Print Date : 09-Sep-2020 HUMAN RESOURCES ADMINISTRATION - FY 2021

Asset Name Address Borough	: 1958 FUL : BROOKL		ALPH AVE HOWAR Agency's Number		
Program / Asset #	: HRA0024	.000 / 1951	Yr Built/Renovated	: 1912 / 2013	
Area Sq Ft	: 144,341		Project Type	: HUMAN RESOURC	CES
Date of Survey	: 15-Jun-20	17	Landmark Status	: NONE	
Areas Surveyed	: Basement.	, Roof, Floors 1,2,3,4,5			
Block	: 1548	Lot : 19	BIN	: 3042090	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$3,548,600		\$70,100
Interior Architect	ure		\$1,332,500		\$155,400
Electrical			\$1,062,900		\$964,700
Mechanical			\$2,475,600		\$2,549,600
Site Pavements			\$100,200		\$203,800
Total			\$8,519,800		\$3,943,500
Importance Code	A		\$4,483,500		\$99,200
Importance Code	В		\$4,036,400		\$3,844,300
Total			\$8,519,800		\$3,943,500
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$25,700			\$1,000
Interior Architect	ure	\$61,600		\$10,800	\$6,500
Electrical		\$4,700	\$37,700	\$2,800	\$3,300
Mechanical		\$35,000	\$97,300	\$44,800	\$25,100
Site Enclosure		\$10,000			
Elevators/Escalate	ors	\$5,900	\$5,900	\$5,900	\$5,900
Total		\$142,900	\$140,900	\$64,300	\$41,800
Importance Code	А	\$29,300	\$14,500	\$14,300	\$15,300
Importance Code	В	\$95,500	\$126,400	\$50,000	\$26,500
Importance Code	С	\$18,100			
Total		\$142,900	\$140,900	\$64,300	\$41,800



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

Asset # : 1951

rchitecture	Current Repair Future Replacement Maintenance							
					-			
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$15,600	
			t, Extent : Light, A		cted : 66%			
		: Inrougno	out, Herkimer Stre				<u> </u>	
Masonry: Brick	45%	0.0	¢51.200	LIFE	* *	5	\$17,900	
Masonry: Brick	40%		\$51,300	LIFE		5	\$15,900	
			ent : Moderate, Aı reet Façade	rea Affec	ted : 2%			
			tent : Moderate, A	Area Affa	etad · 20/			
					cieu . 276 Adjacent Playgro	und		
			t, Extent : Light, A			ипи		
	-	: Chimney	, Exiem : Eigni, I	17eu 2199eu	cicu : 570			
		-	Extent : Light, Are	a Affecte	$d \cdot 5\%$			
	-	-	Over Roof C	u njjeete	u . 570			
			nt, Area Affected :	20%				
		: Througho						
Masonry: Granite	5%			LIFE	* *	5	\$1,500	
Stucco Cement	5%			2041	* *	5	\$5,000	
Windows								
Aluminum	93%	4+	\$1,678,000	2053	* *	5	\$18,800	
	Broken/M	issing Eleme	ents, Extent : Seve	re, Area	Affected : 100%			
	Location	: Througho	put					
Aluminum	5%			2050	* *	5	\$2,000	
Metal Louvers	2%	4+	\$25,700	2043	* *			
	Broken/M	issing Eleme	ents, Extent : Seve	re, Area	Affected : 100%			
	Location	: Througho	out					
Parapets								
Cast Stone/Terra Cotta	10%		\$517,100	LIFE	* *	5	\$29,500	
			Extent : Light, Are	ea Affect	ed : 5%			
	Location	: Througho	out					
Masonry: Brick	90%		\$42,300	LIFE	* *	5	\$34,300	
			od, Extent : Moder	ate, Area	a Affected : 35%			
	Location	: At Clay T	'ile Coping					

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 BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT

Asset # : 1951

Architecture	C	urrent Re	pair	Futur	e Replacement	Μ	aintenance		
System Component Type		ail Date H Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior Roof									
Cement-Fiber Panel	10%	0-2	\$81,000	2043	* *	5	\$3,500		
	Vegetation G	rowth, Ext	ent : Moderate,	Area Affe	ected : 25%				
	Location : I	Roof D							
	Worn/Erodea	l, Extent :	Moderate, Area	Affected	: 90%				
	Location : I	Roof D							
Modified Bitumen	60%	Now	\$884,100	2038	* *			1	
	Alligatoring,	Alligatoring, Extent : Moderate, Area Affected : 75%							
	Location : Throughout								
	Blisters, Extent : Severe, Area Affected : 20%								
	Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between								
	Cafeteria And Gymnasium								
	Drains Clogged, Extent : Severe, Area Affected : 2% Location : Roof C								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : At Junction Of High Wall Over Roof On First Floor Corridor To Cafeteria								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5% Location : Roofs A, B, E								
	Recent Repair Evident, Extent : Light, Area Affected : 15%								
	Location : Roof B And E								
	Vegetation Growth, Extent : Moderate, Area Affected : 5%								
	Location : Roof A And E								
	Water Penetration, Extent : Severe, Area Affected : 30%								
	Location : 0	Over Junci	ion Of First Flo	or Corrid	lor And Gymnasiu	m, Roofs	A, B, E		
Modified Bitumen	20%	0-2	\$294,700	2038	* *				
	Alligatoring, Extent : Moderate, Area Affected : 50%								
	Location : I	Roof F And	d G						
	Worn/Erodea	l, Extent :	Moderate, Area	Affected	: 100%				
	Location : I	Roof F And	d G						
Play Surface	5%			2028	\$70,100	10	\$5,100		
Skylight, Metal/Glass	5%			2038	* *	10	\$17,000		

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.

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

Asset # : 1951

Architecture	Currei	nt Repair	Futur	e Replacement	Μ	aintenance			
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior									
Floors									
Carpet	e	\$600 ng, Extent : Severe, A	2030 rea Affec	\$29,500 eted : 5%	3	\$3,200			
	Location : 5th F	loor							
Cast in Place Concrete	10% Now	\$12,000	LIFE	* *	5	\$47,300			
	Cracking/Crumbli Location : Throu	ng, Extent : Light, Ard ghout	ea Affecte	ed : 5%					
		, Extent : Severe, Are ement, Incomplete Co							
Ceramic Tile	<u>12% 0-2</u>	\$214.800	2037	**	5	\$13,000			
Ceramic The		5214,800 ng, Extent : Light, Ard			3	\$15,000			
	Location : Throu	0 0	u nyeen	. 2070					
Marble Panels	4% 4+	\$13,400	LIFE	* *	5	\$6,500			
		<i>47</i> ° <i>4</i> ⁺ <i>\$</i> 15,400 EIFE <i>5 \$</i> 0,500 Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Fulton								
Quarry Tile	5%	·	2041	* *	5	\$16,200			
Terrazzo	1%		LIFE	* *	5	\$1,700			
	Cracking/Crumbli	ng, Extent : Light, Ard		ed : 5%	U	\$1,700			
	Location : PS28	0 0	55						
Vinyl Tile	20% Now	\$392,600	2038	* *	3	\$16,200			
5		Extent : Moderate, A		ted : 50%	-	+ -, •••			
		h Floor Corridor Nea	00		ridor				
Vinyl Tile	40%		2033	* *	3	\$32,400			
Wood	7%		2056	* *	5	\$28,400			

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

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

Asset # : 1951

		Current I	Repair	Futur	e Replacemer	nt	Maintenance		
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	ost Cy (Yi		timated Cost	Priorit
erior									
Interior Walls	- 0 (**						
Cast in Place Concrete	-		\$3,100 Extent : Light, Arout	LIFE ea Affecte		* *			
Ceramic Tile			\$2,700 Extent : Moderate	2031 e, Area A <u>j</u>	\$26,8 ffected : 10%	00 5		\$500	
Fiberglass Panel	2%			LIFE	:	* *			
Tionglass Tuller	Recent Co		Extent : Light, Ard ase, Corrugated Pl	ea Affecte	ed : 100%				
Gypsum Board	28%	2-4	\$1,100	LIFE	:	** 5		\$1,500	
		Crumbling, : Through	Extent : Light, Ar out	ea Affecte	ed : 10%				
Masonry: Brick	2%			LIFE		* *			
Marble Panels	3%	2-4	\$2,300	LIFE		* *			
	-	Crumbling, : Through	Extent : Light, Ar out	ea Affecte	ed : 20%				
Plaster	38%	0-2	\$8,900	LIFE	:	** 5		\$1,000	
		ing, Extent	out, Below Cafeter t : Moderate, Area		-	Jeji			
	Location	: Below C	afeteria, Auditouri		Left				
Plaster	Location	: Below C	afeteria, Auditouri			** 5		\$300	
Ceilings	12%			um Stage LIFE				· · ·	
	12% 20% Staining/L	2-4 Discoloring,	afeteria, Auditouri \$149,400 , Extent : Moderata out, 4th Floor, Caj	um Stage LIFE 2048 e, Area Aj	-	** 5		\$300 \$21,600	
Ceilings AcousTileSusp.Lay-In	12% 20% Staining/L	2-4 Discoloring,	\$149,400 , Extent : Moderate	um Stage LIFE 2048 e, Area Aj	ffected : 100%	** 5		\$21,600	
Ceilings	12% 20% Staining/E Location	2-4 Discoloring,	\$149,400 , Extent : Moderate	um Stage LIFE 2048 e, Area Aj ĉeteria	ffected : 100%	** 5		· · ·	
Ceilings AcousTileSusp.Lay-In AcousTileSusp.Lay-In	12% 20% Staining/E Location 5% 10% Cracking/	2-4 Viscoloring, : Through 2-4	\$149,400 , Extent : Moderate out, 4th Floor, Caj \$148,600 . Extent : Light, Ar	um Stage LIFE 2048 2, Area Aj ceteria 2041 LIFE	ffected : 100%	** 5		\$21,600 \$10,800	
Ceilings AcousTileSusp.Lay-In AcousTileSusp.Lay-In	12%20%Staining/DLocation5%10%Cracking/DLocation15%Water Pen	2-4 Discoloring, : Through 2-4 Crumbling, : Through Now	\$149,400 , Extent : Moderate out, 4th Floor, Cay \$148,600 . Extent : Light, Ar out \$17,500 Extent : Severe, Are	um Stage LIFE 2048 2, Area Aj ceteria 2041 LIFE 2041 LIFE LIFE	ffected : 100% ed : 20%	** 5		\$21,600 \$10,800	
Ceilings AcousTileSusp.Lay-In AcousTileSusp.Lay-In Exposed Concrete	12%20%Staining/ELocation5%10%Cracking/ELocation15%Water PeneLocation47%	2-4 Discoloring, : Through 2-4 Crumbling, : Through Now etration, E : Room 50 Now	\$149,400 , Extent : Moderate out, 4th Floor, Caj \$148,600 . Extent : Light, Ar out \$17,500 Extent : Severe, Are 00 Closet \$427,200	um Stage LIFE 2048 e, Area Aj feteria 2041 LIFE ea Affecte LIFE a Affected	ffected : 100% ed : 20% d : 5%	** 5 ** 5 ** 5		\$21,600 \$10,800 \$3,400	
Ceilings AcousTileSusp.Lay-In AcousTileSusp.Lay-In Exposed Concrete Gypsum Board	12%20%Staining/DLocation5%10%Cracking/DLocation15%Water PenelLocation47%Cracking/DLocation200, 202Paint Peel	2-4 hiscoloring, : Through 2-4 Crumbling, : Through Now etration, E : Room 50 Now Crumbling, : Through , 203), Aua ing, Extent	\$149,400 , Extent : Moderate out, 4th Floor, Cay \$148,600 . Extent : Light, Ar out \$17,500 \$xtent : Severe, Are 00 Closet \$427,200 . Extent : Moderate out 5th Floor (Roo litourium At Old Sh t : Moderate, Area	um Stage LIFE 2048 2, Area Aj eteria 2041 LIFE ea Affected LIFE a, Area Aj ms 500, 2 cylights, 0 Affected	ffected : 100% ed : 20% d : 5% ffected : 40% 503, Stair 5a), Ceiling Over B : 40%	** 5 ** 5 ** 5 ** 5 ** 5 Througho ooth Nea	out 2nd r Audito	\$21,600 \$10,800 \$3,400 \$40,500 \$63,500 Floor (Rooms orium	
Ceilings AcousTileSusp.Lay-In AcousTileSusp.Lay-In Exposed Concrete Gypsum Board	12%20%Staining/ELocation5%10%Cracking/ELocation15%Water PenelLocation47%Cracking/ELocation200, 202Paint PeelLocation200, 202Paint PeelLocation200, 202Other Obs	2-4 hiscoloring, : Through 2-4 Crumbling, : Through Now etration, E : Room 50 Now Crumbling, : Through , 203), Aua ing, Extent : Through , 203), Aua ervation, E	\$149,400 , Extent : Moderate out, 4th Floor, Caj \$148,600 Extent : Light, Ar out \$17,500 Extent : Severe, Are 0 Closet \$427,200 Extent : Moderate out 5th Floor (Roo litourium At Old Sh : Moderate, Area out 5th Floor (Roo litourium At Old Sh Extent : Severe, Area	um Stage LIFE 2048 2, Area Aj eteria 2041 LIFE a Affected LIFE 2, Area Aj ms 500, 2 cylights, 0 Affected ms 500, 2 cylights, 0	ffected : 100% ed : 20% d : 5% ffected : 40% 503, Stair 5a), Ceiling Over B : 40% 503, Stair 5a), Ceiling Over B	* * 5 * * 5 * * 5 * * 5 * * 5 Throught Cooth Nea Throught	out 2nd r Audito out 2nd	\$21,600 \$10,800 \$3,400 \$40,500 \$63,500 Floor (Rooms orium	
Ceilings AcousTileSusp.Lay-In AcousTileSusp.Lay-In Exposed Concrete Gypsum Board	12%20%Staining/ELocation5%10%Cracking/ELocation15%Water PeneLocation47%Cracking/ELocation200, 202Paint PeelLocation200, 202Other ObsLocation	2-4 hiscoloring, : Through 2-4 Crumbling, : Through Now etration, E : Room 50 Now Crumbling, : Through , 203), Aua ing, Extent : Through , 203), Aua ervation, E : Auditour	\$149,400 , Extent : Moderate out, 4th Floor, Caj \$148,600 Extent : Light, Ar out \$17,500 Extent : Severe, Are 00 Closet \$427,200 Extent : Moderate out 5th Floor (Roo litourium At Old Sh : Moderate, Area out 5th Floor (Roo litourium At Old Sh	um Stage LIFE 2048 e, Area Aj feteria 2041 LIFE ea Affected LIFE a Affected tip tip tip tip tip tip tip tip tip tip	ffected : 100% ed : 20% d : 5% flected : 40% 503, Stair 5a), Ceiling Over B : 40% 503, Stair 5a), Ceiling Over B d : 2%	* * 5 * * 5 * * 5 * * 5 * * 5 Throught Cooth Nea Throught	out 2nd r Audito out 2nd	\$21,600 \$10,800 \$3,400 \$40,500 \$63,500 Floor (Rooms orium	

She 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.

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

Asset # : 1951

			A3361#.1	••••					
rchitecture		Current I	Repair	Futu	re Replacemer	nt	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C		ycle Yrs)	Estimated Cost	Priorit
e Enclosure									
Fence/Gates									
Chain Link	95%			2048		* *			
		/Rusting, E : Playgroi	xtent : Light, Area und Fence	Affected	: 35%				
Iron Picket	5%			2063		* *			
		/Rusting, E : Herkime	xtent : Light, Area r Street	Affected	: 15%				
Retaining Walls									
Cast in Place Concrete		Now	\$4,000	2063		* *			
	-	-	Extent : Moderate r St And Howard A		ffected : 75%				
Masonry: Brick	5%	Now	\$6,000	2038	:	* *			
-	-	Crumbling, 1 : Herkime	Extent : Moderate r Street	, Area A	ffected : 75%				
e Pavements									
Public Sidewalk									
Cast in Place Concrete	Cracking/	Now Crumbling, t : Fulton S	\$50,100 Extent : Moderate treet	2033 e, Area A		* *			
	Loose/Del		e, Extent : Moderat	e, Area A	Affected : 5%				
		Hazard, Ext : Fulton S	tent : Severe, Area treet	Affected	: 25%				
Cast in Place Concrete	50%	Now	\$50,100	2033	:	* *			
	Broken/M	issing Elen	ents, Extent : Mod	erate, Ar	rea Affected : 1	0%			
	Location	: Near Co	rner Of Howard Av	venue					
	-	-	Extent : Severe, A rner Of Howard Av		cted : 10%				
Parking/Driveway									
Cast in Place Concrete	100%			2041	:	* *			
Activity Yard									
Asphalt	-	Crumbling, : Playgroi	Extent : Light, Are	2031 ea Affect	\$203,8 ed : 15%	00			
lectrical		Current I	Repair	Futu	re Replacemer	nt	Μ	aintenance	
ystem Component Tyne	% of Total		Estimated Cost		Estimated C	ost C		Estimated Cost	Priori

Under 600 Volts

Туре

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

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

Asset # : 1951

ectrical	Current Repa	air Fu <u>tur</u>	e Replacement	Μ	aintenance				
stem Component Type	% of Fail Date Es Total (Years)		Estimated Cost		Estimated Cost	Priorit			
der 600 Volts									
Service Equipment									
Fused Disc Sw	27% 2-4	\$3,600 2058	* *	5	\$100				
	Suspect Water Damage, I		Affected : 100%						
	Location : Electrical Re								
	Other Observation, Exter		: 35%						
	Location : Electrical Re								
	Explanation : One 1600	-							
Fused Disc Sw	35%	2028	\$15,700	5	\$200				
	Other Observation, Extent : Light, Area Affected : 35%								
	Location : Electrical Room								
	Explanation : One 1,20	-		rvice B					
Fused Disc Sw	30%	2028	\$13,500	5	\$200				
	Other Observation, Exter		1:30%						
	Location : Electrical Re								
	Explanation : One 800	Ampere Main Disconne	ct Switch For Eme	rgency					
Fused Disc Sw	8%	2048	* *	5	\$100				
Switchgear / Switchboard									
Fused Disc Sw	33%	2028	\$77,500	5	\$200				
Fused Disc Sw	67%	2054	* *	5	\$400				
	Recent Installation, Exter		! : 100%						
	Location : Electrical Re	oom							
Raceway	0.50/	2020	***						
Conduit	95%	2028	\$251,000 * *	1					
Conduit	5%	2038	* *	1					
Panelboards	100/	2027	\$22 000	~	\$300				
Fused Disc Sw	10% Enclosure Corroded, Ext	2027 ant i Madauata Auga At	\$23,900	5	\$300				
			<i>Jeclea</i> : 100%						
	Location : 5th Floor Me				****				
Fused Disc Sw	10%	2044	**	5	\$300				
	Other Observation, Exter	t : Moderate, Area Affe	ectea : 100%						
	Location : Basement								
	Explanation : Feeder B	~			.				
Molded Case Bkrs	50%	2027	\$119,700	5	\$1,900				
	Other Observation, Exter		ected : 30%						
	Location : 1st And 2nd		Course						
	Explanation : Two Pane	-		-	#1 100				
Molded Case Bkrs	30%	2036	* *	5	\$1,100				
Wiring	000/ 2.4	¢222.000 2052	* *	1					
Braided Cloth	90% 2-4	\$333,800 2053		1					
	Insulation Aged, Extent :		0070						
	Location : Throughout	-							
Thermoplastic	10%	2038	* *	1					
Motor Controllers	1000/	2 02 (0100	-	#1 000				
Locally Mounted	100%	2026	\$132,500	5	\$1,000				

Ground

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.

