ing Stea	m Boiler			
Distribution							
Steam Piping/Pump	100% Other Observation, Ex. Location : East Wing		2043 Affected	* * d : 50%			
	Explanation: Unders	sized Piping Caus	ing Heat	ing Problems			
Terminal Devices Convector/Radiator	100%		2038	* *	1	\$18,600	
Air Conditioning							
Energy Source Electricity	100%		2041	* *	1		
Conversion Equipment Window/Wall Unit	70% 30%		2028	\$149,300	1		
No Component Ventilation	3070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$50,900	
Exhaust Fans Roof	100%		2033	\$109,200	2	\$1,800	
Plumbing	10070		2000	Ψ103,200		Ψ1,000	
H/C Water Piping							
Brass/Copper	100% Now Other Observation, Ex- Location : East Side	\$36,100 tent : Severe, Area	2043 a Affected	* * d : 50%	1		
	Explanation: Hot Wa	ater Piping Under	sized Ca	using Shortages O	n East Si	ide	
HW Heat Exchanger							
Steam Fired	100%		2043	* *	4	\$5,700	
Sanitary Piping							
Cast Iron	100% Blockage /Clogged, Ex Location : Basement	tent : Moderate, 2	LIFE Area Affe	* * cted : 10%	1		
Storm Drain Piping	Location . Dusement						
Cast Iron	100%		LIFE	* *	1		

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

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

HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING-NEW DAY ONE

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sump Pump(s)							
Non-Submersible	100%		2033	\$11,300	4	\$1,800	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	98%						
Generic	2%		2043	* *	1-2	\$300	

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

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

Print Date: 14-Oct-2022 HUMAN RESOURCES ADMINISTRATION - FY 2023

Asset Name : TRANSITIONAL HOUSING-NEW DAY TWO

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

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 25-Apr-2019 Landmark Status : NONE

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

Block : 2758 Lot : 6 BIN : 2006302

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$326,300	
Interior Architecture	\$433,500	\$111,500
Electrical		\$126,300
Mechanical	\$82,000	
Total	\$841,900	\$237,900
Importance Code A	\$326,300	
Importance Code B	\$515,500	\$237,900
Total	\$841,900	\$237,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				\$10,500
Interior Architecture	\$27,800	\$1,300		\$500
Electrical	\$900	\$26,400	\$800	\$900
Mechanical	\$10,600	\$3,700	\$3,900	\$3,700
Total	\$39,400	\$31,400	\$4,700	\$15,600
Importance Code A	\$2,700	\$2,800	\$2,700	\$13,300
Importance Code B	\$11,400	\$28,600	\$1,900	\$2,400
Importance Code C	\$25,200			
Total	\$39,400	\$31,400	\$4,700	\$15,600



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

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

Asset #: 4348

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	* *	5	\$11,200	
Masonry: Fieldstone	12%			LIFE	* *	5	\$4,100	
Slate Panels	3%		\$61,400	LIFE	**	5	\$1,000	
		-	ents, Extent : Seve	re, Area 1	Affected: 50%			
		: Window		166	4-1.750/			
	_	Crumbling, 1 : Window	Extent: Severe, A.	rea Ajjec	tea : /5%			
G. G.		: window	Silis	20.12	* *		Φ.C. 500	
Stucco Cement	60%			2043	* *	5	\$67,500	
Windows	1000/	N	\$264,000	2046	* *	_	¢5.700	
Aluminum		Now	\$264,900 at : Severe, Area Af	2046		5	\$5,700	
	-	шон, Exter : Apartme		јестеа . С	00/0			
		-	nt Onus ct, Extent : Moderc	nte Area	Affected · 20%			
		: Through		iic, mrca	ngjecica . 2070			
		_	xtent : Moderate, A	rea Affe	cted : 10%			
		: Through		33				
Parapets								
Metal: Cage/Fence	10%			2047	* *	5-10	\$5,700	
Pre-Cast Concrete	15%			LIFE	* *	5	\$7,000	
	-	place Evide : Parapet	ent, Extent : N/A, A Walls	rea Affec	cted : 100%			
Stucco Cement	75%			2047	* *	5	\$14,300	
			Extent : N/A, Area A	Iffected :	100%			
		: Parapet						
·	Explana	tion : Insta	lled Over Brick Wa	lls				
Roof Modified Bitumen	050/			2020	* *	10	¢14.400	
Modified Bitumen	95%	tallation F	Extent : N/A, Area A	2038		10	\$14,400	
	Location		Meni . IVA, Area A	<i>престеи</i> .	10070			
Skylight, Metal/Glass	5%	. 1100)		2050	* *	10	\$2,500	
erior	370			2030		10	\$2,300	
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,000	
Ceramic Tile	10%			2039	* *	5	\$4,100	
Quarry Tile	20%			2043	* *	5	\$12,400	
Traffic Topping	5%			2035	* *	5	\$2,600	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 5%			
		: Basemen						
	Explana	tion : Epox	y Coating On Floo	r				
Vinyl Tile	10%			2030	\$111,500	3	\$2,100	
Wood	45%		\$433,500	2058	* *	5	\$17,400	
			Extent : Severe, Ar	ea Affect	ed : 20%			
	Location	: Through	out					