Asset # : 1951

Electrical	Current Repair	Μ	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,100	
Lighting						
Interior Lighting						
Fluorescent	70% T-12 Lamps And Fixtures, Extent : Lig Location : Throughout	2028 ht, Area A	\$238,100 Affected : 100%	10	\$92,800	
Fluorescent	10%	2033	* *	10	\$13,300	
	T-8 Lamps And Fixtures, Extent : Ligh Location : Offices	t, Area A <u>f</u>	fected : 100%			
Incandescent	10%	2023	\$171,300	2	\$300	
	Obsolete Fixtures, Extent : Light, Area Location : Lobby, Auditorium And C		: 100%			
LED	10%	2033	* *			
	Recent Installation, Extent : Light, Are	a Affected	d : 50%			
	Location : Interior Gymnasium, 4th I	Floor Cor	ridor			
	Other Observation, Extent : Light, Are	a Affected	l : 50%			
	Location : Interior Gymnasium 1st F	loor				
	Explanation : Excessive Light Levels					
Egress Lighting						
Emergency, Battery	40%	2033	* *	10	\$13,900	
Emergency, Battery	10%	2023	\$20,800	10	\$3,500	
Exit, Service	40%	2033	* *	1		
Exit, Service	10%	2023	\$4,200	1		
Exterior Lighting						
HID	10%	2023	\$58,200	10		
No Component	90%					
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30% 0-2 \$478,800	2038	* *	1-3	\$24,300	
	Malfunctioning, Extent : Moderate, Ar	ea Affecte	ed : 50%			
	Location : Multi Service Center					
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Hallways					
	Explanation : Obsolete Equipment					

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

Heating

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

Mechanical							
System	Current	-		e Replacement		aintenance	D • • •
Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source Fuel Oil No 2	100%		2048	* *	5	\$44,800	
	Other Observation, 1	-	Affected	: 50%			
	Location : Basemen						
	Explanation : Two Tanks Is Used.	Oil Fuel Tanks. 75	00 Galloi	ns Each. Only One	Of The	Two Oil Fuel	
Conversion Equipment							
Steam Boiler	100% Now	\$934,900	2048	* *	1	\$128,800	1
	Unit Inoperable, Ext	ent : Severe, Area A	Affected :	100%			
	Location : Basemen	1t					
	Other Observation, I	Extent : Severe, Are	a Affecte	d : 100%			
	Location : Basemen	1t					
	Explanation : Thre Temporary Boiler I				t 10 Year	rs Ago. A	
Distribution	A 4						
Steam Piping/Pump	100% Now Obsolete Equipment, Location : Basemen		2028 rea Affect	\$638,800 ted : 100%			
	Other Observation, 1 Location : Basemen		a Affecte	d : 50%			
	Explanation : Defe	ctive Steam Conder	isate Ret	urn Pump.			
Terminal Devices	· · ·			<u>^</u>			
Air Handler	10%		2023	\$203,100	1	\$8,900	
Convector/Radiator	80%		2026	\$618,700	1	\$37,300	
Fan Coil Unit/Heat	8%		2023	\$173,100	1	\$3,700	
Unit Heater - Steam	2%		2028	\$10,300	4	\$300	
ir Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment Interior Pkg Unit -	5%		2022	\$270,100	2	\$400	
Cooling	R-22 Refrigerant, Ex	tent·Lioht Area A		-			
	Location : Lower L		jjecicu .	570			
	Other Observation, 1	-	Affected	: 5%			
	Location : Lower L						
	Explanation : 1 Un	it					
Split Unit	10%		2036	* *			
Window/Wall Unit	85%		2023	\$255,900	1		
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2	\$18,800	
Ductwork/Diffusers	5%		LIFE	* *	2	\$9,400	
No Component	85%						

Ventilation

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

imated Cost \$80,600	Priority
	Priority
\$80,600	
\$80,600	
\$80,600	
\$3,400	
\$200	
\$1,600	
orking Since	
	\$3,400

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

Asset # : 1951

Mechanical	Currei	nt Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Fire Suppression								
Standpipe								
Generic	100%		2038	* *	1-5	\$72,800		
Sprinkler								
No Component	98%							
Generic	2%		2028	\$28,300	1-2	\$800		
Fire Pump								
Generic	100%		2031	\$93,000	1	\$27,000		
Chemical System Generic	100%		2023	\$27,900	1-3	\$3,700		

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.

Print Date : 09-Sep-2020 HUMAN RESOURCES ADMINISTRATION - FY 2021

Asset Name	: BROWNSVIL	LE MULTI	SERVICE C	TR.		
Address	: 444 THOMAS	S. BOYLA	ND ST. BTW	N: PITKIN AV - E.	NEW YORK AV	
Borough	: BROOKLYN			Agency's Number	: N/A	
Program / Asset #	: HRA0026.000	/ 1953		Yr Built/Renovated	: 1971 / 2010	
Area Sq Ft	: 36,920			Project Type	: HUMAN RESOURCES	3
Date of Survey	: 22-Aug-2017			Landmark Status	: NONE	
Areas Surveyed	: Basement, Roo	of, Floors 1,2	2,3			
Block	: 3496	Lot :	4	BIN	: 3080726	
CAPITAL				FY 2022 - 2025		FY 2026 -

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$528,300	\$177,800
Interior Architecture	\$799,300	\$51,200
Electrical	\$376,700	\$355,700
Mechanical	\$311,600	\$779,000
Site Pavements	\$299,300	
Total	\$2,315,200	\$1,363,800
Importance Code A	\$528,300	\$462,400
Importance Code B	\$1,599,100	\$850,100
Importance Code C	\$187,800	\$51,200
Total	\$2,315,200	\$1,363,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$36,600			
Interior Architecture	\$142,100			\$6,500
Electrical	\$62,300	\$1,500	\$2,000	\$1,200
Mechanical	\$32,100	\$4,700	\$20,600	\$5,600
Site Enclosure	\$10,100			
Site Pavements	\$17,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$304,500	\$10,100	\$26,500	\$17,300
Importance Code A	\$38,400	\$1,800	\$2,300	\$1,800
Importance Code B	\$203,200	\$8,300	\$24,200	\$15,500
Importance Code C	\$62,900			
Total	\$304,500	\$10,100	\$26,500	\$17,300



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.

Asset # : 1953

chitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	170/	Marri	\$70.200	LIEE	* *	5	\$ (5.700	1
Cast in Place Concrete	Cracking/		\$79,200 Extent : Severe, A out, Lintels	LIFE rea Affec		5	\$65,700	1
Concrete Masonry Unit	Location Joint Mort	: Through	od, Extent : Moder	-	-	5	\$28,000	
	Vegetation		Extent : Moderate, .	4rea Affe	ected : 2%			
Masonry: Limestone		0-2 Crumbling, : Through	\$45,100 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$2,900	
Window Wall		0-2 ssing Elem : Through	\$158,800 eents, Extent : Seve out	2039 re, Area	* * Affected : 30%	5	\$29,000	1
Windows								
Aluminum		0-2 issing Elem : Through	\$48,100 eents, Extent : Mod out	2037 erate, Ar	* * ea Affected : 20%	5	\$5,400	
Parapets								
Cast Stone/Terra Cotta	Cracking/	Now Crumbling, : Through	\$8,000 Extent : Moderate out	LIFE , Area A	* * ffected : 50%	5	\$2,300	
Concrete Masonry Unit	-	0-2 Crumbling, : Through	\$3,300 Extent : Moderate out	LIFE , Area A	* * ffected : 20%	5	\$1,300	
Metal Rail	Location	: Through	\$25,300 Extent : Moderate, A out Extent : Light, Area A			5	\$31,500	
	0	: Through	Ų	JJ = 2 + 2 + 4				
Roof Roll Roofing	100%			2031	\$112,100	5	\$42,400	
Soffits Cast in Place Concrete	100%			LIFE	* *	5	\$14,900	

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.

Asset # : 1953

rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors									
Carpet	Punct/Tear	Now r/Impact D : Through	\$73,200 amage, Extent : Se out	2031 vere, Are	\$73,200 ea Affected : 100%	3	\$8,100		
Cast in Place Concrete	Cracking/0	Now Crumbling, : Through	\$11,900 Extent : Severe, A out	LIFE rea Affec	* * cted : 40%	5	\$11,700		
Ceramic Tile	3%			2032	* *	5	\$1,600		
Terrazzo	20%	0-2	\$266,500	LIFE	* *	5	\$8,400		
	-	Crumbling, : Through	Extent : Light, Are out	ea Affecti	ed : 10%				
Vinyl Tile	57%	Now	\$83,300	2024	\$277,800	3	\$11,500		
	-	Crumbling, : Through	Extent : Severe, A	rea Affec					
Interior Walls					л. •	-			
Ceramic Tile	15%			2032	* *	5	\$23,300		
Concrete Masonry Unit	Cracking/0	Now Crumbling, : Through	\$73,700 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%	5	\$12,400		
Glass: Single Pane	Cracking/0	Now Crumbling, : Through	\$24,900 Extent : Moderate out	LIFE , Area A	* * ffected : 10%	5	\$5,800		
Gypsum Board	-	0-2 Crumbling, : Through	\$37,800 Extent : Moderate out	LIFE , Area A	* * ffected : 5%	5	\$51,200		
Metal Panel		0-2 /Rusting, E : Through	\$5,700 Extent : Light, Area out	LIFE Affected	**				
Ceilings AcousTileConcealSpLn	Cracking/0	Now Crumbling, : Through	\$37,100 Extent : Light, Arc out	2034 ea Affect	* * ed : 10%	5	\$13,400		
AcousTileConcealSpLn	Broken/Mi	Now ssing Elen : Through	\$23,200 eents, Extent : Mod out	2049 erate, Ar	* * ea Affected : 25%	5	\$1,700		
AcousTileSusp.Lay-In	Staining/D	Now Discoloring : Third Fl	\$13,900 Extent : Moderate	2034 e, Area A	* * ffected : 10%	5	\$2,700		
Exposed Concrete	30%			LIFE	* *	5	\$2,500		
Gypsum Board	15%			LIFE	* *	5	\$10,100		

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 # : 1953

		sel # 1955				
Architecture	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Enclosure						
Fence/Gates						
Chain Link	30% 0-2 Impact Damage, Extent : M Location : Throughout	\$10,100 2059 Toderate, Area Affected :	* *			
Iron Picket	70%	2064	* *			
Free Standing Walls Cast in Place Concrete	100%	2049	* *			
ite Pavements Public Sidewalk Cast in Place Concrete	100% 0-2 Cracking/Crumbling, Exten Location : Throughout	\$6,900 2034 t : Moderate, Area Affec	* * sted : 5%			
On-Site Walkways						
Cast in Place Concrete	50% Now Cracking/Crumbling, Exten Location : Throughout	\$37,200 2034 t : Severe, Area Affected	* * l : 60%			
Pavers/Stone	50% Now Cracking/Crumbling, Exten Location : Throughout	\$39,100 2038 t : Moderate, Area Affec	* * cted : 20%			
Parking/Driveway						
Asphalt	100% Now Cracking/Crumbling, Exten Location : Throughout	\$10,500 2032 t : Moderate, Area Affec	* * cted : 25%			
Activity Yard						
Pavers/Stone	93% Now Broken/Missing Elements, E Location : Rear Of Buildir Cracking/Crumbling, Exten Location : Rear Of Buildir Sinking/Subsiding, Extent : Location : Rear Of Buildir	ng t : Severe, Area Affected ng Moderate, Area Affected	1 : 30%			
Pavers/Stone	7%	2044	* *			
Electrical	Current Repair		Replacement		aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Extent : Location : Electrical Roon	0 10	\$8,900 700%	5	\$1,000	
	Explanation : One 2,000 A	Impere Main Disconnec	t Switch			

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

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

Asset # : 1953

Electrical		Current Repair			re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway	1000/			• • • • •	• • • • • • • •			
Conduit	100%			2029	\$56,100	1		
Panelboards	50/			2020	¢ 4,000	-		
Fused Disc Sw	5%			2028	\$4,000	5	¢000	
Molded Case Bkrs	95%			2028	\$75,800	5	\$900	
Wiring Thermoplastic	100%			2029	\$71,000	1		
Motor Controllers	10070			2029	\$71,000	1		
Locally Mounted	100%			2027	\$48,400	5	\$200	
Ground	10070			2027	\$70,700	5	\$200	
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	* *	5	\$500	
	Other Obs Locatior		Extent : Moderate, 2 t		ected : 100%	-		
Lighting								
Interior Lighting								
Fluorescent	Other Obs Locatior		\$69,600 Extent : Light, Area out The Building Lamps	2039 Affectea	* * ! : 100%			
HID	18%	Now	\$11,400	2039	* *			
	Obsolete I		tent : Light, Area		: 100%			
Incandescent	Obsolete I	Now Fixtures, Ex t : 1st Floor	\$8,800 ctent : Light, Area . r	2039 Affected	**	2		
Egress Lighting								
Emergency, Battery	Obsolete I		\$26,600 ctent : Light, Area . out Building	2039 Affected	* * : 100%			
D : d :		-		2020	ala ala			
Exit, Service	Obsolete I		\$5,300 tent : Light, Area . out Building	2039 Affected	* * : 100%	1		
Exterior Lighting								
HID	Obsolete I		\$148,900 ctent : Light, Area . out Building Exter		* * : 100%			

Alarm

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.

Asset # : 1953

	Current Rep	air	Futur	e Replacement	М	aintenance	
% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
700/							
	Now	\$25,800	2020	* *	1	\$2 700	
					1	\$5,700	
	-			0070			
	U	0	Affected	: 100%			
Location	: Outside And	Hallways					
Explanati	on : Intrusion	Alarm And 4 -	CCTV				
	N	¢100 500	2020	* *	1.2	¢< 200	
					1-3	\$6,200	
		u . Ligni, Area	Ајјестей	. 10070			
		ghts, Manual I	Pull Statio	ons And Main Con	trol Pane	el	
*		-					
	Current Rep	air	Futur	e Replacement	М	aintenance	
% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
100%			2039	* *	1		
	.: E (· • • • • •			1	\$18,300	
		-	Ајјестеа	: 100%			
Елриании	0n . 12 Mun	ne Onus					
100%			2037	* *	4	\$1,800	
						-	
100%			2027	\$197,600	1	\$11,900	
1000/			2027	* *	1		
100%			2037		1		
50%	Now	\$78.300	2029	\$156.700	1	\$7.700	
2070	11010	\$70,500	2029	\$120,700	1	\$7,700	
Abandoned	in Place, Ext	ent : Severe, A	rea Affect	ted : 50%			
Look Enido	nt, Extent : Se	vere, Area Affe	ected : 50	%			
Location	: Basement						
Location 50%	: Basement	. 	2024	\$38,500	1		
Location 50% Other Obse	: Basement	nt : Light, Area	2024		1		
	Total 70% 30% Malfunction Location Other Obse Location Explanati 70% 30% Other Obse Location Explanati 100% 100% 100% 100% 100% 100% 100% 100	Current Rep. % of Fail Date Es. Total (Years) 70% 30% Now Malfunctioning, Extent : Location : Throughout Other Observation, Extent Location : Outside And Explanation : Intrusion 70% 30% Now Other Observation, Extent Location : Outside And Explanation : Intrusion 70% 30% Now Other Observation, Extent Location : Hallway Explanation : Strobe Lite Explanation : Strobe Lite 100% 100% 100% 100% 100% 100% 100% 100% 100% Sofw Now	Current Repair % of Total Fail Date (Years) Estimated Cost Total 70% 30% Now \$35,800 Malfunctioning, Extent : Light, Area Aff Location : Throughout Building Other Observation, Extent : Light, Area Location : Outside And Hallways Explanation : Intrusion Alarm And 4 - 70% 30% Now \$122,500 Other Observation, Extent : Light, Area Location : Hallway Explanation : Strobe Lights, Manual F Current Repair Yong % of Fail Date Estimated Cost Total 100% Other Observation, Extent : Light, Area Location : Basement Boiler Room Explanation : 12 Multiple Units 100% 100% 100% 100% 100% \$78,300 Abandoned in Place, Extent : Severe, An Location : Basement	% of TotalFail Date (Years)Estimated Cost FYYear FY70% 30%Now\$35,8002039Malfunctioning, Extent : Light, Area Affected Location : Throughout Building Other Observation, Extent : Light, Area Affected Location : Outside And Hallways Explanation : Intrusion Alarm And 4 - CCTV70% 30%Now\$122,5002039Other Observation, Extent : Light, Area Affected Location : Hallway Explanation : Strobe Lights, Manual Pull StaticVear FyFuture Fy100%2039100%2039100%2037100%2037100%2037100%2037100%2037100%2037100%2037100%2037100%2037100%2037100%2037100%2037100%2037100%2037100%2037100%2037100%2037100%2037	Current RepairFuture Replacement% of TotalFail Date (Years)Year Year FYEstimated Cost FY70% 30%Now \$35,8002039***70% 30%Now Now Location : Throughout Building Other Observation, Extent : Light, Area Affected : 100% Location : Outside And Hallways Explanation : Intrusion Alarm And 4 - CCTV***70% 30%Now Now \$122,5002039***70% 30%Now Now S122,5002039***70% 30%Now Now 	Current Ropair Future Replacement M % of Fail Date Estimated Cost Total Year Estimated Cost (Years) Cycle (Yrs) 70% 30% Now \$35,800 2039 *** 1 Malfunctioning, Extent : Light, Area Affected : 100% Location : Throughout Building 100% 2039 *** 1 0ther Observation, Extent : Light, Area Affected : 100% Location : Outside And Hallways Explanation : Intrusion Alarm And 4 - CCTV 1-3 70% 30% Now \$122,500 2039 *** 1-3 0ther Observation, Extent : Light, Area Affected : 100% Location : Hallway Explanation : Strobe Lights, Manual Pull Stations And Main Control Panel Yo of Fail Date Estimated Cost Total Year Estimated Cost FY Year Cycle (Yrs) 100% 2039 ** 1 100% 2037 ** 4 100% 2037 ** 4 100% 2037 ** 1 100% 2037 ** 4 100% 2037 ** 1 100% 2037 ** 1 100% 2037 ** 1	Current Repair Future Replacement Maintenance % of Fail Date Estimated Cost Total Year Estimated Cost Cycle Estimated Cost 70% 30% Now \$35,800 2039 ** 1 \$3,700 Malfunctioning, Extent : Light, Area Affected : 100% Location : Throughout Building 100% \$3,700 \$3,700 Malfunctioning, Extent : Light, Area Affected : 100% Location : Outside And Hallways * 1-3 \$6,200 Other Observation, Extent : Light, Area Affected : 100% Location : Outside And Hallways ** 1-3 \$6,200 Other Observation, Extent : Light, Area Affected : 100% Location : Hallway ** 1-3 \$6,200 Explanation : Strobe Lights, Manual Pull Stations And Main Control Panel ** 1 \$6,200 Other Observation, Extent : Light, Area Affected : 100% Cycle Estimated Cost Year 100% 2039 ** 1 \$18,300 Other Observation, Extent : Light, Area Affected : 100% 1 \$18,300 Other Observation, Extent : Light, Area Affected : 100% 1 \$18,300 100% 2037 **

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.

HUMAN RESOURCES ADMINISTRATION - 096

BROWNSVILLE MULTI SERVICE CTR.

Asset # : 1953

Mechanical		Current Repair Future Replacement					Maintenance		
System	0/		-					D.:	
Component Type	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority	
Air Conditioning									
Heat Rejection Water Cooling Tower			\$70,100 Extent : Severe, Ai	2027 rea Affec	\$140,100 ted : 50%	2	\$29,700		
Ventilation		5							
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,600		
Exhaust Fans Interior	Not in Ser	Now vice, Exten : Basemer	\$25,000 t : Severe, Area Afj nt	2024 fected : 9	\$124,800 25%	2	\$900		
Roof	Not in Ser		\$600 t : Severe, Area Afj Are Burnt Out, Roo		\$3,100	2			
Plumbing	Locution	. 1101013 1)					
H/C Water Piping Brass/Copper	100%			2039	* *	1			
Water Heater Gas Fired	Location	: Basemer		2027 Affected	\$22,500 1 : 100%	2	\$500		
Sanitary Piping	Explanal	ion : One	75 Gallon Tank						
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1			
Sump Pump(s) Non-Submersible	Other Obs Location	: Basemer	\$2,800 Extent : Severe, Are nt 2 Units Is Not Work		\$5,600 ed : 50%	4	\$800		
Fixtures				0					
Generic	100%								
Vertical Transport Elevators	100%			LIFE	* *				
Hydraulic	Other Obs Location		Extent : Light, Area 1t To 3rd Floor it						
Fire Suppression	-								
Standpipe Generic	100%			2039	* *	1-5	\$18,600		

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.

Print Date: 09-Sep-2020 HUMAN RESOURCES ADMINISTRATION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 : 1420 BUS : BROOKI : HRA0025 : 54,112 : 29-Aug-20 : Basement 	5.000 / 1952 017 t, Roof, Floors 1,2,3	N: MOFFAT ST CHA Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1920 / 2010 : HUMAN RESOURC : NONE	CES
Block	: 3444	Lot : 22	BIN	: 3080067	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$956,400		\$53,300
Interior Architect	ure		\$439,500		\$45,300
Electrical			\$283,500		\$508,900
Mechanical			\$149,000		
Total			\$1,828,300		\$607,500
Importance Code	А		\$1,026,500		\$53,300
Importance Code	В		\$702,500		\$554,200
Importance Code	С		\$99,300		
Total			\$1,828,300		\$607,500
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$25,200		\$100	\$2,400
Interior Architect	ure	\$35,000		\$4,000	\$5,000
Electrical		\$18,900	\$1,400	\$27,900	\$900
Mechanical		\$10,800	\$8,300	\$25,000	\$8,300
Site Enclosure		\$16,900			
Site Pavements		\$17,900			
Elevators/Escalat	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$128,700	\$13,600	\$61,000	\$20,600

 Importance Code B
 \$86,600
 \$8,200
 \$55,400
 \$12,800

 Importance Code C
 \$16,900
 \$13,600
 \$61,000
 \$20,600

\$5,400

\$5,600

\$7,800

\$25,200



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.

Importance Code A

Asset # : 1952

chitecture	Current Repair	Future Replacement	M		
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior					
Exterior Walls					
Cast in Place Concrete	5% 4+ \$22,200	LIFE **	5	\$17,500	
	Cracking/Crumbling, Extent : Light, Ar	ea Affected : 10%			
	Location : Throughout				
Masonry: Brick	47% Now \$106,100	LIFE **	5	\$33,000	
	Graffiti, Extent : Light, Area Affected :	2%			
	Location : Throughout	1 1 201			
	Horizontal Cracks, Extent : Moderate, A	Area Affected : 2%			
	Location : Bulkhead Stair				
	Joint Mortar Miss/Erod, Extent : Model	••			
	Location : North And South Bulkhead. Repointing Failure, Extent : Moderate,				
	Location : North And South Bulkhead.				
	Vertical Cracks, Extent : Moderate, Are				
	Location : South Wing	<i>u 111jeeleu . 576</i>			
	Water Penetration, Extent : Moderate, 2	Area Affected · 10%			
	Location : North And South Bulkhead.	••			
Masonry: Brick	29%	LIFE **	5	\$20,300	
Masonry: Granite	10% 2-4 \$44,300	LIFE **	5	\$5,300	
Masoni y. Granice	Broken/Missing Elements, Extent : Ligh		5	\$5,500	
	Location : Steps At East Entrance	.,			
	Cracking/Crumbling, Extent : Light, Ar	ea Affected : 5%			
	Location : Steps At East Entrance				
Masonry: Limestone	9% 2-4 \$81,700	LIFE **	5	\$4,700	
5	Broken/Missing Elements, Extent : Ligh			·)· · ·	
	Location : Balusters Over North And				
	Staining/Discoloring, Extent : Moderate	e, Area Affected : 40%			
	Location : Throughout				
Windows					
Aluminum	50%	2045 **	5	\$4,800	
Metal Louvers	5%	2032 **	10	\$3,000	
Wood	45% Now \$130,600	2054 **	5	\$21,800	
	Air Infiltration, Extent : Moderate, Area	a Affected : 50%			
	Location : Throughout	1 100 1 500/			
	Deteriorated Finish, Extent : Moderate,	Area Affected : 50%			
	Location : Throughout	Affected , 500/			
	Split/Cracked, Extent : Moderate, Area Location : Throughout	Affectea : 50%			
Parapets	, i i i i i i i i i i i i i i i i i i i				
Masonry: Brick	90%	LIFE **	5	\$600	
Metal Panel	10%	2049 **	5	\$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.

Asset # : 1952

Architecture	Current Repair Future Replacement					М	aintenance	
System Component Type	% of Total	Fail Date H (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	.							
Roof								
Built-Up (BUR)	Cracking/C Location Water Pene	: Throughou	ent : Moderate, A	-	-			
Single Ply Membrane	Adhesion F Location Broken/Mis Location Patching E Location Staining/Di	: Throughou ssing Elemer : Throughou vident, Exter : Throughou	nts, Extent : Seve at nt : Moderate, A at Extent : Severe, A	ere, Area rea Affec	Affected : 30% ted : 10%			1
Skylight, Metal/Glass	5% Recent Rep	-	t, Extent : Light,	2049 Area Aff	* * ected : 100%	10	\$6,600	
nterior								
Floors	50/	0.2	¢11.000	2020	¢54.000	2	¢< 000	
Carpet		0-2 /Impact Dan : Throughou	\$11,000 nage, Extent : Li t	2028 ght, Area	\$54,800 Affected : 20%	3	\$6,000	
Cast in Place Concrete	Cracking/C	Now Crumbling, E : Basement	\$8,900 Extent : Moderate	LIFE e, Area A	* * ffected : 10%	5	\$8,800	
Ceramic Tile	Cracking/C	Now Crumbling, E : Throughou	\$99,900 Extent : Moderate at	2038 e, Area Aj	* * ffected : 20%	5	\$8,000	
Terrazzo	Cracking/C	Now Crumbling, E : Basement (\$79,900 Extent : Moderate Corridor	LIFE e, Area A	* * ffected : 15%	5	\$12,600	
Vinyl Tile	-	2-4 Crumbling, E : Throughou	\$109,600 Extent : Severe, A at	2039 rea Affec	* * cted : 100%	3	\$9,100	
Wood	20%			2057	* *	5	\$30,200	

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.

Asset # : 1952

Architecture	Current R	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
iterior							
Interior Walls Cast in Place Concrete	5%		LIFE	* *			
Cast in Place Concrete Ceramic Tile	15% 0-2	\$62,800	2038	* *	5	\$5,300	
Ceranne The	Broken/Missing Elema Location : Toilets			rea Affected : 5%	5	\$5,500	
	Cracking/Crumbling, Location : Toilets		-	-			
	Joint Mortar Miss/Ere Location : Toilets	od, Extent : Moder	ate, Area	a Affected : 5%			
Gypsum Board	15%		LIFE	* *	5	\$6,400	
Masonry: Brick	5%		LIFE	* *			
Plaster	60% Now	\$36,500	LIFE	**	5	\$12,800	
	Cracking/Crumbling, Location : North An		-	•	orridor		
	Paint Peeling, Extent				Jorridor		
	Location : North An		00	. 2570			
	Water Penetration, Ex			cted : 10%			
	Location : North An	d South Bulkheads	5				
Ceilings							
AcousTileSusp.Lay-In	10% Staining/Discoloring, Location : Throughd		2034 e, Area A	* * ffected : 10%	5	\$8,000	
Plaster	90% Now Cracking/Crumbling, Location : North An	\$50,800 Extent : Moderate	-	•	5	\$45,300	
	Water Penetration, Es Location : North An	tent : Moderate, 2	Area Affe				
ite Enclosure Fence/Gates							
Iron Picket	100% Now	\$16,900	2049	* *			
	Broken/Missing Elema Location : Throughd		erate, Ar	rea Affected : 5%			
	Corrosion/Rusting, Ex Location : Through		Area Affe	cted : 15%			
	Deteriorated Finish, I Location : Througho		Area Afj	fected : 25%			
ite Pavements Public Sidewalk							
Cast in Place Concrete	100% Now Cracking/Crumbling, Location : Throughe		2042 , Area A	* * ffected : 10%			
	Tripping Hazard, Exte Location : Through	ent : Moderate, Ar	ea Affeci	ted : 10%			
	Other Observation, E. Location : South Wi		Area Affe	ected : 10%			
	Explanation : Utility	Work, Currently	Under R	epair			

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.

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HUMAN RESOURCES ADMINISTRATION - 096 BUSHWICK MULTI SERVICE CENTER

Asset # : 1952

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
ite Pavements								
On-Site Walkways	1000/			20.42	* *			
Cast in Place Concrete	100%			2042				
Parking/Driveway Asphalt	100%			2032	* *			
Aspilat	10070			2032				
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$22,200	5	\$200	
			Extent : Light, Area	Affected	: 100%			
		: Electrico		.	Constant			
Switchgear / Switchboard	Explana	ion : One a	800 Ampere Main I	Isconne	ect Switch			
Molded Case Bkrs	100%			2029	\$156,500	5	\$1,400	
Raceway	10070			2027	\$150,500	5	\$1,400	
Conduit	95%			2029	\$125,600	1		
Conduit	5%			2039	* * *	1		
Panelboards								
Fused Disc Sw	5%			2028	\$5,600	5	\$100	
Fused Knife Sw	5%	4+	\$5,600	2054	* *	5		
		-	tent : Light, Area A Mechanical Room		100%			
Molded Case Bkrs	60%			2028	\$67,000	5	\$900	
Molded Case Bkrs	30%			2037	* *	5	\$400	
Wiring	2004			0.054				
Braided Cloth		2-4 Aged, Exte : Basemen	\$55,700 ent : Moderate, Are et	2054 a Affecte	* * ed : 10%	1		
Thermoplastic	60%			2029	\$111,400	1		
Thermoplastic	10%			2039	* *	1		
Motor Controllers								
Locally Mounted	100%			2027	\$48,400	5	\$400	
Ground								
Grounding Devices	1000		.			_	* ~~~	
Generic			\$10,200 Extent : Moderate, 2 Fain	LIFE Area Affe	* * ected : 100%	5	\$800	
		tion : Corre						

Lighting

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

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

Asset # : 1952

lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting								
Interior Lighting								
Fluorescent	88%			2024	\$112,100	10	\$43,700	
			xtent : Light, Area	Affected	: 90%			
		-	out The Building					
	-	tion : T-12	Lamps					
Incandescent	10%			2024	\$64,200	2	\$100	
LED	2%			2034	* *			
			xtent : Light, Area	Affected	1:100%			
		ı : 1st Floor						
	Explana	tion : LED	Lighting Fixtures					
Egress Lighting				0.00 :	ala -4-	10	4 - - - - - - - - - -	
Emergency, Battery	40%			2034	**	10	\$5,200	
Emergency, Battery	10%			2024	\$7,800	10	\$1,300	
Exit, Battery	50%			2034	* *	10	\$1,800	
Exterior Lighting				.		10		
HID	8%			2024	\$17,500	10		
HID	1%		¢1.000	2029	\$2,200 * *	10		
Incandescent		Now	\$1,900	2039		2		
	•		xtent : Moderate, 1 trance Stairs	area Affe	ctea : 100%			
No Component	Location	ı : Main En tion : Two (xtent : Light, Area trance Steps Ornametal Post Sty		: 100% Fixtures Are Missi	ing Globe	25	
arm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2039	* *	1-3	\$10,000	
			xtent : Light, Area	Affected	1: 100%			
		-	out The Building					
	Explana	tion : Devic	es, Control Panel,	Strobe L	ights, Bell, Pull B	ox, Annu	nciator	
oohoniool		Current I		E	- Douloosuusut			
echanical		Current F	-		e Replacement		aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
ating	•							
Energy Source								
Natural Gas	100%			2049	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$70,000	2034	* *	1	\$48,200	
	•	-	nt : Severe, Area A	ffected :	30%			
	Location	ı : 2 Units, I	Boiler Room					
			xtent : Light, Area	Affected	: 100%			
	Location	ı : Basemen	t Boiler Room					
	F 1		1. 1. 1	1.0	C			

Explanation : 10 Mulitple Units, Converted Steam System

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.

Asset # : 1952

Mechanical		Current Repair	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Steam Piping/Pump	100%		2039	* *			
Terminal Devices							
Convector/Radiator	100%		2034	* *	1	\$17,500	
Air Conditioning							
Energy Source	1000/		2027	ىكە بىكە	1		
Electricity	100%		2037	* *	1		
Conversion Equipment	20/		2 024	* *			
Split Unit	2%		2034		1		
Window/Wall Unit	70%		2024	\$78,900	1		
No Component	28%						
Plumbing							
H/C Water Piping	1000/	0 4 0 0 100	2020	* *	1		
Brass/Copper	100%	2-4 \$8,100	2039		1		
		Extent : Moderate, Area Affe					
11 7 / 11 /	Location	: Connecting Pipe At Water	маіп, Ба	semeni			
Water Heater Gas Fired	100%		2027	¢22.000	2	\$800	
Gas Fired		ervation, Extent : Light, Area		\$33,000	2	\$800	
		: Basement	Ајјестей	. 10070			
		ion : One 100 Gallon Tank					
Sanitary Piping	Ехріана	ion. One 100 Gallon Tank					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIL		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070				1		
Non-Submersible	100%		2024	\$8,300	4	\$1,100	
Fixtures	10070		2021	\$0,500	•	\$1,100	
Generic	100%						
Vertical Transport	10070						
Elevators							
Geared Traction	100%		LIFE	* *			
		ervation, Extent : Light, Area		: 100%			
		: Basement To 3rd Floor	55				
		tion : One Unit					
Fire Suppression	1						
Standpipe							
Generic	100%		2039	* *	1-5	\$27,300	

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.

Print Date : 09-Sep-2020 HUMAN RESOURCES ADMINISTRATION - FY 2021

Asset Name	: EAST HA	RLEM MULTI SERVIC	CE CENTER		
Address	: 413 EAST	120TH STREET BTWN	N: FIRST AVE - PLEASA	NT AVE.	
Borough	: MANHAT	TAN	Agency's Number	: N/A	
Program / Asset #	: HRA0037.	.000 / 1553	Yr Built/Renovated	: 1924 / 2002	
Area Sq Ft	: 94,529		Project Type	: HUMAN RESOURC	CES
Date of Survey	: 24-Jul-201	7	Landmark Status	: NONE	
Areas Surveyed	: Basement.	Roof, Floors 1,2,5			
Block	: 1808	Lot : 8	BIN	: 1054888	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$542,900		\$901,700
Interior Architect	ure		\$633,900		\$69,900
Electrical			\$381,100		\$1,431,900
Mechanical			\$290,800		\$3,026,700
Total			\$1,848,800		\$5,430,200
Importance Code	А		\$695,800		\$1,247,100
Importance Code	В		\$1,114,800		\$4,183,100
Importance Code	С		\$38,100		
Total			\$1,848,800		\$5,430,200
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$51,400			
Interior Architect	ure	\$80,700			\$17,900
Electrical		\$3,400	\$5,100	\$4,400	\$3,400
Mechanical		\$15,000	\$19,600	\$59,600	\$17,800
Elevators/Escalate	ors	\$4,900	\$4,900	\$4,900	\$4,900
Total		\$155,400	\$29,700	\$68,900	\$44,100
Importance Code	А	\$56,100	\$9,400	\$9,600	\$9,400
Importance Code	В	\$43,700	\$20,300	\$59,300	\$31,300
Importance Code	С	\$55,500			\$3,400
Total		\$155,400	\$29,700	\$68,900	\$44,100



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.

Asset # : 1553

chitecture		Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	0.50/		***		ala ala	-	¢110 0 00	
Masonry: Brick	Corrosion Location Cracking/0	: Lintels A	\$354,900 Extent : Moderate, A Ibove Auditorium R , Extent : Light, Ard out	loof, Nor	th Side	5	\$110,200	
		ar Miss/Ei : North Fo	od, Extent : Moder acade	ate, Arec	a Affected : 3%			
			oderate, Area Affect nd East Facade, Gr		vel			
Masonry: Limestone	5%			LIFE	* *	5	\$4,300	
Windows Aluminum			\$114,600 ct, Extent : Moderd	2045 ate, Area	* * Affected : 20%	5	\$12,800	
Parapets	Locuiton	. 111 Ough	011					
Cast Stone/Terra Cotta	Cracking/ Location Open Join	: Through	Moderate, Area Aj			5	\$5,900	
Masonry: Brick	Cracking/0	Now Crumbling : Through	\$73,400 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$11,900	
Masonry: Limestone	Cracking/ Location Joint Mort Location	: Through ar Miss/Er : Through	od, Extent : Moder	ate, Arec	n Affected : 25%	5	\$1,300	
		: Above A						
Stucco Cement	Cracking/ Location Water Pen	: South Fo etration, E	\$8,400 , Extent : Moderate acade, East Facade Extent : Moderate, 2 acade, East Facade	lrea Affe	-	5	\$2,000	
Roof Single Ply Membrane	100%			2029	\$747,300	10	\$44,200	

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

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

Asset # : 1553

Architecture		Current Re	pair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Floors	50/	0.2	¢7.000	LIPP	* *	5	¢15 200	
Cast in Place Concrete	5% Water Per	0-2	\$7,800 ent : Severe, Are	LIFE		5	\$15,300	
		: Basement		u Ajjecie	<i>a</i> . 1070			
			ent : Moderate, .	Area Affe	ected · 8%			
			Vault Below Par					
			ned, Unsafe To	0				
Ceramic Tile	3%	Now	\$8,700	2038	* *	5	\$2,100	
	Cracking/	Crumbling, E	xtent : Light, Ar	ea Affecte	ed : 15%			
	Location	: Throughou	t					
Sheet Vinyl/Rubber	5%			2037	* *	5	\$10,500	
Terrazzo	4%			LIFE	* *	5	\$4,400	
Vinyl Tile		Now	\$421,400	2034	* *	3	\$43,500	
	-	-	xtent : Moderate	e, Area Aj	ffected : 25%			
		: Corridors		1.00 1	250/			
			Moderate, Area	Affected	: 25%			
Interior Walls	Location	: Corridors						
Cast in Place Concrete	5%			LIFE	* *			
	• • •	racks, Extent	: Moderate, Are		ed : 3%			
		: Pump Roor		55				
Concrete Masonry Unit	10%	2-4	\$16,200	LIFE	* *	5	\$5,500	
		Crumbling, E	xtent : Light, Ar		ed : 5%	-	÷÷,- • •	
	Location	: Throughou	t					
Folding Partition	2%			2045	* *	5	\$6,800	
Glass: Single Pane	5%	Now	\$11,000	LIFE	* *	5	\$5,100	
	-		d, Extent : Mode	erate, Are	ea Affected : 10%			
	Location	: Stairs						
Marble Panels	3%			LIFE	* *			
Plaster	65%	0-2	\$38,100	LIFE	* *	5	\$26,700	
	-	-	xtent : Light, Ar	ea Affecte	ed : 10%			
		: Throughou						
SGFT/Glazed Masonry	10%	2-4	\$28,300	LIFE	**			
	-	-	xtent : Light, Ar	ea Affecto	ea : 10%			
	Location	: Throughou	i					

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.

(Yrs)

FY

HUMAN RESOURCES ADMINISTRATION - 096 EAST HARLEM MULTI SERVICE CENTER

Asset # : 1553

Architecture		Current I	Repair	Futur	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2042	* *	5	\$7,000	
Exposed Concrete	Corrosion Location	: Phone R	\$96,100 Extent : Moderate, 2 oom, Exposed Lint	el		5	\$1,100	
	-	Crumbling, : Pump Re	Extent : Moderate	, Area A	ffected : 5%			
	-	einforceme : Pump Ro	ent, Extent : Moder oom	ate, Ared	a Affected : 5%			
		etration, E : Basemer	xtent : Severe, Are ht Vault	a Affecte	ed : 20%			
Exposed Struc: Steel	5%			LIFE	* *			
Fiber Board	5%			2034	* *			
Plaster	80%	0-2	\$78,400	LIFE	* *	5	\$69,900	
		Crumbling, : Through	Extent : Light, Ar	ea Affect	ed : 10%		. ,	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2039	* *			
		/Rusting, E : Through	xtent : Light, Area out	Affected	20%			
Iron Picket	25%			2049	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2034	* *			
Masonry: Granite	5%			LIFE	* *			
Parking/Driveway								
Asphalt	100%	~		2032	**			
		Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 25%			
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	ed : 15%			
		: North Pa	-					
	Explanat	tion : No P	arking Permitted A	bove Ab	andoned Basement	Vault		
Electrical		Current I	Repair	Futur	re Replacement	Μ	aintenance	
System Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority

Under	600	Volts	
Under	600	Volts	

Component

Type

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

Total

(Years)

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		ASSet # .		Replacement	м	laintenance	
System	% of	Fail Date Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component Type	Total	(Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	rnorny
Jnder 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2029	\$19,800	5	\$200	
		e Corroded, Extent : Light, Ar		: 5%			
		n : Basement - Service End B		1000/			
		servation, Extent : Light, Area	a Affected :	100%			
		n : Electrical Room	D:	of Courier la			
		tion : One 4,000 Ampere Ma				*2 00	
Fused Disc Sw	50%		2029	\$19,800	5	\$200	
		servation, Extent : Light, Are 1 : Electrical Room	a Affectea :	30%			
		tion : One 800 Ampere Main	Disconnect	Switch I aballad	Emana	N (1)	
Switchgear / Switchboard	Ехрипа	non. One 600 Ampere Main	Disconnect	Switch Labellea	Emerge	ncy	
Fused Disc Sw	100%		2029	\$182,600	5	\$400	
Raceway	10070		2027	\$102,000	5	Φ+00	
Conduit	80%		2029	\$147,400	1		
Conduit	20%		2039	**	1		
Panelboards			,				
Fused Disc Sw	10%	1	2028	\$19,200	5	\$200	
Molded Case Bkrs	90%		2028	\$172,400	5	\$2,200	
Wiring							
Thermoplastic	100%		2039	* *	1		
Motor Controllers							
Locally Mounted	100%		2034	* *	5	\$600	
Ground							
Grounding Devices	1000/		TIPP	ىكە بىك	-	¢1 400	
Generic	100%		LIFE	* *	5	\$1,400	
ighting							
Interior Lighting Fluorescent	100%		2029	\$222,600	10	\$86,700	
Fuorescent		servation, Extent : Light, Are			10	\$80,700	
		n : Throughout The Building		10070			
		tion : T-12 Lamps					
Egress Lighting	· r	T ···					
Emergency, Battery	50%		2029	\$68,100	10	\$11,400	
Exit, Battery	50%		2029	\$46,400	10	\$3,200	
Exterior Lighting							
HID	100%	I Contraction of the second	2024	\$381,100	10	\$300	
		servation, Extent : Light, Are		100%			
		n : Roof And Outside Perimet					
	Explana	tion : Controlled Via Photoc	ell				
Alarm							
Security System	-001						
No Component	50%		2020	¢1.50.700	1	¢17 700	
Generic	50%		2029	\$152,700	1	\$17,700	

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.

Asset # : 1553

lectrical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm Fire/Smoke Detection No Component Generic, Analog	Location	: Through	xtent : Light, Area out The Building ses Control Panel, .			1-3 Detector	\$17,500 , Pull Box	
lechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source Fuel Oil No 2	Location	: Basemen	ixtent : Light, Area t Tanks. 10,000 Gall			5	\$29,300	
Conversion Equipment Steam Boiler	50% Leak Evide Location On Extend	Now ent, Extent : Basemer	\$152,900 : Moderate, Area A t tent : Moderate, At	2049 Affected :	* * • 50%	1	\$42,100	
	Other Obs Location	ervation, E : Basemen	xtent : Light, Area					
Steam Boiler	50% On Extend		tent : Moderate, A	2027	\$305,900	1	\$46,800	
Distribution Steam Piping/Pump	100%			2029	\$418,000			
Terminal Devices Air Handler		ervation, E : Basemen	xtent : Light, Area t	2029 Affected	\$265,800 ! : 100%	1	\$11,700	
			y Fans With Coils	In Ductv	vork.			
Convector/Radiator	80%			2027	\$404,800	1	\$24,400	
ir Conditioning								
Energy Source								

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.