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

Asset #: 4348

Architecture		Current l	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	_		\$2,400 Extent : Moderate out	2039 , Area Aj	* * ffected : 10%	5	\$1,100	
Concrete Masonry Unit	_	4+ Crumbling, 1 : Through	\$8,300 Extent : Moderate out	LIFE , Area Aj	* * ffected : 10%	5	\$1,800	
Gypsum Board		4+ Crumbling, 1 : Through	\$9,200 Extent : Moderate out	LIFE , Area Aj	* * ffected : 10%	5	\$20,200	
Plaster	Cracking/ Location Water Pen	: Bulkhea	xtent : Severe, Area			5	\$1,300	
Ceilings								
AcousTileSusp.Lay-In		tallation, E : Basemer	Extent : N/A, Area A	2043 Iffected :	**	5	\$2,100	
Gypsum Board	80%			LIFE	* *	5	\$41,300	
Plaster	15%			LIFE	* *	5	\$3,900	
Site Enclosure Fence/Gates								
Chain Link	100%			2040	**			
Site Pavements Public Sidewalk Cast in Place Concrete	100%			2043	* *			
On-Site Walkways Cast in Place Concrete	100%			2043	* *			
Activity Yard Rubber Matting	100%			2035	* *			

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$100	
	Other Observation, Extent : Light,	Area Affected : 10	0%			
	Location : Electrical Room					
	Explanation: Two 400 Ampere M	ain Disconnect Sv	vitches			
Switchgear / Switchboard						
Fused Disc Sw	20%	2040	* *	5		
Molded Case Bkrs	80%	2040	* *	5	\$600	

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Asset #: 4348

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•		•			•
Raceway						
Conduit	100%	2040	* *	1		
Panelboards						
Fused Disc Sw	5%	2038	* *	5		
Molded Case Bkrs	95%	2038	* *	5	\$700	
Wiring						
Thermoplastic	100%	2040	* *	1		
Motor Controllers				_		
Locally Mounted	100%	2035	* *	5	\$200	
Ground						
Grounding Devices	1000/	LIDE	* *	_	¢400	
Generic	100%	LIFE		5	\$400	
Lighting						
Interior Lighting Fluorescent	99%	2035	* *	10	\$25,200	
Fluorescent	Other Observation, Extent : Li			10	\$23,200	
	Location: Throughout The E		100/0			
	Explanation: T-8 Lamps	, and ing				
Incandescent	1%	2030	\$4,600	2		
Egress Lighting	170	2030	\$4,000			
Emergency, Battery	50%	2030	\$22,700	10	\$3,300	
Exit, Service	50%	2030	\$5,800	1	ψ5,500	
Exterior Lighting	2070		\$2,000			
HID	100%	2030	\$126,300	10	\$100	
Alarm			· · · · · · · · · · · · · · · · · · ·		·	
Security System						
No Component	70%					
Generic	30%	2030	\$15,200	1	\$3,100	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2030	\$21,000	1-3	\$5,300	

lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2040	* *	1		
Conversion Equipment						
Steam Boiler	100%	2035	* *	1	\$27,500	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location : Outside The Building					
	Explanation : Steam Boiler Replacem Being Used.	ent Has B	een Scheduled. On	ве Тетро	rary Boiler Is	
Distribution						
Steam Piping/Pump	100%	2040	* *			

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Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	100%			2035	* *	1	\$9,000	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2025	\$82,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$1,500	
No Component	90%							
Exhaust Fans								
Roof	10%			2035	* *	2	\$100	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	10%	0-2	\$7,000	2040	* *	1		
			: Moderate, Area A	ffected :	30%			
	Location	: A, B, And	d D Lines					
Brass/Copper	90%			2040	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2040	* *	1-2	\$200	

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