Asset # : 1553

Mechanical		Current F	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	Locatior Explana	ervation, E 1 : Metropo tion : Outdo			\$201,800 : 100% he Building By The	e Parking	z. Indoor Units	
Window/Wall Unit No Component	70% 20%			2024	\$137,900	1		
Ventilation	2070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,700	
Exhaust Fans						-	¥-)	
Interior	40%			2029	\$134,500	2	\$1,200	
Roof	30%			2029	\$47,100	2	\$900	
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2029	\$704,600	1		
			k, Extent : Light, A	rea Affec	eted : 100%			
	Locatior	ı : Basemen	t					
Water Heater	1000/			• • • • •	* - • •		.	
Gas Fired	Location	servation, E 1 : Basemen	xtent : Light, Area at - Boiler Room 2 Units 75 Gallons		\$57,700 : 100%	2	\$1,400	
Sanitary Piping								
Cast Iron	Location	servation, E 1 : Basemen				1		
	Explana	tion : Baser	nent Floor Drains	Backup	With A Heavy Rain			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070					-		
Non-Submersible	50%			2024	\$7,200	4	\$1,000	
Submersible	50%			2022	\$1,600	4	\$1,500	
Backflow Preventer Generic	100%			2034	* *	1	\$5,800	
Fixtures	10070			2001		-	40,000	
Generic			ttent : Moderate, A out Bathrooms	rea Affec	eted : 100%			
Vertical Transport Elevators								
Geared Traction	100% Other Obs		xtent : Light, Area	LIFE Affected	**			
	Location		t To 5th Floor	11/100104	. 10070			

 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.

Asset # : 1553

Mechanical	Current Rep	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe						
Generic	100%	2029	\$393,900	1-5	\$47,700	
Sprinkler						
No Component	90%					
Generic	10%	2029	\$92,600	1-2	\$2,700	
Fire Pump						
Generic	100%	2032	* *	1	\$17,700	

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

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

Print Date : 09-Sep-2020 HUMAN RESOURCES ADMINISTRATION - FY 2021

Asset Name		AMILY RESIDENCE			
Address		IART STREET @ THROC		: N/A	
Borough	: BROOKI		Agency's Number Yr Built/Renovated		
Program / Asset #	: HRA0067	/.000 / 4137		: 1920 / 2014	
Area Sq Ft	: 31,000		Project Type	: HUMAN RESOURC	ES
Date of Survey	: 10-Apr-2		Landmark Status	: NONE	
Areas Surveyed		t, Roof, Floors 1,4,5			
Block	: 1769	Lot : 72	BIN	: 3049230	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$210,800		
Interior Architect	ure		\$123,100		\$141,700
Electrical					\$614,700
Mechanical					\$265,700
Total			\$333,900		\$1,022,100
Importance Code	А		\$210,800		
Importance Code	В		\$123,100		\$981,900
Importance Code	С				\$40,200
Total			\$333,900		\$1,022,100
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$40,100		\$23,600	
Interior Architect	ure	\$57,800	\$600	\$13,100	
Electrical		\$1,400	\$900	\$3,900	\$1,000
Mechanical		\$31,000	\$2,800	\$37,700	\$2,800
Site Pavements		\$10,600			
Elevators/Escalate	ors	\$4,900	\$4,900	\$4,900	\$4,900
Total		\$145,900	\$9,300	\$83,300	\$8,800
Importance Code	А	\$41,600	\$1,500	\$25,200	\$1,500
Importance Code		\$57,200	\$7,700	\$58,100	\$7,300
Importance Code	С	\$47,100			
Total		\$145,900	\$9,300	\$83,300	\$8,800



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

HUMAN RESOURCES ADMINISTRATION - 096

HART FAMILY RESIDENCE

Asset # : 4137

Architecture	Current Repair			Futur	Future Replacement		laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$33,400	
Masonry: Limestone	5%			LIFE	* *	5	\$1,700	
Stucco Cement	20%			2042	* *	5	\$22,200	
Windows						_		
Aluminum	82%		\$210,800	2045	* *	5	\$5,900	
			ect, Extent : Moderd	ite, Area	Affected : 25%			
		-	nout Apartments	4 4.00	1 250/			
		-	Extent : Moderate, 2	Area Affe	ected : 25%			
			nout Apartments	A A.CC	1 500/			
			Extent : Moderate, A	<i>Area Ajje</i>	ected : 50%			
		0	nout Apartments	W:	Net Francisco I	D		
	-		Safety Gates Over		* *		#2 (00	
Aluminum	18%			2054	* *	5	\$2,600	
Parapets	450/			LIPP	* *	-	¢ 2 400	
Masonry: Brick	45%			LIFE	* *	5 5	\$2,400	
Masonry: Limestone Metal Rail	5% 50%			LIFE 2042	* *	5 5-10	\$300 \$47,700	
Roof	30%			2042		3-10	\$47,700	
Modified Bitumen	98%			2034	* *	10	\$22,300	
Modified Bitumen			ght, Area Affected :			10	\$22,300	
	-	-	t To Bulkhead Doo					
Skylight, Metal/Glass	2%		10 2000000 2000	2049	* *	10	\$1,500	
terior	270			2049		10	\$1,500	
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$10,900	
Ceramic Tile	10%			2032	* *	5	\$5,000	
Quarry Tile	20%			2034	* *	5	\$15,000	
Sheet Vinyl/Rubber	15%			2034	* *	5	\$11,200	
Vinyl Tile	10%			2029	\$45,300	3	\$1,900	
			t : Light, Area Affed			-	4-92 00	
			nd Meeting Room					
Wood	35%		\$123,100	2044	* *	5	\$16,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
			out Apartments					
		-	nt : Moderate, Area	a Affected	d : 5%			
	•	-	Vindows In Apartme					
			ent : Moderate, Are		ed : 5%			
		0	out Apartments					

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.

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	Priorit
nterior								
Interior Walls								
Ceramic Tile	Broken/M Location Other Obs Location	: Through ervation, E	\$16,400 eents, Extent : Mod out Corridors At C Extent : Moderate, J out Corridors At C ct Damage	'orners 4rea Affe		5	\$14,000	
Glass: Single Pane	5%		u.	LIFE	* *	5	\$4,200	
Gypsum Board	Cracking/ Location Water Pen	: Bathroom etration, E	\$5,900 Extent : Moderate ns Along Southwes xtent : Moderate, 2 ns Along Southwes	LIFE e, Area Aj et Wing Area Affe	-	5	\$40,200	
Masonry: Brick	-		\$23,200 Extent : Moderate	LIFE e, Area Aj	* * ffected : 15%			
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	Cracking/ Location Water Pen	: Bathroom etration, E	\$9,700 Extent : Moderate ns Along Southwes xtent : Moderate, A ns Along Southwes	t Wing Area Affe	-	5	\$56,200	
Site Enclosure								
Fence/Gates	o - 0 (• • • • •	ale ale			
Chain Link	85%			2049	* *			
Iron Picket		ted Finish, : Through	Extent : Light, Are out	2064 a Affecte	* * d : 15%			
Masonry: Brick	5%			2049	* *			
Free Standing Walls Cast in Place Concrete	100%			2064	* *			
Retaining Walls Cast in Place Concrete	100%			2064	* *			
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%			2042	* *			
On-Site Walkways Cast in Place Concrete	100% Cracking/	4+ Crumbling, : Side Step	\$1,500 Extent : Light, Art os To Yard	2042	* * ed : 5%			

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.
HUMAN RESOURCES ADMINISTRATION - 096

HART FAMILY RESIDENCE

Asset # : 4137

Architacture		Set # . 4137				
Architecture	Current Repai		Replacement		aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements						
Activity Yard	150/ Name	¢1.600 2042	* *			
Cast in Place Concrete	15% Now Ponding, Extent : Moderat	\$1,600 2042				
	Location : Side Yard	e, meu nyjecieu . 1070				
	Sinking/Subsiding, Extent.	: Moderate, Area Affected	d : 10%			
	Location : Side Yard					
Pavers/Stone	30%	2038	* *			
Rubber Matting	55% Now	\$7,600 2034	* *			
8	Ponding, Extent : Moderat					
	Location : Side Yard					
	Worn/Eroded, Extent : Mo	derate, Area Affected : 1.	5%			
	Location : Side Yard					
	Other Observation, Extent	: Moderate, Area Affecte	ed : 15%			
	Location : Side Yard					
	Explanation : Sinking/he	aving				
Electrical	Current Repai	r Future F	Replacement	М	aintenance	
System	% of Fail Date Esti	mated Cost Vear F	stimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total (Years)	FY	stillated Cost	(Yrs)	Estimated Cost	THOTH
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2039	* *	5	\$100	
	Other Observation, Extent		00%			
	Location : Electrical Roc		Switch			
Switchgear / Switchboard	Explanation : One 600 A	mpere Main Disconnect	Swiich			
Fused Disc Sw	100%	2039	* *	5	\$100	
Raceway	10070	2037		5	\$100	
Conduit	95%	2039	* *	1		
Conduit	5%	2049	* *	1		
Panelboards						
Fused Disc Sw	5%	2037	* *	5		
Molded Case Bkrs	95%	2037	* *	5	\$800	
Wiring						
Thermoplastic	95%	2039	* *	1		
Thermoplastic	5%	2049	* *	1		
Motor Controllers	1000/	2024	-tt-	-	*~ ~ ~ ~	
Locally Mounted	100%	2034	* *	5	\$200	
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$500	
Guiune	10070			5	\$500	

Lighting

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

HUMAN RESOURCES ADMINISTRATION - 096

HART FAMILY RESIDENCE

Asset # : 4137

lectrical		Current Repair	Futur	re Replacement	Μ		
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting							
Interior Lighting							
Fluorescent	30%		2029	\$163,200	10	\$8,500	
		ervation, Extent : Light, Area		l : 100%			
		e : All Unit Bathrooms And Ba	isement				
	Explana	tion : T-12 Lamps					
Fluorescent	60%		2029	\$326,400	10	\$17,100	
	-	Fluorescent Light, Extent : Lig a : All Units From 2nd To 5th	-	Affected : 100%			
Fluorescent	10%		2034	* *	10	\$2,800	
	T-8 Lamp	s And Fixtures, Extent : Light,		fected : 100%		•)	
	-	a : 1st Floor					
Egress Lighting							
Emergency, Battery	40%		2029	\$17,900	10	\$3,000	
Emergency, Battery	10%		2037	* *	10	\$700	
Exit, Service	45%		2029	\$5,000	1	4.00	
Exit, Service	5%		2037	**	1		
Exterior Lighting			,				
HID	100%		2029	\$125,000	10	\$100	
larm				+ -)	-	• • •	
Security System							
No Component	70%						
Generic	30%		2029	\$30,000	1	\$3,500	
Fire/Smoke Detection				-		-	
No Component	70%						
Generic, Digital	30%		2034	* *	1-3	\$5,900	
lechanical		Current Repair	Futur	re Replacement	M	aintenance	
ystem Component	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Туре							
eating							
Energy Source	1000/		2020	* *	1		
Natural Gas	100%		2039	~ ^	1		
Conversion Equipment	1000/		2046	* *	1	¢17 200	
Hot Water Boiler	100%	Enter Til 4	2046		1	\$15,300	
		ervation, Extent : Light, Area	Ajjectea	1:100%			
		: Basement					
	Explana	tion : 5 Multiple Boiler Units					
Distribution	1000/		2020	¢ 40. 2 00	A	¢1 600	
Hot Wtr Piping/Pump	100%		2028	\$48,300	4	\$1,500	
Terminal Devices	1000/	0. 0 0.1 <i>C</i> COO	2027	#1 Occ</td <td>1</td> <td>#0.000</td> <td></td>	1	#0.000	
Convector/Radiator	100%		2027	\$166,000	1	\$9,000	
		ervation, Extent : Moderate, .	Area Affe	ected : 80%			
		: Throughout The Building.					
	Explana	tion : Either Damaged Or Mis	ssing				

Air Conditioning

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.

HUMAN RESOURCES ADMINISTRATION - 096

HART FAMILY RESIDENCE

Asset # : 4137

		A55el # . 4					
Mechanical	Current Re	pair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source	1000/						
Electricity	100%		2037	* *	1		
Conversion Equipment Window/Wall Unit	20%		2024	\$12,900	1		
window/wan Onit	Other Observation, Ext	ent · Light Area			1		
	Location : First Floor	-					
	Explanation : Office	Space Only					
No Component	80%						
Dehumidifier							
Generic	100%		2027				
	Other Observation, Ext	ent : Light, Area	Affected	: 10%			
	Location : Basement						
7	Explanation : 1 Unit.	50 Percent Of Be	asement 2	Area Covered By I	Dehumidi	ifier	
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$17,300	
Exhaust Fans	10070		LIIL		23	\$17,500	
Roof	100%		2029	\$51,500	2	\$1,000	
Plumbing				· · · · ·		•)	
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Water Heater							
Gas Fired	100%		2024	\$18,900	2	\$500	
	Other Observation, Ext Location : Basement	ent : Light, Area	Affected	: 100%			
	Explanation : 2 Sets						
Sanitary Piping	Explanation : 2 Sets						
Cast Iron	100% 0-2	\$11,300	LIFE	* *	1		
	Blockage /Clogged, Ex			ected : 10%			
	Location : Backyard						
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/			** ***		** • • • •	
Submersible	100%		2022	\$1,100	4	\$1,000	
Fixtures Generic	1000/						
Vertical Transport	100%						
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Ext	ent : Light, Area		: 100%			
	Location : Basement						
	Explanation : One Un	nit					
Fire Suppression							
Sprinkler	000/						
No Component Generic	90% 10%		2039	* *	1-2	\$900	
Generic	1070		2039		1-2	\$900	

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.

HUMAN RESOURCES ADMINISTRATION - FY 2021 Print Date: 09-Sep-2020

Asset Name Address				ICE CENTER 166 STREET	
Borough Program / Asset # Area Sq Ft Date of Survey	: BRONX : HRA0047 : 36,716 : 18-Dec-20	19		Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1971 / 2012 : HUMAN RESOURCES : NONE
Areas Surveyed Block	: Roof, Floo : 2643	ors 1,2,3,Ph Lot	: 1	BIN	: 2004558
CAPITAL				FY 2022 - 2025	FY 2026 - 2031
Exterior Architec Interior Architect				\$519,200 \$137,300	\$265,000

Total	\$781,200	\$1,625,700
Importance Code C	\$62,600	
Importance Code B	\$199,400	\$1,625,700
Importance Code A	\$519,200	
Total	\$781,200	\$1,625,700
Site Pavements	\$124,700	\$78,700
Mechanical		\$696,100
Electrical		\$585,800
	+	+,,

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$38,100		\$2,300	
Interior Architecture	\$81,300		\$12,900	\$3,600
Electrical	\$23,300	\$1,000	\$1,400	\$1,400
Mechanical	\$72,700	\$9,700	\$20,700	\$9,700
Site Enclosure	\$9,300			
Site Pavements	\$55,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$284,200	\$14,700	\$41,200	\$18,800
Importance Code A	\$39,900	\$1,800	\$4,100	\$1,800
Importance Code B	\$175,900	\$12,900	\$35,600	\$16,900
Importance Code C	\$68,400		\$1,400	-
Total	\$284,200	\$14,700	\$41,200	\$18,800



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

Asset # : 1945

rchitecture		Current I	Repair	Futur	e Replacement	М		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick Cavity	-	2-4 l/Bulging, : Parapet	\$44,900 Extent : Moderate, Walls	LIFE Area Afj	* * Fected : 5%	5	\$22,400	
Metal Coiling Doors	2%	Now	\$7,800	2044	* *	5	\$1,000	
-	-	rable, Exte : Parking	ent : Severe, Area A Lot Area	Iffected :	10%			
Pre-Cast Concrete	8%			LIFE	* *	5	\$16,700	
Window Wall	20%	Now	\$328,800	2061	* *	5	\$12,000	
	-	Deteriorate : Through	ed, Extent : Modera out	te, Area	Affected : 30%			
Windows	o = o :		ф с — 1 о -	a		-	*- - ^	
Aluminum		Now	\$67,100	2047	* *	5	\$7,500	
			nt : Moderate, Area	Affected	1:10%			
		: 1st Floor			100 1 20/			
			ents, Extent : Seve	re, Area	Affected : 2%			
			r Office Areas	1	6			
	Location	: All Wind	ed, Extent : Severe, lows		ected : 100%			
Metal Louvers	5%			2040	* *	10	\$4,900	
Parapets	1.50/	0.0	¢12 000	LIPP	* *	-	#7 000	
Cast in Place Concrete	-	0-2 Crumbling, : Through	\$13,900 Extent : Moderate out	LIFE , Area A		5	\$7,000	
	-	Joint Fail : Through	ure, Extent : Mode out	rate, Are	a Affected : 40%			
Masonry: Brick	70%	0-2	\$78,500	LIFE	* *	5	\$3,200	
	-	Joint Fail : Through	ure, Extent : Mode out	rate, Are	a Affected : 20%			
		ar Miss/Er : Through	od, Extent : Moder out	ate, Area	a Affected : 50%			
		iged Flash : Through	ings, Extent : Ligh out	t, Area A	ffected : 10%			
		etration, E : Through	xtent : Light, Area out	Affected	: 10%			
Metal Rail	10%			2036	* *	5-10	\$8,200	
Pre-Cast Concrete	5%	Now	\$900	LIFE	* *	5	\$1,400	
			od, Extent : Severe	, Area A	ffected : 10%			
	Location	: Through	out					

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.

Asset # : 1945

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Exterior								
Roof Metal Panel	5%			2044	* *	10	\$2,300	
Modified Bitumen	85%			2044	* *	10	\$2,300	
Modified Bitumen		Now	\$7,200	2030	* *	10	\$21,200	
Modified Bitulien	Alligatorin Location Ponding, I Location Water Pen	ng, Extent : : Through Extent : Sev : Over Ma	Moderate, Area A out vere, Area Affected in Lobby xtent : Severe, Area	ffected : : 10%				
Soffits	Locution	. Over mu	in Lobby					
Stucco Cement	100%			2044	* *	5		
Interior	10070							
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$11,600	
Mosaic Tile	5%			2044	* *	5	\$6,600	
Panel/Paver: Cer/Brk	10%			2047	* *	5	\$11,900	
Vinyl Tile	Loose/Del Location Worn/Eroo	: 2nd Floo	: Severe, Area Affe			3	\$10,900	
Vinyl Tile	23%			2036	* *	3	\$4,600	
Wood	2%			2046	* *	5	\$2,000	
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$2,900	
Concrete Masonry Unit	20%			LIFE	* *	5	\$9,200	
Gypsum Board	30%			LIFE	* *	5-10	\$29,200	
Gypsum Board	20%			LIFE	* *	5-10	\$19,500	
Metal Panel	15%			LIFE	* *	10	\$3,900	
Plaster	10%			LIFE	* *	5-10	\$4,900	
Ceilings	500/	0.2	¢01 700	2026	* *	5	\$12,200	
AcousTileSusp.Lay-In	Location Staining/D	: 1st Floor	Extent : Moderate	-	ffected : 30%	5	\$13,300	
AcousTileSusp.Lay-In	25%			2044	* *	5	\$13,300	
Exposed Concrete	25%	2-4	\$45,600	LIFE	* *	5	\$2,100	
	Cracking/ Location Patching I Location	Crumbling, : Main Lo. Evident, Ex. : Main Lo.	Extent : Moderate bby tent : Moderate, At bby	, Area A rea Affec	ted : 10%	-	<i>\$</i> 2 ,100	
			xtent : Moderate, A	lrea Affe	ected : 5%			
	Location	: Main Lo	hhv					

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.

Asset # : 1945

			Asset # : 1					
rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
e Enclosure								
Fence/Gates	1000/	N 7	\$0.200	2000	ىكە بىكە			
Iron Picket		Now /Rusting. E	\$9,300 Extent : Severe, Are	2066 a Affecte	** d:10%			
		-	Iron Pickets					
		-	Extent : Severe, Are	a Affecte	d : 30%			
	Location	: Jackson	Avenue Perimeter					
	Explana	tion : Supp	ort Base For Gates	Crumble	ed And Broken			
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
Pavements								
Public Sidewalk								
Asphalt		Now	\$62,200	2046	* *			
		issing Elem : Through	ents, Extent : Seve	re, Area	Affected : 10%			
		-	Extent : Severe, A	rea Affec	ted · 20%			
		: Jackson		reu nyjee	<i>icu</i> : 2070			
	Sinking/Sı	ubsiding, E:	xtent : Severe, Area	a Affected	l : 20%			
	Location	: Jackson	Avenue, East 151th	h Street,	Concord Avenue			
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 90%			
	Location	: Jackson	Avenue, East 151th	h Street,	Concord Avenue			
	Explana	tion : Asph	alt Pavers/ Stone					
Cast in Place Concrete		Now	\$15,900	2051	* *			
			Extent : Severe, A	rea Affec	ted : 80%			
	Location	: Through	out					
On-Site Walkways	000/			0046	ate ate			
Asphalt		Now	\$62,600	2046	**			
		ssing Elem : Through	ents, Extent : Seve out	re, Area	Affected : 80%			
		-	Extent : Severe, A	rea Affec	ted : 100%			
		: Through		55				
	Misaligne	d/Bulging,	Extent : Severe, Ar	ea Affect	ed : 50%			
		: Through						
	0	bsiding, E: Through :	xtent : Severe, Arec out	a Affected	l : 60%			
		-	ent : Severe, Area	Affected	: 20%			
		: Through						
			Extent : Light, Area	Affected	: 90%			
		: Through						
		-	alt Pavers/ Stone					
Cast in Place Concrete		Now	\$16,000	2051	* *			
	-	Crumbling, : Through	Extent : Severe, A	rea Affec	ted : 90%			
		-	oui xtent : Severe, Arec	Affactor	1 · 60%			
	-	: Through		і лугесіес	. 00/0			
	200411011	ougn	~					
Parking/Driveway								

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.

Asset # : 1945

Architecture	Curr	ent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost urs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements							
Activity Yard							
Rubber Matting	100% 2-4	. ,	2031	\$78,700			
		xtent : Moderate, Area	Affected	: 20%			
	Location : Play						
		on, Extent : Severe, Are	a Affecte	ed : 80%			
	Location : Play						
	Explanation : 1	Debris And Rocks Thron	ıghout. U	Insafe To Use			
Electrical	Curr	ent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2031	\$8,900	5	\$1,000	
	Other Observation	on, Extent : Light, Area	Affected	: 100%			
	Location : Elec	trical Room First Floo	r				
	Explanation : C	One 1,400 Ampere Main	n Discont	nect Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2031	\$104,300	5	\$1,000	
Raceway							
Conduit	95%		2031	\$53,300	1		
Conduit	5%		2051	* *	1		
Panelboards							
Fused Disc Sw	5%		2030	\$4,000	5	****	
Molded Case Bkrs	80%		2030	\$63,800	5	\$800	
Molded Case Bkrs	15%		2047	* *	5	\$100	
Wiring	/						
Thermoplastic	95%		2031	\$67,500	1		
Thermoplastic	5%		2051	* *	1		
Motor Controllers					_	****	
Locally Mounted	100%		2029	\$48,400	5	\$200	
fround							
Grounding Devices	1000/ 5				-	<i><i>t</i> = 0.0</i>	
Generic	100% 2-4	+ -)	LIFE	**	5	\$500	
		on, Extent : Moderate, A	4rea Affe	ected : 100%			
	Location : Wat						
ichting	Explanation : C	orroded					

Lighting

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

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

Asset # : 1945

		A5501#.	1343				
Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	20%		2036	* *	10	\$6,700	
		ervation, Extent : Light, Are		1:100%			
		: Offices In Second And Th	ird Floor				
	_	tion : T-8 Lamps					
Fluorescent	50%		2031	\$43,200	10	\$16,800	
		ervation, Extent : Light, Are					
		e : First, Second And Third H	loor Hally	way Offices			
	-	tion : T-8 Lamps	2026	#21 (00)	10	#0.400	
Fluorescent	25%	Enderson Friday de Lia	2026	\$21,600	10	\$8,400	
		ps And Fixtures, Extent : Lig v : Mechanical And Electrica			nd Third	Floor	
. .		. Mechanical Ana Electrica				FIOOF	
Incandescent	5%		2026	\$21,800	2		
Egress Lighting	400/		2026	¢ 2 1 100	10	¢2.500	
Emergency, Battery	40%		2026	\$21,100 * *	10	\$3,500	
Emergency, Battery	10% 20%		2036 2059	* *	10	\$900	
Exit, LED Exit, Service	20% 30%		2039	\$3,200	1		
Exterior Lighting	3070		2020	\$5,200	1		
HID	100%		2026	\$148,000	10	\$100	
larm	10070		2020	\$110,000	10	\$100	
Security System							
No Component	70%						
Generic	30%		2026	\$35,600	1	\$4,100	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2036	* *	1-3	\$6,800	
lechanical		Current Repair	Futur	e Replacement	М	aintenance	
bystem	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priorit
Component Type	Total	(Years)	FY		(Ýrs)		
eating Energy Source							
Interruptible Gas/Dual	100%		2041	* *	1		
Fuel	10070		2041		1		
1 401	Other Obs	ervation, Extent : Light, Are	a Affected	: 100%			
		: Boiler Room	55				
	Explana	tion : Using No.2 Oil					
Conversion Equipment		-					
Hot Water Boiler	100%		2036	* *	1	\$18,200	
	Other Obs	ervation, Extent : Light, Are	ea Affected	: 100%			
		a : Boiler Room					
	Explana	tion : One Boiler					

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

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

Asset # : 1945

						_		_
Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
leating								
Distribution								
Hot Wtr Piping/Pump	Corroded, Location Leak Evid Location Other Obs	: Boiler R ent, Extent : Bolier R ervation, E	\$5,700 Joderate, Area Affe oom. Corroded Sup : Moderate, Area 2 oom Header Piping Extent : Moderate, 2 se Boiler Room	oply And . Affected : g Leaking	Return Piping Ana 5%	4 ! Bad Ins	\$1,800 ulation	
			ly Line Leaking Wo	ater Profi	sely Causing Wate	er Infiltra	ation To Floors	
Terminal Devices								
Air Handler	40%			2031	\$206,500	1	\$9,100	
Convector/Radiator	60%			2044	* *	1	\$7,100	
	Location	: Through						
	Explana	tion : Heat	Not Evenly Distrib	outed Thre	ough The Radiator	s.		
ir Conditioning								
Energy Source Electricity	100%			2047	* *	1		
Conversion Equipment Centrifugal, Elec Chille	Unit Inope		\$33,200 ent : Severe, Area A r Mechanical Room		* *	1	\$28,600	
No Component	20%							
Distribution								
CW & CHW Wtr	100%	Now	\$1,800	2041	* *	4	\$1,800	
Pipe/Pump								
Pipe/Pump			lerate, Area Affecte r Mechanical Roor		n Circulation Pum	D		
Pipe/Pump Terminal Devices Air Handler/Cool/Ht					n Circulation Pump \$329,400	<i>v</i> 1	\$22,700	
Pipe/Pump Terminal Devices	Location 100% 100% Malfunctio	: 3rd Floo Now oning, Exte		m. Broker 2031 2029 a Affected	\$329,400 \$111,500 4 : 100%		\$22,700 \$29,600	
Pipe/Pump Terminal Devices <u>Air Handler/Cool/Ht</u> Heat Rejection Water Cooling Tower	Location 100% 100% Malfunctio	: 3rd Floo Now oning, Exte	r Mechanical Room \$11,100 nt : Moderate, Area	m. Broker 2031 2029 a Affected	\$329,400 \$111,500 4 : 100%	1		
Pipe/Pump Terminal Devices <u>Air Handler/Cool/Ht</u> Heat Rejection Water Cooling Tower entilation Distribution	Location 100% 100% Malfunction Location	: 3rd Floo Now oning, Exte	r Mechanical Room \$11,100 nt : Moderate, Area	m. Broker 2031 2029 a Affected Valve Ma	\$329,400 \$111,500 4 : 100%	1		
Pipe/Pump Terminal Devices <u>Air Handler/Cool/Ht</u> Heat Rejection Water Cooling Tower entilation	Location 100% 100% Malfunctio	: 3rd Floo Now oning, Exte	r Mechanical Room \$11,100 nt : Moderate, Area	m. Broker 2031 2029 a Affected	\$329,400 \$111,500 4 : 100%	1		
Pipe/Pump Terminal Devices <u>Air Handler/Cool/Ht</u> Heat Rejection Water Cooling Tower entilation Distribution	Location 100% 100% Malfunction Location	: 3rd Floo Now oning, Exte	r Mechanical Room \$11,100 nt : Moderate, Area	m. Broker 2031 2029 a Affected Valve Ma LIFE	\$329,400 \$111,500 1 : 100% Ifunctioning	1 2	\$29,600 \$32,400	
Pipe/Pump Terminal Devices <u>Air Handler/Cool/Ht</u> Heat Rejection Water Cooling Tower Tentilation Distribution <u>Ductwork/Diffusers</u> Exhaust Fans Interior	Location 100% 100% Malfunction Location 100% 20%	: 3rd Floo Now oning, Exte : Automat	r Mechanical Room \$11,100 nt : Moderate, Are ic Make-up Water	m. Broker 2031 2029 a Affected Valve Ma LIFE 2031	\$329,400 \$111,500 1 : 100% Ifunctioning * * \$26,100	1 2 2-5 2	\$29,600 \$32,400 \$200	
Pipe/Pump Terminal Devices <u>Air Handler/Cool/Ht</u> Heat Rejection Water Cooling Tower Ventilation Distribution <u>Ductwork/Diffusers</u> Exhaust Fans	Location 100% 100% Malfunctio Location 100% 20% 80% Malfunctio	: 3rd Floo Now oning, Exte : Automat 0-2 oning, Exte	r Mechanical Roon \$11,100 nt : Moderate, Are. ic Make-up Water \$2,400 nt : Moderate, Are.	m. Broker 2031 2029 a Affected Valve Ma LIFE 2031 2031 a Affected	\$329,400 \$111,500 1:100% Ifunctioning * * \$26,100 \$48,800	1 2 2-5	\$29,600 \$32,400	
Pipe/Pump Terminal Devices <u>Air Handler/Cool/Ht</u> Heat Rejection Water Cooling Tower Tentilation Distribution <u>Ductwork/Diffusers</u> Exhaust Fans Interior Roof	Location 100% 100% Malfunctio Location 100% 20% 80% Malfunctio	: 3rd Floo Now oning, Exte : Automat 0-2 oning, Exte	r Mechanical Roon \$11,100 nt : Moderate, Are. ic Make-up Water \$2,400	m. Broker 2031 2029 a Affected Valve Ma LIFE 2031 2031 a Affected	\$329,400 \$111,500 1:100% Ifunctioning * * \$26,100 \$48,800	1 2 2-5 2	\$29,600 \$32,400 \$200	
Pipe/Pump Terminal Devices <u>Air Handler/Cool/Ht</u> Heat Rejection Water Cooling Tower Ventilation Distribution <u>Ductwork/Diffusers</u> Exhaust Fans Interior	Location 100% 100% Malfunctio Location 100% 20% 80% Malfunctio	: 3rd Floo Now oning, Exte : Automat 0-2 oning, Exte	r Mechanical Roon \$11,100 nt : Moderate, Are. ic Make-up Water \$2,400 nt : Moderate, Are.	m. Broker 2031 2029 a Affected Valve Ma LIFE 2031 2031 a Affected	\$329,400 \$111,500 1 : 100% Ifunctioning * * \$26,100 \$48,800	1 2 2-5 2	\$29,600 \$32,400 \$200	

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

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

Asset	#	:	1945
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Mechanical	Current Repair	Future Replacement Maintenance			aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Plumbing						
Water Heater						
Gas Fired	100%	2029	\$22,400	2	\$500	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
	Other Observation, Extent : Moderate, .	Area Affect	ted : 20%			
	Location : 1st And 3rd Floor					
	Explanation : Three Bathrooms Out C	f Order Di	ue To Leaks			
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	Affected :	100%			
	Location : 1st To 3rd Floor					
	Explanation : One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2051	* *	1-5	\$18,500	

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

Print Date : 09-Sep-2020 HUMAN RESOURCES ADMINISTRATION - FY 2021

Asset Name	: OBERIA D. DEMPSEY MULTI SER'	VICE CTR (ANNEX)
Address	: 125 WEST 127TH STREET	
Borough	: MANHATTAN	Agency's Number : N/A
Program / Asset #	: HRA0038.010 / 1950	Yr Built/Renovated : 1907 / 2005
Area Sq Ft	: 13,241	Project Type : HUMAN RESOURCES
Date of Survey	: 07-Jul-2016	Landmark Status : NONE
Areas Surveyed	: Roof, Floors 1,2,3,4	
Block	: 1912 Lot : 12	BIN : 1057904

CAPITAL		FY 2022 - 2025		FY 2026 - 2031
Exterior Architecture				\$320,300
Electrical				\$43,900
Mechanical		\$70,900		\$224,100
Total		\$70,900		\$588,300
Importance Code A				\$320,300
Importance Code B		\$70,900		\$268,000
Total		\$70,900		\$588,300
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$38,000			\$400
Interior Architecture	\$18,000	\$2,100		\$9,200
Electrical	\$200	\$200	\$300	\$400
Mechanical	\$32,100	\$500	\$600	\$500
Total	\$88,300	\$2,800	\$900	\$10,600
Importance Code A	\$38,000			\$400
Importance Code B	\$50,300	\$2,800	\$900	\$10,100
Importance Code C				
Total	\$88,300	\$2,800	\$900	\$10,600



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.

Asset # : 1950

			Asset # : 1	900				
Architecture		Current I	Repair	Futur	re Replacement	M	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$18,000	
Masonry: Brick	90%			LIFE	* *	5	\$41,500	
Masonry: Limestone	5%			LIFE	* *	5	\$1,700	
Windows								
Aluminum	Broken/M Location Ctrwt/Bali	a : 3rd Floo nc Not Fun	\$27,900 ents, Extent : Mod r Windows ct, Extent : Modera			5	\$3,100	
		: Through						
	Location	: Street Fe						
			ent : Severe, Area A	Affected :	20%			
	Location	: Corridor	· Windows					
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	\$5,200	
Masonry: Brick	50%			LIFE	* *	5	\$1,700	
Metal: Cage/Fence	15%			2032	* *	5-10	\$3,900	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,100	
Stucco Cement	10%			2040	* *	5	\$900	
Roof								
Modified Bitumen	95%			2032	* *	10	\$7,800	
Skylight, Metal/Glass	5%			2047	* *	10	\$1,400	
terior								
Floors								
Ceramic Tile	5%			2036	* *	5	\$1,000	
Vinyl Tile	85%			2032	* *	3	\$6,300	
Vinyl Tile	10%		\$18,000	2037	* *	3	\$700	
			: Severe, Area Aff		5%			
	Location	: Custodia	l Closets And Corr	ridors				
Interior Walls								
Ceramic Tile	5%			2036	* *	5	\$1,800	
Gypsum Board	95%			LIFE	* *	5	\$20,200	
Ceilings								
AcousTileSusp.Lay-In	90%			2040	* *	5	\$17,900	
Gypsum Board	10%			LIFE	* *	5	\$2,500	
lectrical		Current I	Repair	Futur	re Replacement	N	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
nder 600 Volts								
Raceway								
Conduit	100%			2037	* *	1		
Panelboards								
Molded Case Bkrs	100%			2035	* *	5	\$300	
Molded Case Bkrs	100%			2035	* *	5	\$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.

Asset # : 1950

lectrical		Current F	Repair	Futur	e Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Wiring	1000/			2027	* *	1		
Thermoplastic	100%			2037	* *	1		
ighting Interior Lighting								
Fluorescent	98%			2027	\$30,600	10	\$11,900	
	T-12 Lamp		ures, Extent : Mod out The Building		ea Affected : 100%		•)	
Fluorescent	2%			2027	\$600	10	\$200	
	-	luorescent : Staircase	-	oderate, 1	Area Affected : 100)%		
Egress Lighting	500/			2027	\$0.500	10	¢1.600	
Emergency, Battery	50%			2027	\$9,500 \$1,000	10	\$1,600	
Exit, Service Exterior Lighting	50%			2027	\$1,900	1		
HID	20%			2027	\$10,700	10		
No Component	80%			2027	\$10,700	10		
No Component Generic, Digital	70% 30%			2027	\$43,900	1-3	\$2,500	
Generic, Digital	30% Other Obs Location	: Hallway: ion : Strob	el Lights, Manual	Area Affe Pull Stat	ected : 100%	Smoke D	etectors And	
Generic, Digital	30% Other Obso Location Explanat Horns	: Hallway: ion : Strob Current F	s el Lights, Manual . Repair	Area Affe Pull Stat Futur	ected : 100% ions, Alarm Bells, S e Replacement	Smoke D	etectors And	D • • •
Generic, Digital	30% Other Obso Location Explanat Horns	: Hallway: ion : Strob Current F	s el Lights, Manual .	Area Affe Pull Stat Futur	ected : 100%	Smoke D	etectors And	Priorit
Generic, Digital	30% Other Obse Location Explanat Horns	: Hallway: ion : Strob Current F Fail Date	s el Lights, Manual . Repair	Area Affe Pull Stat Futur Year	ected : 100% ions, Alarm Bells, S e Replacement	Smoke D M Cycle	etectors And	Priorit
Generic, Digital Aechanical ystem Component Type	30% Other Obse Location Explanat Horns	: Hallway: ion : Strob Current F Fail Date (Years)	s el Lights, Manual . Repair	Area Affe Pull Stat Futur Year	ected : 100% ions, Alarm Bells, S e Replacement	Smoke D M Cycle	etectors And	Priorit
Generic, Digital Aechanical ystem Component Type eating Distribution Central Plant Steam Piping/Pmp	30% Other Obse Location Explanat Horns % of Total 100% Steam Trap	: Hallway: ion : Strob Current F Fail Date (Years) Now	s el Lights, Manual Repair Estimated Cost \$11,200 Extent : Moderate,	Area Affé Pull Stati Futur Year FY 2027	ected : 100% ions, Alarm Bells, S re Replacement Estimated Cost \$224,100	Smoke D M Cycle (Yrs)	etectors And laintenance Estimated Cost	Priorit
Generic, Digital Aechanical System Component Type eating Distribution Central Plant Steam	30% Other Obse Location Explanat Horns % of Total 100% Steam Trap	: Hallway: ion : Strob Current f Fail Date (Years) Now	s el Lights, Manual Repair Estimated Cost \$11,200 Extent : Moderate,	Area Affé Pull Stati Futur Year FY 2027	ected : 100% ions, Alarm Bells, S re Replacement Estimated Cost \$224,100	Smoke D M Cycle (Yrs)	etectors And laintenance Estimated Cost	Priorit
Generic, Digital Aechanical System Component Type eating Distribution Central Plant Steam Piping/Pmp Terminal Devices	30% Other Obse Location Explanat Horns % of Total 100% Steam Trap Location	: Hallway: ion : Strob Current f Fail Date (Years) Now	s el Lights, Manual Repair Estimated Cost \$11,200 Extent : Moderate,	Area Affé Pull Stat. Futur Year FY 2027 Area Afj	ected : 100% ions, Alarm Bells, S e Replacement Estimated Cost \$224,100 fected : 30%	Smoke D M Cycle (Yrs) 4	etectors And laintenance Estimated Cost \$700	Priorit
Generic, Digital Aechanical System Component Type eating Distribution Central Plant Steam Piping/Pmp Terminal Devices Convector/Radiator ir Conditioning Energy Source	30% Other Obse Location Explanat Horns % of Total 100% Steam Trap Location 100%	: Hallway: ion : Strob Current f Fail Date (Years) Now	s el Lights, Manual Repair Estimated Cost \$11,200 Extent : Moderate,	Area Affé Pull Stat. Futur Year FY 2027 Area Afj	ected : 100% ions, Alarm Bells, S e Replacement Estimated Cost \$224,100 fected : 30%	Smoke D M Cycle (Yrs) 4	etectors And laintenance Estimated Cost \$700	Priorit
Generic, Digital Aechanical System Component Type eating Distribution Central Plant Steam Piping/Pmp Terminal Devices Convector/Radiator ir Conditioning Energy Source Electricity	30% Other Obse Location Explanat Horns % of Total 100% Steam Trap Location	: Hallway: ion : Strob Current f Fail Date (Years) Now	s el Lights, Manual Repair Estimated Cost \$11,200 Extent : Moderate,	Area Affé Pull Stat. Futur Year FY 2027 Area Afj	ected : 100% ions, Alarm Bells, S e Replacement Estimated Cost \$224,100 fected : 30%	Smoke D M Cycle (Yrs) 4	etectors And laintenance Estimated Cost \$700	Priorit
Generic, Digital Aechanical ystem Component Type eating Distribution Central Plant Steam Piping/Pmp Terminal Devices Convector/Radiator ir Conditioning Energy Source Electricity Conversion Equipment	30% Other Obse Location Explanat Horns % of Total 100% Steam Trap Location 100%	: Hallway: ion : Strob Current f Fail Date (Years) Now	s el Lights, Manual Repair Estimated Cost \$11,200 Extent : Moderate,	Area Affé Pull Stati Futur Year FY 2027 Area Afj 2025 2035	ected : 100% ions, Alarm Bells, S re Replacement Estimated Cost \$224,100 fected : 30% \$70,900 * *	Smoke D M Cycle (Yrs) 4 1	etectors And laintenance Estimated Cost \$700	Priorit
Generic, Digital Aechanical ystem Component Type eating Distribution Central Plant Steam Piping/Pmp Terminal Devices Convector/Radiator ir Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit	30% Other Obse Location Explanat Horns % of Total 100% Steam Trap Location 100% 100%	: Hallway: ion : Strob Current f Fail Date (Years) Now	s el Lights, Manual Repair Estimated Cost \$11,200 Extent : Moderate,	Area Affé Pull Stati Futur Year FY 2027 Area Afj 2025	ected : 100% ions, Alarm Bells, S e Replacement Estimated Cost \$224,100 fected : 30% \$70,900	Smoke D M Cycle (Yrs) 4	etectors And laintenance Estimated Cost \$700	Priorit
Generic, Digital Aechanical ystem Component Type eating Distribution Central Plant Steam Piping/Pmp Terminal Devices Convector/Radiator ir Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component	30% Other Obse Location Explanat Horns % of Total 100% Steam Trap Location 100%	: Hallway: ion : Strob Current f Fail Date (Years) Now	s el Lights, Manual Repair Estimated Cost \$11,200 Extent : Moderate,	Area Affé Pull Stati Futur Year FY 2027 Area Afj 2025 2035	ected : 100% ions, Alarm Bells, S re Replacement Estimated Cost \$224,100 fected : 30% \$70,900 * *	Smoke D M Cycle (Yrs) 4 1	etectors And laintenance Estimated Cost \$700	Priorit
Generic, Digital Aechanical System Component Type eating Distribution Central Plant Steam Piping/Pmp Terminal Devices Convector/Radiator ir Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component entilation	30% Other Obse Location Explanat Horns % of Total 100% Steam Trap Location 100% 100%	: Hallway: ion : Strob Current f Fail Date (Years) Now	s el Lights, Manual Repair Estimated Cost \$11,200 Extent : Moderate,	Area Affé Pull Stati Futur Year FY 2027 Area Afj 2025 2035	ected : 100% ions, Alarm Bells, S re Replacement Estimated Cost \$224,100 fected : 30% \$70,900 * *	Smoke D M Cycle (Yrs) 4 1	etectors And laintenance Estimated Cost \$700	Priorit
Generic, Digital Aechanical ystem Component Type eating Distribution Central Plant Steam Piping/Pmp Terminal Devices Convector/Radiator ir Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component	30% Other Obse Location Explanat Horns % of Total 100% Steam Trap Location 100% 100%	: Hallway: ion : Strob Current f Fail Date (Years) Now	s el Lights, Manual Repair Estimated Cost \$11,200 Extent : Moderate,	Area Affé Pull Stati Futur Year FY 2027 Area Afj 2025 2035	ected : 100% ions, Alarm Bells, S re Replacement Estimated Cost \$224,100 fected : 30% \$70,900 * *	Smoke D M Cycle (Yrs) 4 1	etectors And laintenance Estimated Cost \$700	Priorit

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

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

Asset # : 1950

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Roof	15%		2027	\$3,300	2	\$100	
No Component	85%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2037	* *	1		
Water Heater							
Electric	100%		2022	\$11,700	4	\$100	
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%		2037	* *	1-5	\$1,400	
	Other Obs	ervation, Extent : Light, Area	Affected	: 20%		-	
		a : 4th Floor Stairway					
	Explana	tion : 1 Connection Only					

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.

Print Date : 09-Sep-2020 HUMAN RESOURCES ADMINISTRATION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey	 127 WEST MANHAT HRA0038.0 132,183 07-Jul-2010 	000 / 1962 6	ERVICE CTR (FORME Agency's Number Yr Built/Renovated Project Type Landmark Status	ER PS 68) : N/A : 1937 / 2009 : HUMAN RESOUR(: NONE	CES
Areas Surveyed Block	: Basement, : 1912	Roof, Floors 1,2,3,4 Lot : 12	BIN	: 1057904	
	. 1912	Lot . 12	DIN	. 1037904	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec			\$253,500		\$191,600
Interior Architect	ure		\$127,200		\$2,141,600
Electrical			\$228,500		\$847,800
Mechanical			\$1,234,200		\$1,363,100
Total			\$1,843,500		\$4,544,200
Importance Code	А		\$253,500		\$191,600
Importance Code	В		\$1,462,700		\$3,700,400
Importance Code	C		\$127,200		\$652,100
Total			\$1,843,500		\$4,544,200
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$52,200	\$24,900		\$5,700
Interior Architect	ure	\$46,400	\$4,900	\$16,100	\$14,800
Electrical		\$21,400	\$2,500	\$3,200	\$4,200
Mechanical		\$46,900	\$31,700	\$34,100	\$64,300
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$170,900	\$68,100	\$57,400	\$93,000
Importance Code	А	\$65,500	\$38,000	\$13,100	\$18,800
Importance Code	В	\$105,400	\$30,000	\$44,300	\$74,300
Importance Code	С				
Total		\$170,900	\$68,100	\$57,400	\$93,000



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.

Asset # : 1962

Architecture	Cu	rrent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Masonry: Brick	-	-2 \$72,800 loring, Extent : Moderate purtyard - North Facade	LIFE 2, Area A	* * ffected : 15%	5	\$113,000	
Masonry: Granite	5%		LIFE	* *	5	\$5,300	
Masonry: Limestone	-	+ \$82,300 loring, Extent : Moderate ecorative Banding	LIFE e, Area A	* * ffected : 25%	5	\$10,600	
Stucco Cement	5%		2032	* *	5	\$17,600	
Windows							
Aluminum	80%		2043	* *	5	\$42,000	
Aluminum	Location : Str	tion, Extent : Light, Area reet Facade Protective Metal Grilles		* * 100%	5	\$7,900	
Wood	• •	, Extent : Moderate, Area echanical Penthouse	2026 a Affected	\$78,700 d : 50%	5	\$26,300	
Parapets							
Masonry: Brick	83%		LIFE	* *	5	\$25,300	
Masonry: Limestone	-	ow \$34,100 abling, Extent : Severe, A verior Banding - North E			5	\$3,800	
		iorated, Extent : Moderd		-			
Metal: Cage/Fence	5%		2040	* *	5-10	\$11,800	
Stucco Cement	2%		2040	* *	5	\$1,600	
Roof Asphalt Macadam	5% No Water Papetra	ow \$5,500 tion, Extent : Severe, Are	2032 a Affecte	* * d · 10%	5	\$1,300	
		sement Tunnels Under C	00		h House	Main Electrical	
Built-Up (BUR)	5%		2032	* *	10	\$3,800	
Modified Bitumen		ow \$98,400 xtent : Light, Area Affect rious Locations Through		* *			
	Location : Va	: Light, Area Affected : rious Locations Through	out				
	Location : At	•					
	Location : Pe	t : Moderate, Area Affect rimeter Cant Strips					
		olit, Extent : Moderate, A rious Locations Through		eted : 15%			

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.

Asset # : 1962

			Asset # : 1	962				
Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors								
Carpet	5%			2026	\$134,800	3	\$14,800	
Cast in Place Concrete	10%			LIFE	* *	5	\$43,300	
Ceramic Tile	5%	Now	\$20,500	2030	\$204,700	5	\$4,900	
	Worn/Eroo	ded, Extent	: Severe, Area Aff	ected : 1.				
	Location	: Shower I	Rooms 200e And 3	00e				
Quarry Tile	5%			2032	* *	5	\$14,800	
Vinyl Tile	65%			2027	\$1,167,400	3	\$48,200	
Wood	10%			2042	**	5	\$37,100	
Interior Walls	-			-		-	<i>+</i> ,	
Ceramic Tile	5%	Now	\$59,700	2030	\$597,400	5	\$10,100	
	Worn/Eroo	ded, Extent	: Severe, Area Aff	ected : 1.			. ,	
	Location	: Shower I	Rooms 200e And 3)0e				
Glass: Single Pane	5%			LIFE	* *	5	\$15,200	
Gypsum Board	10%			LIFE	* *	5	\$24,300	
Masonry: Brick	8%	Now	\$67,500	LIFE	* *	5	¢21,500	
iviabolity. Ditek			tent : Moderate, Ai		ted : 10%			
	-		ank Bulkhead	55				
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	45%			LIFE	* *	5	\$54,700	
SGFT/Glazed Masonry	43% 25%			LIFE	* *	5	\$34,700	
Ceilings	2370			LIIL				
AcousTileSusp.Lay-In	15%			2040	* *	5	\$29,700	
Exposed Concrete	25%			LIFE	* *	5	\$7,700	
Plaster	60%			LIFE	* *	5	\$74,200	
1 105001	0070			LIIL		5	\$74,200	
lectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Data	Estimated Cost	Voor	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	THOTHY
Туре	Total	(10115)				(115)		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	* *	5	\$600	
			Extent : Moderate, A	4rea Affe	ected : 100%			
		: Electrica						
	Explana	tion : Main	Service Switch Ra	<i>ted At 2,</i>	500 Amperes			
Switchgear / Switchboard					de de	_		
Fused Disc Sw	100%			2037	* *	5	\$600	
Raceway	1000							
Conduit	100%			2037	* *	1		
Panelboards						-		
Fused Disc Sw	10%			2035	* *	5	\$300	
Molded Case Bkrs	90%			2035	* *	5	\$3,100	
Wiring								
Thermoplastic	100%			2037	* *	1		

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

Asset # : 1962

		t#:1962		_		
Electrical	Current Repair		e Replacement		aintenance	
bystem Component	% of Fail Date Estimate		Estimated Cost		Estimated Cost	Priorit
Туре	Total (Years)	FY		(Yrs)		
nder 600 Volts						
Motor Controllers						
Locally Mounted	90%	2032	* *	5	\$800	
Locally Mounted	10%	2025	\$12,300	5	\$100	
cound						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,900	
ghting						
Interior Lighting						
Fluorescent	50%	2022	\$155,600	10	\$60,600	
	T-12 Lamps And Fixtures, Exte	ent : Moderate, Ar	ea Affected : 100%	ó		
	Location : Throughout The B	uilding				
Fluorescent	5%	2027	\$15,600	10	\$6,100	
	T-8 Lamps And Fixtures, Exten				+ • , - • •	
	Location : Staircases					
Fluorescent	43%	2027	\$133,800	10	\$52,100	
Thoreseem	T-12 Lamps And Fixtures, Exte				\$52,100	
	Location : Throughout The B		<i>cu nyjecieu</i> . 10070	,		
			¢2 200	10		
HID	1%	2022	\$2,300	10		
Incandescent	1%	2022	\$15,700	2		
Egress Lighting	500/	2027	#05.200	10	¢16.000	
Emergency, Battery	50%	2027	\$95,200	10	\$16,000	
Exit, Service	50%	2027	\$19,000	1		
Exterior Lighting	200/	2027	¢106.600	10	¢100	
HID	20%	2027	\$106,600	10	\$100	
No Component	80%					
arm						
Security System	050/					
No Component	95%	2027	¢21 200	1	\$2.500	
Generic	5% Other Observation Entert M		\$21,300	1	\$2,500	
	Other Observation, Extent : Mo Location : Courtyard, Back A		cied : 100%			
	•		<i>L</i> -			
	Explanation : 4 CCTV Survei	llance Cameras O	nly			
Fire/Smoke Detection	700/					
No Component	70%	2027	¢ 429, 500	1.2	¢24 400	
Generic, Digital	30% Other Observation Entert M	2027	\$438,500	1-3	\$24,400	
	Other Observation, Extent : Me	jueraie, Area Affe	cieu : 100%			
	Location : Hallways		41	T 4		
	Explanation : Strobe Lights, I	Manual Pull Static	ons, Alarm Bells, H	torns An	a Smoke Detectors	
lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem						Duiani
Component	% of Fail Date Estimate Total (Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	Priori

Heating

Туре

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

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

Asset # : 1962

Mechanical		Current Repair Future Replacement Maintenance				laintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source Interruptible Gas/Dual Fuel	100%			2037	* *	1		
	Location	n : Basemen	Extent : Light, Area at No.2 Oil Tanks, 5,0					
Conversion Equipment	Explana	tion : Two I	vo.2 Oli Tanks, 5,0	100 Gallo	ns Each			
Steam Boiler	Location	servation, E 1 : Boiler R tion : 4 Un		2032 Affected	**	1	\$130,900	
Distribution								
Central Plant Steam Piping/Pmp		Now	\$223,700 Extent : Severe, Ar	2037	* *	4	\$6,500	
		ps Faulty, 1 1 : Through		eu Ajjecu	20. 5070			
Terminal Devices	Locuitor	i . Iniougn	011					
Air Handler	20%			2027	\$371,700	1	\$16,400	
Convector/Radiator		Now	\$11,300	2025	\$566,100	1	\$30,700	
	Corroded,		oderate, Area Affe			-	<i>42 °,1 ° °</i>	
ir Conditioning								
Energy Source Electricity	100%			2035	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	15%			2027	\$168,300	1	\$9,200	
			tent : Light, Area A For Gymnasium Ar					
Window/Wall Unit	75%			2022	\$206,600	1		
No Component	10%				,	-		
Terminal Devices								
Air Handler/Dir Expansion	15%			2027	\$199,500	1		
	Location	ı : Gymnası	Extent : Light, Area Sum And Auditorium		: 100%			
	_	tion : 4 Un	ts,					
No Component	85%							
Heat Rejection Air Cooled Condenser Unit	15%			2027	\$36,000	2	\$13,800	
No Component	85%							
Tentilation	0.570							
Distribution								
Ductwork/Diffusers	Corroded,	Now Extent : M a : Basemen	\$121,800 Joderate, Area Affe	LIFE sected : 15	* *	2-5	\$73,700	

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.

Asset # : 1962

Mechanical	C	Current Repair	Futur	e Replacement	М		
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
/entilation			-				
Exhaust Fans							
Interior	80%		2027	\$376,200	2	\$3,200	
Roof	20%		2027	\$43,900	2	\$800	
Plumbing							
H/C Water Piping							
Brass/Copper	80%		2037	* *	1		
Galvanized Steel	20%		2025	\$116,000	1		
HW Heat Exchanger							
Steam Fired	100%		2037	* *	4	\$13,100	
		vation, Extent : Light, Area	Affected	: 100%			
		Basement - Boiler Room					
<u> </u>	Explanation	n : 2 Units					
Sanitary Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/		2027	\$20,200	4	¢ 4 200	
Non-Submersible	100%		2027	\$20,200	4	\$4,200	
Sewage Ejector(s) Electric	100%		2027	\$38,100	4	\$7,900	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		vation, Extent : Light, Area Basement To 4th Floor	Affected	: 100%			
	Explanation						
Fire Suppression							
Standpipe							
No Component	25%						
Generic	75%		2037	* *	1-5	\$51,800	
Sprinkler						,	
No Component	90%						
Generic	10%		2027	\$129,400	1-2	\$3,700	
Fire Pump				•		*	
Generic	100%		2036	* *	1	\$24,700	
Chemical System							
Generic	100%		2025	\$27,900	1-3	\$4,000	
	Other Obser	vation, Extent : Light, Area	Affected				
	Location :						
	Explanation	n : 1 Set					

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

Print Date : 09-Sep-2020 HUMAN RESOURCES ADMINISTRATION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 SOUTH JA 114-02 G.R QUEENS HRA0043.0 28,784 08-Jul-2016 Roof, Floor 	. BREWE 000 / 1942 5	MULTI SERVI R BLVD.	ICE CTR Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1987 / 2000 : HUMAN RESOURCES : NONE	8
Block	: 12200	Lot	: 52	BIN	: 4264631	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architect	ture			\$1,227,600		\$55,300
Interior Architect	ure			\$39,100		\$240,100
Electrical				\$24,200		\$67,800
Total				\$1,290,900		\$363,200
Importance Code	А			\$1,227,600		\$55,300
Importance Code				\$63,300		\$307,900
Total				\$1,290,900		\$363,200
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture		\$59,700			\$2,900
Interior Architect	ure		\$18,600	\$1,300		\$3,800
Electrical			\$2,700	\$2,700	\$2,200	\$2,600
Mechanical			\$7,400	\$3,300	\$5,600	\$49,400
Elevators/Escalate	ors		\$3,900	\$3,900	\$3,900	\$3,900
Total			\$92,300	\$11,200	\$11,700	\$62,600
Importance Code	А		\$61,200	\$1,400	\$1,400	\$4,400
Importance Code			\$31,100	\$9,800	\$10,300	\$58,300
Importance Code	С			·	·	-
Total			\$92,300	\$11,200	\$11,700	\$62,600



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.

Asset # : 1942

chitecture		Current F	Repair	Futur	e Replacement	М		
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	000/	N	¢170,100	LIFE	* *	-	¢55 200	
Masonry: Brick	Broken/Mis Location	: At Windo	\$178,100 ents, Extent : Mod w Surrounds			5	\$55,300	
	Location	: All Faca	: Light, Area Affe des Extent : Moderate					
	Location	: West Fac	cade					
			Extent : Moderate, e - West Facade	Area Affe	ected : 15%			
Pre-Cast Concrete	1%			LIFE	* *	5	\$1,800	
Windows	000/			2025	* *	-	#5 000	
Aluminum	Location	: Street Le	xtent : Light, Area vel ctive Metal Grille:			5	\$5,900	
Glass Block	10%			LIFE	* *	5	\$400	
Metal Louvers	2%			2030	\$4,300	10	\$800	
Parapets	_,,,			2000	\$.,2000	10	4000	
Concrete Masonry Unit	Diagonal C Location Horizontal Location	: Interior I Cracks, E. : Interior I	\$26,300 tent : Moderate, At Face Of Parapet xtent : Moderate, A Face Of Parapet	1rea Affe	cted : 25%	5	\$5,300	
			nt : Light, Area A <u>f</u> Face Of Parapet	fected : I	3%			
Masonry: Brick	Cracking/C Location Joint Morte	: South Ea ar Miss/Er	\$32,400 Extent : Light, Ar ist Corner Of Faca od, Extent : Moder	de		5	\$5,300	
	Misaligned	0 0	icade Extent : Moderate, ist Corner Of Faca		fected : 5%			
		xtent : Mo : South Fa	derate, Area Affec cade	ted : 15%	ý)			
Metal Panel	5%			2047	* *	5	\$2,000	
Roof								
Modified Bitumen	Location	ctent : Moc : Various I	\$95,400 lerate, Area Affect Locations Through	out	\$954,100			
	Location	: Various	, Extent : Moderat Locations Through	out	-			
	-		derate, Area Affec Locations Through		0			
			tent : Light, Area .		1.5%			
			Locations Through		10/0			

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.

Asset # : 1942

			A5501#.1	J+2				
Architecture		Current I	Repair	Futu	e Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,700	
Ceramic Tile	5%			2030	\$44,600	5	\$2,200	
Quarry Tile	10%			2032	* *	5	\$6,500	
Traffic Topping	5%			2027	\$28,500	5	\$2,700	
			Extent : Light, Area urpose Room	Affected	! : 100%			
	Explana	tion : High	Traffic Industrial	Surface				
Vinyl Tile		Now	\$39,100	2027	\$195,500	3	\$8,100	
	Blisters, E		derate, Area Affect			5	\$6,100	
	0	0	Extent : Moderate rs And Room Thres		ffected : 15%			
			: Moderate, Area		· 20%			
			Wall In Corridors	ijjeereu	. 2070			
Vinyl Tile	25%	-		2032	* *	3	\$4,000	
	2370			2032		3	\$4,000	
Interior Walls Ceramic Tile	20%			2036	* *	5	\$16,400	
				LIFE	* *	5		
Concrete Masonry Unit Gypsum Board	10% 70%			LIFE	* *	5	\$3,300 \$34,500	
Ceilings	/070			LIFE		5	\$34,300	
AcousTileSusp.Lay-In	65%			2032	* *	5	\$28,000	
Exposed Concrete	5%			LIFE	* *	5	\$28,000	
Gypsum Board	25%			LIFE	* *	5	\$13,500	
Metal Panel	2370 5%			LIFE	* *	5	\$13,500	
Metal Fallel	370			LIFE		5	\$2,700	
lectrical		Current I	Repair	Futu	e Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
nder 600 Volts								•
Service Equipment								
Air Circuit Breaker	100%			2037	* *	5	\$200	
	Other Obs	servation, E	Extent : Moderate, .	Area Affe	ected : 100%			
	Location	ı : Electrica	al Room					
	Explana	tion : Main	Service Power Bro	eaker Ra	ted At 1600 Amper	·es.		
Switchgear / Switchboard					*			
Molded Case Bkrs	100%			2037	* *	5	\$800	
Raceway							·	
Conduit	100%			2037	* *	1		
Panelboards								
Fused Disc Sw	2%			2035	* *	5		
Molded Case Bkrs	98%			2035	* *	5	\$700	
Wiring	2070					-	4,00	
Thermoplastic	100%			2037	* *	1		
P	10070					-		

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

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

Asset	#:	1942
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Electrical		Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Motor Controllers							
Locally Mounted	50%		2032	* *	5	\$100	
Locally Mounted	50%		2025	\$24,200	5	\$100	
bround							
Grounding Devices	1000/		LIPP	* *	E	¢ 400	
Generic	100%		LIFE		5	\$400	
ighting							
Interior Lighting Fluorescent	1%		2027	\$700	10	\$300	
Fuorescent		uorescent Light, Extent : Me				\$500	
	-	Mechanical Room	Juci uic, 1	<i>Irea 11/jecica</i> . 100	//0		
Elucroscont	99%		2027	\$67.100	10	\$26 100	
Fluorescent		And Fixtures, Extent : Mode		\$67,100 a Affacted : 100%	10	\$26,100	
	-	Throughout The Building	ruie, Are	и Ајјестей . 10070			
Egress Lighting	Locuiton .	Intoughout The Dutiung					
Egress Lighting Emergency, Battery	50%		2027	\$20,700	10	\$3,500	
Exit, Service	50%		2027	\$4,100	10	\$5,500	
Exterior Lighting	5070		2027	\$7,100	1		
HID	20%		2027	\$23,200	10		
No Component	80%		2027	φ25,200	10		
Alarm	0070						
Security System							
No Component	50%						
Generic	50%		2035	* *	1	\$5,400	
		rvation, Extent : Light, Area		: 100%		+-)	
		Hallways, Outside, Clinic			ìces		
	Explanati	on : CCTV Surveillance Syst	em And	Intrusion Alarm Sy.	stem		
Fire/Smoke Detection	_						
Generic, Digital	100%		2032	* *	1-3	\$17,700	
	Other Obse	rvation, Extent : Light, Area	Affected	: 100%			
	Location .	Throughout The Building					
	Explanati	on : Smoke Detectors, Alarn	ı Bells, H	lorns, Manual Pull	Stations	And Strobe Lights	
Maabaniaal		Current Densir	E	a Banlasamant	М	laintananaa	
Mechanical System		Current Repair		e Replacement		aintenance	
System Component		Fail Date Estimated Cost		Estimated Cost	•	Estimated Cost	Priorit
Туре	Total	(Years)	FY		(Yrs)		
Heating			-				-
Energy Source							
Natural Gas	100%		2037	* *	1		

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

Asset # : 1942

Mechanical	Current Repair Future Replacement			M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating						
Conversion Equipment						
Furnace	75%	2035	* *	1	\$10,700	
	Other Observation, Extent : Light,	Area Affected : 75	%			
	Location : Roof					
	Explanation : 7 Rooftop Package	e Units				
Hot Water Boiler	25%	2032	* *	1	\$3,600	
	Other Observation, Extent : Light,	Area Affected : 25	%			
	Location : Boiler Room					
	Explanation : 1 Unit					
Distribution						
Hot Wtr Piping/Pump	25%	2035	* *	4	\$500	
No Component	75%					
Terminal Devices						
Convector/Radiator	25%	2032	* *	1	\$2,300	
No Component	75%					
Air Conditioning						
Energy Source			di di			
Electricity	100%	2035	* *	1		
Conversion Equipment			di di			
Ext Pkg Unit -	100%	2035	* *	2	\$1,800	
Heating/Cooling	Other Observation Fritant Made		. 1000/			
	Other Observation, Extent : Mode	raie, Area Ajjeciea	: 100%			
	Location : Roof					
/entilation	Explanation : 7 Units. R-410a					
Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$16,000	
Exhaust Fans	10070	LIFL		2-5	\$10,000	
Roof	100%	2032	* *	2	\$900	
lumbing	10070	2032		2	\$700	
H/C Water Piping						
Brass/Copper	100%	2037	* *	1		
Water Heater	10070	2037		1		
Gas Fired	100%	2025	\$17,600	2	\$400	
Sanitary Piping	100/0	2020	Ψ17,000	-	φ100	
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	20070	<u> </u>		•		
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)				-		
Electric	100%	2032	* *	4	\$1,100	
Backflow Preventer	100/0	2002		•	\$1,100	
Generic	100%	2027	\$7,300	1	\$1,800	
Fixtures	20070 	_ 5 _ 7	\$1,500	-	\$1,000	
Generic	100%					
Vertical Transport						

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.

Asset # : 1942

Mechanical	Current Repair	Future R	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
/ertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, A	rea Affected : 1	00%			
	Location : 1st To 2nd Floor					
	Explanation : One Unit					
ire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$15,100	
Chemical System						
Generic	100%	2025	\$27,900	1-3	\$4,000	
	Other Observation, Extent : Light, A	rea Affected : 1	00%			
	Location : Kitchen					
	Explanation : 1 Set					

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

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

Print Date : 09-Sep-2020 HUMAN RESOURCES ADMINISTRATION - FY 2021

Asset Name	: TRANSITIONAL HOUSING ROSE H	IOUSE	
Address	: 122-124-126-126A W. 127 STREET		
Borough	: MANHATTAN	Agency's Number	: N/A
Program / Asset #	: HRA0073.030 / 4352	Yr Built/Renovated	: 1910 / 1996
Area Sq Ft	: 63,750	Project Type	: HUMAN RESOURCES
Date of Survey	: 08-Feb-2019	Landmark Status	: NONE
Areas Surveyed	: Basement, Floors 1,6,7		
Block	: 1911 Lot : 45	BIN	: 1057874

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$200,000
Interior Architecture	\$217,600	\$373,900
Electrical		\$766,400
Mechanical	\$242,300	
Total	\$459,900	\$1,340,300
Importance Code A		\$200,000
Importance Code A Importance Code B	\$459,900	\$200,000 \$1,140,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$3,400	\$4,400		\$30,200
Interior Architecture	\$37,700			\$13,600
Electrical	\$12,100	\$2,500	\$2,300	\$45,000
Mechanical	\$42,700	\$7,900	\$8,000	\$15,100
Site Pavements	\$900			
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$103,700	\$21,800	\$17,200	\$110,800
Importance Code A	\$40,800	\$7,400	\$3,200	\$33,400
Importance Code B	\$55,600	\$14,300	\$13,900	\$77,400
Importance Code C	\$7,400			
Total	\$103,700	\$21,800	\$17,200	\$110,800



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

Asset # : 4352

chitecture		Current Repair	Futur	e Replaceme	ent	М		
stem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated (Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	100/		LIPP		* *	-	¢105 500	
Cast Stone/Terra Cotta	10%		LIFE	1 1000/	* *	5	\$105,500	
		Progress, Extent : Light, Are : Throughout	a Affecte	a : 100%				
		. Throughout			* *		*•= • • •	
Masonry: Brick	65%		LIFE	1 1000/	* *	5	\$87,800	
		Progress, Extent : Light, Are	ea Affecte	d : 100%				
		: Throughout						
Masonry: Brick	5%		LIFE		* *	5	\$6,800	
Masonry: Limestone	10%		LIFE	1 1000/	* *	5	\$10,100	
		Progress, Extent : Light, Are	ea Affecte	d : 100%				
		: Throughout						
Stucco Cement	10%		2035		* *	5	\$33,800	
	*	Progress, Extent : Light, Are : Throughout	a Affecte	d : 100%				
Windows								
Aluminum	95%		2055		* *	5	\$26,700	
	*	Progress, Extent : Light, Are : Throughout	a Affecte	d : 100%				
Metal Clad	5%		2038		* *	5	\$8,800	
Parapets							-	
Cast Stone/Terra Cotta	10%		LIFE		* *	5	\$3,200	
	· ·	Progress, Extent : Light, Are : Throughout	ea Affecte	d : 100%				
Masonry: Brick	77%		LIFE		* *	5	\$3,100	
-	Repairs in	Progress, Extent : Light, Are	a Affecte	d : 100%			-	
	Location	: Throughout						
Pre-Cast Concrete	3%		LIFE		* *	5	\$800	
Stucco Cement		Now \$3,400	2035		* *	5	\$500	
		Progress, Extent : Light, Are : Throughout	ea Affecte	d : 100%				
Roof		0						
Skylight, Metal/Glass	5%		2040		* *	10	\$5,500	
Under Construction	95%					- •	40,000	

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.

Asset # : 4352

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	-	coloring,	\$2,100 Extent : Moderate t Activity Area	2026 2, Area A	\$106,100 ffected : 20%	3	\$11,700	
Cast in Place Concrete	10%			LIFE	* *	5	\$34,100	
Ceramic Tile			\$80,500 Extent : Light, Are out Bathrooms In I			5	\$19,500	
Vinyl Tile	Location :	Through	\$28,300 Extent : Moderate out : Severe, Area Affe	-	-	3	\$5,800	
			In Residences	ecieu : 2	070			
Wood	Location :	Through	\$137,100 Extent : Moderate, out Residences nt : Light, Area Afj			5	\$73,000	
	Location :	Through	out Residences					
Interior Walls								
Ceramic Tile	-	-	\$7,400 Extent : Light, Are t Corridor Area	2039 ea Affect	* * ed : 2%	5	\$6,200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,700	
Gypsum Board	50%			LIFE	* *	5	\$25,000	
Masonry: Fieldstone	5%			LIFE	* *	-	• -)	
Plaster	25%			LIFE	* *	5	\$6,200	
Ceilings							-	
AcousTileSusp.Lay-In	10%			2035	* *	5	\$15,600	
Exposed Struc: Steel	8%			LIFE	* *			
		Through	xtent : Light, Area out Basement ! Decking	Affected	! : 100%			
Gypsum Board	82%			LIFE	* *	5	\$159,600	
Site Enclosure Fence/Gates								
Cast in Place Concrete	50%			2050	* *			
Chain Link	25% Other Obser Location :		xtent : Light, Area d	2040 Affected	* * ! : 100%			
	Explanatio	on : This I	s A Fence On Top	Of Conc	rete Wall Enclosur	re		
Iron Picket	25%			2050	* *	-		
Retaining Walls Cast in Place Concrete	100%			2050	* *			

Site Pavements

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.

Asset # : 4352

Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements								
Public Sidewalk Cast in Place Concrete	1000/	Now	\$900	2035	* *			
Cast III Place Concrete			5900 Extent : Moderate					
	-	-	Areas At Street Fro	-	ijecieu . 570			
On-Site Walkways								
Cast in Place Concrete	95%			2035	* *			
Metal	5%			2030		1-3		
			Extent : Light, Area					
		-	vs Located At Front	-	-			
	Explana	tion : Steel	Stairs Leading Do	wn Into 2	Areaway			
Activity Yard	1000/							
Not Accessible	100%							
Electrical		Current	Repair	Futur	e Replacement	M	aintenance	
System	0/ of		Estimated Cost		Estimated Cost		Estimated Cost	Drionit
Component	% of Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
Туре	1000	(10015)				(115)		
Inder 600 Volts								
Service Equipment	1000/				* *	_	**	
Fused Disc Sw	100%			2050		5	\$300	
		ervation, E : Electrico	Extent : Light, Area	Ајјестеа	: 100%			
				na 100 1	mmana Main Diaco	maget Co	vitaleas	
Switchgear / Switchboard	Explana	ion : One	400 Ampere And O	ne 400 A	mpere Main Disco	nneci Su	Alches	
Molded Case Bkrs	100%			2050	* *	5	\$1,700	
Raceway	10070			2030		5	\$1,700	
Conduit	100%			2050	* *	1		
Panelboards	10070			2000		-		
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	
Fround								
Grounding Devices								
Generic	100%	4+	\$10,200	LIFE	* *	5	\$900	
	Corroded,	Extent : M	loderate, Area Affe	cted : 10	0%			
		: Basemer						

Lighting

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

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

Asset # : 4352

	ASSEL # . 4	+352					
Electrical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle Estimated Co (Yrs)	st Priorit			
ighting							
Interior Lighting							
Fluorescent	25%	2035 **	* 10 \$14,60)			
	T-12 Lamps And Fixtures, Extent : Lig Location : Basement, Offices And 2nd						
			* 10 #5.00				
Fluorescent	10% T-8 Lamps And Fixtures, Extent : Ligh	2033	* 10 \$5,80)			
	Location : Recreation Room	i, Area Ajjeciea : 100%					
Fluorescent	20%	2035 * *	* 10 \$11,70)			
	Compact Fluorescent Light, Extent : L	ight, Area Affected : 100%	-				
	Location : Various Locations						
Incandescent	45%	2030 \$503,500	0 2 \$60)			
Egress Lighting							
Emergency, Battery	50%	2035 * *	* 10 \$7,70)			
Exit, Battery	50%	2035 * *	* 10 \$2,20)			
Exterior Lighting							
HID	20%	2030 \$51,400	0 10				
	Malfunctioning, Extent : Moderate, Ar Location : Rear Yard	ea Affected : 50%					
No Component	80%						
larm							
Security System							
No Component	70%	2025 **	* 1 • • • • • • •				
Generic	30%	2033	* 1 \$7,10)			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Stairs, Basement, 1st Floor						
	Explanation : High Definition Camer						
Fire/Smoke Detection	Explanation : High Definition Camer	us min Night Vision					
No Component	70%						
Generic, Analog	30%	2030 \$211,500	0 1-3 \$11,80)			
~							
Mechanical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle Estimated Co (Yrs)	st Priorit			
Ieating							
Energy Source							
Electricity	3%	2040 **	* 1				
	Other Observation, Extent : Light, Are						
	Location : Throughout Basement And						
	Explanation : 10 Electric Heaters - C		u 1				
Natural Gas	97%	2040 **	* 1				

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

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

Asset # : 4352

Mechanical		Current F	Repair	Futu	e Replacement	Μ	laintenance	
System Component Type	% of Total		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 : Light, Area	Affected	! : 100%			
	Location	: Basemen	at Of 124 W. 127 St	reet				
	Explana	tion : 1 Boi	ler Serves All Four	· Buildin	gs			
Hot Water Boiler	7%	0-2	\$34,400	2050	* *	1	\$2,000	
	Corroded,	Extent : Se	evere, Area Affected	d : 2%				
	Location	a : Court Ya	urd, Deteriorated B	oiler Sta	lck			
Radiant Heater	3%			2030	\$33,900	2	\$900	
Distribution					+j		** **	
Hot Wtr Piping/Pump	100%			2038	* *	4	\$4,700	
Terminal Devices							. ,	
Convector/Radiator	100%			2035	* *	1	\$20,600	
Air Conditioning							. ,	
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Split Unit	10%			2025	\$136,100			
Window/Wall Unit	80%			2025	\$106,300	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		
			Extent : Light, Area	Affectea	1:100%			
		v	The Building			7 5	• T , T	
	*	v	Scuppers To Galva	inized St	eel Leader To Cast	Tron Pip	oing Into the	
Backflow Preventer	Building							
Generic	100%			2030	\$16,200	1	\$3,900	
Fixtures	10070			2030	\$10,200	1	\$3,900	
Generic	100%							
Vertical Transport	100/0							

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.

Asset # : 4352

Mechanical	Current Repair	Future Rep	olacement	Μ	aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent : Light, A	rea Affected : 100	%				
	Location : Basement To 7th Floor						
	Explanation : One Unit Not Working	ıg					
Fire Suppression							
Standpipe							
Generic	100%	2050	* *	1-5	\$32,100		
Sprinkler							
No Component	95%						
Generic	5%	2040	* *	1-2	\$900		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Basement						
	Explanation : Basement						

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

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

Print Date: 09-Sep-2020 HUMAN RESOURCES ADMINISTRATION - FY 2021

Asset Name	: TRANSITIONAL HOUSING - HORIZ	ZONS	
Address	: 970 DEKALB AVENUE @ LEWIS AV	Έ.	
Borough	: BROOKLYN	Agency's Number	: N/A
Program / Asset #	: HRA0069.000 / 4346	Yr Built/Renovated	: 1931 / 1995
Area Sq Ft	: 17,600	Project Type	: HUMAN RESOURCES
Date of Survey	: 06-Jun-2018	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2,3,4		
Block	: 1602 Lot : 13	BIN	: 3043244

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$41,900
Electrical		\$308,900
Mechanical		\$135,700
Total		\$486,500
Importance Code A		\$177,600
Importance Code B		\$308,900
Total		\$486,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture	\$700	\$1,400	\$18,300	
Electrical	\$1,700	\$1,200	\$1,500	\$1,600
Mechanical	\$15,900	\$1,500	\$11,500	\$1,500
Total	\$18,300	\$4,200	\$31,200	\$3,100
Importance Code A	\$900	\$900	\$900	\$900
Importance Code B	\$17,400	\$2,200	\$30,300	\$2,200
Importance Code C		\$1,100		
Total	\$18,300	\$4,200	\$31,200	\$3,100



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.

Asset # : 4346

ASSet # : 4340										
Architecture	Current Repair Future Replacem			e Replacement	nent Maintenance					
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
xterior										
Exterior Walls										
Cast Stone/Terra Cotta		olace Evident, Extent : Light : Front Facade	LIFE , Area Affe	* * ected : 25%	5	\$41,900				
Stucco Cement	75%		2046	* *	5	\$40,200				
	-	place Evident, Extent : Light : Side And Rear Facade	, Area Affe	ected : 75%						
Windows										
Aluminum	Location	place Evident, Extent : Light : Throughout ervation, Extent : Light, Are			5	\$4,800				
	Location	ervation, Extent : Light, Are : D Line Apartments ion : Window Guard Too Sn		: 5%						
Parapets	T									
Cast Stone/Terra Cotta		lace Evident, Extent : Light : Parapet Wall	LIFE , Area Affe	* * ected : 10%	5	\$3,800				
Masonry: Brick		oair Evident, Extent : Light, : Parapet Wall	LIFE Area Affec	* * eted : 75%	5	\$2,400				
	Other Obs Location	ervation, Extent : Light, Are : Parapet Wall								
	-	ion : Wall Covered With Mo								
Metal Rail		tallation, Extent : Light, Are : Parapet Wall	2046 a Affected	* *	5-10	\$35,300				
Roof										
Modified Bitumen		tallation, Extent : Light, Are : Main Roof	2037 a Affected	* * : 90%	10	\$14,400				
Skylight, Metal/Glass	5%		2049	* *	10	\$2,500				
Soffits	570		2017		10	\$2,500				
Cast in Place Concrete	100%		LIFE	* *	5					
terior Floors										
Cast in Place Concrete	10%		LIFE	* *	5	\$6,100				
Ceramic Tile	5%		2032	* *	5	\$1,400				
Quarry Tile	25%		2034	* *	5	\$10,400				
Vinyl Tile	10%		2029	\$25,200	3	\$1,000				
Wood	50%		2044	* *	5	\$26,100				
Interior Walls			-			,				
Ceramic Tile	10%		2038	* *	5	\$2,200				
Concrete Masonry Unit	5%		LIFE	* *	5	\$400				
Gypsum Board	65%		LIFE	* *	5	\$8,500				
Plaster	20%		LIFE	* *	5	\$1,300				

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.
Asset # : 4346

Architecture	Current Repair		Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
nterior								
Ceilings								
Exposed Struc: Steel	5%		LIFE	* *				
Gypsum Board	75%		LIFE	* *	5	\$26,100		
Plaster	20%		LIFE	* *	5	\$3,500		
Site Enclosure								
Fence/Gates								
Chain Link	40%		2049	* *				
Iron Picket	60%		2064	* *				
Free Standing Walls								
Masonry: Brick	100%		2049	* *				
Retaining Walls								
Cast in Place Concrete	100%		2064	* *				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%		2042	* *				
Activity Yard								
Cast in Place Concrete	40%		2042	* *				
Pavers/Stone	5%		2038	* *				
Rubber Matting	55%		2034	* *				
8								
Electrical		Current Repair	Futur	e Replacement	М	aintenance		
System	0/ of	Fail Date Estimated Cost	Vaar	Estimated Cost	Cualt	Estimated Cost	Duiorit	

Electrical	Current Repa	ir Future Repla	cement	М		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2039	* *	5	\$100	
	Other Observation, Exten	t : Light, Area Affected : 100%				
	Location : Electrical Ro	oom				
	Explanation : Main Ser	vice Disconnect Switch Rated A	t 600 Amp	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2039	* *	5	\$500	
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Fused Disc Sw	10%	2037	* *	5		
Molded Case Bkrs	90%	2037	* *	5	\$400	
Wiring						
Thermoplastic	100%	2039	* *	1		
Motor Controllers						
Locally Mounted	100%	2034	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	

Lighting

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

Asset # : 4346

lectrical		Current Repair Future Replacement Maintenance							
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priori	
ghting									
Interior Lighting									
Fluorescent	30%			2029	\$92,700	10	\$4,800		
	-		res, Extent : Ligh Offices And Base		ffected : 100%				
Incandescent	70%			2029	\$216,200	2	\$300		
Egress Lighting					+ -)				
Emergency, Battery	50%			2029	\$12,700	10	\$2,100		
Exit, Service	50%			2029	\$3,100	1			
Exterior Lighting					. ,				
LED	30%			2037	* *				
No Component	70%								
larm									
Security System									
No Component	70%								
Generic	30%			2034	* *	1	\$2,000		
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%				
	Location	: Hallways,	Front And Right	Side Of	The Building				
	Explanat	ion : Cctv S	urveillance Came	ras					
Fire/Smoke Detection									
Fire/Smoke Detection Generic, Digital			tent : Light, Area ut The Building	2034 Affected	* * ' : 100%	1-3	\$11,200		
Generic, Digital	Other Obs Location	: Througho ion : Strobe	ut The Building Lights, Alarm Be	Affected lls, Man	' : 100% ual Pull Stations, S	moke De	tectors And Horns		
Generic, Digital	Other Obs Location Explanat	: Througho ion : Strobe Current R	ut The Building Lights, Alarm Be epair	Affected Ils, Man Futur	: 100% ual Pull Stations, S e Replacement	moke De	etectors And Horns		
Generic, Digital	Other Obs Location	: Througho ion : Strobe Current R	ut The Building Lights, Alarm Be	Affected Ils, Man Futur	' : 100% ual Pull Stations, S	moke De	tectors And Horns	Priori	
Generic, Digital lechanical ystem Component Type	Other Obs Location Explanat	: Througho ion : Strobe Current R Fail Date	ut The Building Lights, Alarm Be epair	Affected Ils, Manu Futur Year	: 100% ual Pull Stations, S e Replacement	imoke De M Cycle	etectors And Horns		
Generic, Digital	Other Obs Location Explanat	: Througho ion : Strobe Current R Fail Date	ut The Building Lights, Alarm Be epair	Affected Ils, Manu Futur Year	: 100% ual Pull Stations, S e Replacement	imoke De M Cycle	etectors And Horns		
Generic, Digital	Other Obs Location Explanat	: Througho ion : Strobe Current R Fail Date	ut The Building Lights, Alarm Be epair	Affected Ils, Manu Futur Year	: 100% ual Pull Stations, S e Replacement	imoke De M Cycle	etectors And Horns		
Generic, Digital	Other Obs Location Explanat % of Total	: Througho ion : Strobe Current R Fail Date	ut The Building Lights, Alarm Be epair	Affected Ils, Manu Futur Year FY	: 100% ual Pull Stations, S e Replacement Estimated Cost	imoke De M Cycle (Yrs)	etectors And Horns		
Generic, Digital lechanical ystem Component Type eating Energy Source	Other Obs Location Explanat % of Total	: Througho ion : Strobe Current R Fail Date	ut The Building Lights, Alarm Be epair	Affected Ils, Manu Futur Year FY	: 100% ual Pull Stations, S e Replacement Estimated Cost	imoke De M Cycle (Yrs)	etectors And Horns		
Generic, Digital	Other Obs Location Explanat % of Total 100%	: Througho ion : Strobe Current R Fail Date (Years)	ut The Building Lights, Alarm Be epair	Affected Ils, Manu Futur Year FY 2039 2027	: 100% val Pull Stations, S e Replacement Estimated Cost * * \$135,700	imoke De M Cycle (Yrs)	aintenance Estimated Cost		
Generic, Digital	Other Obs Location Explanat % of Total 100% 100% Other Obs	: Througho ion : Strobe Current R Fail Date (Years)	ut The Building Lights, Alarm Be epair Estimated Cost	Affected Ils, Manu Futur Year FY 2039 2027	: 100% val Pull Stations, S e Replacement Estimated Cost * * \$135,700	imoke De M Cycle (Yrs)	aintenance Estimated Cost		
Generic, Digital	Other Obs Location Explanat % of Total 100% 100% Other Obs Location	: Througho ion : Strobe Current R Fail Date (Years) ervation, Ex : Basement	ut The Building Lights, Alarm Be epair Estimated Cost	Affected Ils, Manu Futur Year FY 2039 2027	: 100% val Pull Stations, S e Replacement Estimated Cost * * \$135,700	imoke De M Cycle (Yrs)	aintenance Estimated Cost		
Generic, Digital	Other Obs Location Explanat % of Total 100% 100% Other Obs Location	: Througho ion : Strobe Current R Fail Date (Years)	ut The Building Lights, Alarm Be epair Estimated Cost	Affected Ils, Manu Futur Year FY 2039 2027	: 100% val Pull Stations, S e Replacement Estimated Cost * * \$135,700	imoke De M Cycle (Yrs)	aintenance Estimated Cost		
Generic, Digital	Other Obs Location Explanat % of Total 100% 100% Other Obs Location	: Througho ion : Strobe Current R Fail Date (Years) ervation, Ex : Basement	ut The Building Lights, Alarm Be epair Estimated Cost	Affected Ils, Manu Futur Year FY 2039 2027	: 100% val Pull Stations, S e Replacement Estimated Cost * * \$135,700	imoke De M Cycle (Yrs)	aintenance Estimated Cost		
Generic, Digital	Other Obs Location Explanat % of Total 100% 100% Other Obs Location Explanat 100%	: Througho ion : Strobe Current R Fail Date (Years) ervation, Ex : Basement ion : 3 Unit	ut The Building Lights, Alarm Be epair Estimated Cost etent : Light, Area s \$1,400	Affected Ils, Manu Futur Year FY 2039 2027 Affected 2037	2 : 100% eaal Pull Stations, S e Replacement Estimated Cost ** \$135,700 2 : 100% **	imoke De M Cycle (Yrs) 1 1	aintenance Estimated Cost \$8,700		
Generic, Digital	Other Obs Location Explanat % of Total 100% 0ther Obs Location Explanat 100% Other Obs	: Througho ion : Strobe Current R Fail Date (Years) ervation, Ex : Basement ion : 3 Unit 0-2 ervation, Ex	ut The Building Lights, Alarm Be epair Estimated Cost etent : Light, Area s \$ \$1,400 etent : Moderate, .	Affected Ils, Manu Futur Year FY 2039 2027 Affected 2037	2 : 100% eaal Pull Stations, S e Replacement Estimated Cost ** \$135,700 2 : 100% **	imoke De M Cycle (Yrs) 1 1	aintenance Estimated Cost \$8,700		
Generic, Digital	Other Obs Location Explanat % of Total 100% 0ther Obs Location Explanat 100% Other Obs Location	: Througho ion : Strobe Current R Fail Date (Years) ervation, Ex : Basement ion : 3 Unit 0-2 ervation, Ex : Througho	ut The Building Lights, Alarm Be epair Estimated Cost stent : Light, Area s \$1,400 ctent : Moderate, . ut	Affected Ils, Manu Futur Year FY 2039 2027 Affected 2037 Affected	<pre> : 100% ual Pull Stations, S e Replacement Estimated Cost</pre>	imoke De M Cycle (Yrs) 1 1	aintenance Estimated Cost \$8,700		
Generic, Digital	Other Obs Location Explanat % of Total 100% 0ther Obs Location Explanat 100% Other Obs Location	: Througho ion : Strobe Current R Fail Date (Years) ervation, Ex : Basement ion : 3 Unit 0-2 ervation, Ex : Througho	ut The Building Lights, Alarm Be epair Estimated Cost etent : Light, Area s \$ \$1,400 etent : Moderate, .	Affected Ils, Manu Futur Year FY 2039 2027 Affected 2037 Affected	<pre> : 100% ual Pull Stations, S e Replacement Estimated Cost</pre>	imoke De M Cycle (Yrs) 1 1	aintenance Estimated Cost \$8,700		
Generic, Digital	Other Obs Location Explanat % of Total 100% 100% Other Obs Location Explanat 100% Other Obs Location Explanat	: Througho ion : Strobe Current R Fail Date (Years) ervation, Ex : Basement ion : 3 Unit 0-2 ervation, Ex : Througho	ut The Building Lights, Alarm Be epair Estimated Cost stent : Light, Area s \$1,400 ctent : Moderate, . ut	Affected Ils, Manu Futur Year FY 2039 2027 Affected 2037 Affected 2037	<pre> : 100% ual Pull Stations, S e Replacement Estimated Cost</pre>	imoke De M Cycle (Yrs) 1 1	aintenance Estimated Cost \$8,700 \$900		
Generic, Digital	Other Obs Location Explanat % of Total 100% 0ther Obs Location Explanat 100% Other Obs Location	: Througho ion : Strobe Current R Fail Date (Years) ervation, Ex : Basement ion : 3 Unit 0-2 ervation, Ex : Througho	ut The Building Lights, Alarm Be epair Estimated Cost stent : Light, Area s \$1,400 ctent : Moderate, . ut	Affected Ils, Manu Futur Year FY 2039 2027 Affected 2037 Affected	<pre> 1 : 100% 2 aal Pull Stations, S 2 e Replacement Estimated Cost</pre>	imoke De M Cycle (Yrs) 1 1	aintenance Estimated Cost \$8,700		
Generic, Digital	Other Obs Location Explanat % of Total 100% 100% Other Obs Location Explanat 100% Other Obs Location Explanat	: Througho ion : Strobe Current R Fail Date (Years) ervation, Ex : Basement ion : 3 Unit 0-2 ervation, Ex : Througho	ut The Building Lights, Alarm Be epair Estimated Cost stent : Light, Area s \$1,400 ctent : Moderate, . ut	Affected Ils, Manu Futur Year FY 2039 2027 Affected 2037 Affected 2037	<pre> 1 : 100% 2 aal Pull Stations, S 2 e Replacement Estimated Cost</pre>	imoke De M Cycle (Yrs) 1 1	aintenance Estimated Cost \$8,700 \$900		

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.

Asset # : 4346

Vechanical	Current Repair Future Replacement Maintenance						
System			-			D	
Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning							
Conversion Equipment							
Window/Wall Unit	25%	\$2.2 00	2024	\$9,200	1		
Window/Wall Unit	25% 0-2	\$9,200	2029	\$9,200	1		
	Malfunctioning, E: Location : Vario	xtent : Moderate, Area us Locations	a Affecte	d : 100%			
No Component	50%						
entilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$2,000	
No Component	80%						
Exhaust Fans	• • • • •					.	
Roof	20%		2037	* *	2	\$100	
No Component	80%						
lumbing							
H/C Water Piping Brass/Copper	100%		2039	* *	1		
Water Heater	10070		2039		1		
Gas Fired	100%		2027	\$10,700	2	\$300	
Gustineu		, Extent : Light, Area			2	\$500	
	Location : Basen	-					
	Explanation : 2 U	Units					
Sanitary Piping							
Cast Iron	100% Now	\$2,600	LIFE	* *	1		
	Blockage /Clogged	l, Extent : Moderate, .	Area Affe	ected : 5%			
	Location : A Line	2					
Storm Drain Piping							
Cast Iron	100% 0-2	\$700	LIFE	* *	1		
	Blockage /Clogged Location : Roof	l, Extent : Moderate, .	Area Affe	ected : 5%			
Sump Pump(s)							
Submersible	100% 0-2	\$600	2024	\$600	4	\$400	
	Obsolete Equipme Location : Boiler	nt, Extent : Moderate, · Room	Area A <u>f</u>	fected : 100%			
Fixtures	1000/						
Generic	100%						

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.

Print Date : 09-Sep-2020 HUMAN RESOURCES ADMINISTRATION - FY 2021

Asset Name Address	: TRANSITIONAL HOUSING - NEW HOPE : 360 NEW JERSEY AVENUE BTWN: BELMONT AVE SUTTER AVE.									
Borough	: BROOKLYN	Agency's Number : N/A								
Program / Asset #	: HRA0068.000 / 4345	Yr Built/Renovated : 1930 / 2004								
Area Sq Ft	: 25,564	Project Type : HUMAN RESOURCES								
Date of Survey	: 11-Apr-2018	Landmark Status : NONE								
Areas Surveyed	: Basement, Roof, Floors 1,3,4									
Block	: 3755 Lot : 22	BIN : 3084088								

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$807,500	
Interior Architecture		\$131,900
Electrical	\$22,400	\$591,700
Mechanical	\$143,400	\$197,100
Total	\$973,400	\$920,600
Importance Code A	\$807,500	\$197,100
Importance Code B	\$165,800	\$723,600
Total	\$973,400	\$920,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$50,100			
Interior Architecture	\$67,000	\$1,000	\$8,700	
Electrical	\$1,100	\$900	\$2,100	\$700
Mechanical	\$12,200	\$2,400	\$16,000	\$2,900
Site Pavements	\$3,600			
Total	\$133,900	\$4,200	\$26,800	\$3,600
Importance Code A	\$51,400	\$1,300	\$1,300	\$1,300
Importance Code B	\$60,600	\$3,000	\$25,500	\$2,400
Importance Code C	\$21,900			
Total	\$133,900	\$4,200	\$26,800	\$3,600



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.

Asset # : 4345

		ASSet # : 4	545					
rchitecture	Current R	Current Repair Future Replacement			Μ			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior								
Exterior Walls								
Masonry: Brick	85% Now	\$205,400	LIFE	* *	5	\$31,900		
	Cracking/Crumbling, Location : Street Fac		, Area Aj	Jected : 20%				
	Diagonal Cracks, Exte		ea Affect	ted · 20%				
	Location : North And		eu 1990et					
	Joint Mortar Miss/Ero		ate, Area	a Affected : 25%				
	Location : Window I	intels And Throug	ghout Str	eet Facades				
	Staining/Discoloring,		, Area Aj	ffected : 10%				
	Location : Perimeter							
	Vertical Cracks, Exten		00	d : 20%				
	Location : North And Water Panatration Fr			eted · 10%				
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> Location : Baement Foundation							
	Other Observation, Ex		Area Affe	cted : 20%				
	Location : Fire Escape Throughout							
	Explanation : Rustin	g						
Masonry: Limestone	5% 0-2	\$21,900	LIFE	* *	5	\$1,400		
	Cracking/Crumbling,		rea Affec	ted : 10%				
	Location : At Main E							
	Joint Mortar Miss/Ero Location : At Window							
Matal Commented		w Suis And Decor		**	1			
Metal, Corrugated Stucco Cement	2% 8% Now	\$9,300	2049 2034	* *	1 5	\$3,800		
Stucco Cement	Cracking/Crumbling,				5	\$5,800		
	Location : Interior C							
	Diagonal Cracks, Exte							
	Location : Interior C	Courtyard And Red	ır Facad	2				
	Staining/Discoloring,		-	•				
	Location : Interior C	Courtyard And Rec	ır Facad	2				
Windows	000/ N	¢105 700	2054	* *	5	¢2 200		
Aluminum	90% Now Broken/Missing Eleme	\$195,700 ents Extent · Mod	2054 erate Ar		5	\$2,200		
	Location : Througho			ca 11jjeerea : 0070				
	Ctrwt/Balnc Not Func		te, Area	Affected : 50%				
	Location : Througho							
	Weather Strip Missing	, Extent : Severe,	Area Aff	ected : 100%				
	Location : Througho	ut						
Wood	10% Now	\$14,600	2054	* *	5	\$2,400		
	Ctrwt/Balnc Not Func		ite, Area	Affected : 100%				
	Location : Stairwell	Windows						

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.

HUMAN RESOURCES ADMINISTRATION - 096

TRANSITIONAL HOUSING - NEW HOPE

Asset # : 4345

rchitecture	Current Repair Future Replacement					N	Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Parapets	00/	NT	\$000	LIEE	* *	. <u> </u>	*2 5 00		
Cast Stone/Terra Cotta		Now Crumhling	\$900 Extent : Moderate	LIFE Area A		5	\$2,500		
	-	: Through		, 111 cu 11j	<i>fjeelea</i> . 1070				
Masonry: Brick	82%	Now	\$80,000	LIFE	* *	5	\$3,200	1	
	-	Crumbling, : Through	Extent : Moderate	e, Area Aj	ffected : 25%				
		-	ent : Moderate, Al	rea Affec	ted : 20%				
			st Exterior, Interio						
			xtent : Severe, Are						
			Exterior Faces Th	-					
	-		Extent : Moderate, Up Parapets	Area Afj	fected : 15%				
Pre-Cast Concrete		Now	\$500	LIFE	* *	5	\$700		
			xtent : Moderate, 2		cted : 20%				
			le Of Coping Thro od, Extent : Modei	-	a Affected · 10%				
		: Through		<i>uic</i> , <i>1</i> 1 <i>ic</i> i	<i>a 1111eeteu</i> : 1070				
	Vegetation	n Growth, E	Extent : Moderate,	Area Affe	ected : 40%				
		: Through		2024	* *		¢ 400		
Stucco Cement	Cracking/	Now Crumbling, : Through	\$3,100 Extent : Moderate out	2034 e, Area Aj		5	\$400		
	Diagonal	-	ent : Moderate, A	rea Affect	ted : 40%				
		l Cracks, E. : Through	xtent : Severe, Are out	a Affecte	d : 25%				
Roof Modified Bitumen	95%	Now	\$265,600	2039	* *	:		1	
	Alligatorii		Moderate, Area A		25%				
		0	ere, Area Affected	: 40%					
			out Roof Surface						
	-	<u>^</u>	tent : Severe, Arec	a Affected	l : 20%				
		: Through		1 100	(1 250 (
			xtent : Moderate, A out. Water Leaking			nts			
Skylight, Metal/Glass	5%	Now	\$60,900	2049	* *	:			
		etration, E: : Through	xtent : Moderate, 2 out	Area Affe	ected : 50%				
Soffits		5		LIPP	* *	-			
Cast in Place Concrete	100%			LIFE	* 1	5			

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 # : 4345

rchitecture	Current Repair			Futur	e Replacement	М	Maintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,200	
Ceramic Tile	5%			2032	* *	5	\$1,900	
Quarry Tile	20%			2034	* *	5	\$11,600	
Sheet Vinyl/Rubber		Now	\$6,100	2029	\$61,500	5	\$1,500	
				oderate,	Area Affected : 5%	ó		
		: Bathroom						
			: Moderate, Area	Affected	: 20%			
	Location	: Bathroom	ns					
Vinyl Tile	20%			2029	\$70,400	3	\$2,900	
Wood	45%	0-2	\$30,700	2044	* *	5	\$16,400	
			Extent : Moderate	, Area Afj	fected : 30%			
			Apartments					
			Moderate, Area A	ffected :	5%			
			Apartments					
			tent : Moderate, A	lrea Affec	cted : 10%			
	Location	: Various	Apartments					
Interior Walls	100/	N	¢2 (00	2022	* *	5	¢2 200	
Ceramic Tile		Now	\$2,600 Extent : Moderate	2032		5	\$2,200	
	-		t 3rd And 4th Flo		ecieu . 570			
			xtent : Moderate,		ected · 5%			
			It 3rd And 4th Flo		cica . 570			
Concrete Masonry Unit	5%	0-2	\$2,600	LIFE	* *	5	\$900	
Coherete Masonry Chit			Extent : Light, Ar		ed · 10%	5	\$700	
	-	: Through	-					
Gypsum Board		Now	\$1,800	LIFE	* *	5	\$12,000	
Gypsull Board	-		xtent : Moderate,		cted · 10%	5	\$12,000	
			ns And Window Se					
Masonry: Brick		Now	\$9,200	LIFE	* *			
Masoni y. Brick			Extent : Moderat					
		: Basemer		<i>c, 11 cu 1</i> j	<i>Jecieu</i> . 2070			
			xtent : Moderate,	Area Affe	cted · 20%			
		: Basemer			cicu : 2070			
			: Severe, Area Af	ected : 1	0%			
		: Basemer						
Plaster		Now	\$5,700	LIFE	* *	5	\$4,000	
1 143001			Extent : Moderat		ffected : 5%	5	φ - ,000	
	-	: Bulkhea		.,	<u>,</u>			
			xtent : Severe, Are	a Affecte	d : 5%			
		: Bulkhea		55-270				

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.

Asset # : 4345

			ASSEL # : 4		- D			
Architecture		Current F			e Replacement		aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior Ceilings								
AcousTileSusp.Lay-In	15%			2034	* *	5	\$5,800	
1 2	-	-	Extent : Light, Are or Meeting Room 2					
Exposed Concrete	5%			LIFE	* *	5	\$300	
Gypsum Board			\$5,000 stent : Moderate, A stand Window So			5	\$29,100	
Plaster	Location :	umbling, Bulkhead		-	-	5	\$4,800	
	Water Penet Location :		ctent : Moderate, A ls At Stairs	lrea Affe	cted : 10%			
ite Enclosure Fence/Gates								
Chain Link	25%			2049	* *			
Wood	75%			2027				
ite Pavements Public Sidewalk								
Cast in Place Concrete	100% Sinking/Subs Location :	iding, Ex	\$2,700 tent : Moderate, A put	2042 rea Affec	* * cted : 5%			
	Tripping Ha Location :		ent : Moderate, Ar out	ea Affect	red : 5%			
Activity Yard								
Asphalt	50% Sinking/Subs Location :	iding, Ex	\$400 tent : Moderate, A put	2038 rea Affec	* * cted : 50%			
Rubber Matting	Location :	tent : Mo Througho d, Extent	: Moderate, Area .					
Electrical	(Current F	epair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts Service Equipment Fused Disc Sw	Location :	Electrica	xtent : Light, Area l Room Basement 00 Ampere Main l			5	\$100	
Switchgear / Switchboard Fused Disc Sw	100%	n . One 0	oo Ampere Muin I	2039	* *	5	\$100	

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

Asset # : 4345

Electrical	Current Repair	Current Repair Future Replacement				
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Fused Disc Sw	5%	2037	* *	5		
Molded Case Bkrs	95%	2037	* *	5	\$600	
Wiring						
Thermoplastic	100%	2039	* *	1		
Motor Controllers						
Locally Mounted	100%	2034	* *	5	\$200	
Ground						
Grounding Devices				_	*	
Generic	100%	LIFE	* *	5	\$400	
Lighting						
Interior Lighting	500/	2020	#224 200	10	¢11.700	
Fluorescent	50%	2029	\$224,300	10	\$11,700	
	Other Observation, Extent : La	0 10	: 100%			
	Location : Throughout The E	suitaing				
	Explanation : T-8 Lamps					
Fluorescent	40%	2029	\$179,500	10	\$9,400	
	Other Observation, Extent : La					
	Location : Apartment Units I					
	Explanation : Compact Fluo	-				
Fluorescent	5%	2024	\$22,400	10	\$1,200	
	T-12 Lamps And Fixtures, Ext Location : Basement	ent : Light, Area Aj	ffected : 100%			
Fluorescent	3%	2037	* *	10	\$700	
	Compact Fluorescent Light, E. Location : 1st Floor	xtent : Light, Area	Affected : 100%			
LED	2%	2037	* *			
Egress Lighting		2007				
Emergency, Battery	50%	2029	\$18,400	10	\$3,100	
Exit, Service	50%	2029	\$4,500	1	ψ5,100	
Exterior Lighting	5070	202)	\$1,500	1		
HID	100%	2029	\$103,100	10	\$100	
Alarm	20070	2027	\$100,100	10	\$100	
Security System						
No Component	70%					
Generic	30%	2029	\$24,800	1	\$2,900	
Fire/Smoke Detection			. ,- , *		÷)÷	
No Component	70%					
Generic, Digital	30%	2029	\$84,800	1-3	\$4,700	
Mechanical	Current Repair	Futur	e Replacement	. M	aintenance	
System Component	% of Fail Date Estimat		Estimated Cost		Estimated Cost	Priority
Type	Total (Years)	FY		(Yrs)		

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

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

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

Asset # : 4345

	ASSEL # . 4345										
Mechanical	Current Repair Future Replacement Maintenance										
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit					
Ieating											
Energy Source											
Natural Gas	100%	2039	* *	1							
Conversion Equipment											
Hot Water Boiler	100% Other Observation, Extent : La Location : Basement Boiler Explanation : 3 Multiple Uni	Room	\$197,100 100%	1	\$12,600						
Distribution											
Hot Wtr Piping/Pump	100% Now Leak Evident, Extent : Severe, Location : Next To Boiler	\$800 2037 Area Affected : 5%	* *	4	\$1,300						
Terminal Devices											
Convector/Radiator	100%	2034	* *	1	\$8,300						
Air Conditioning											
Energy Source	100%	2037	* *	1							
Electricity	100%	2037	••••	1							
Conversion Equipment Interior Pkg Unit - Cooling	15%	2023	\$143,400	2	\$200						
Cooling	Other Observation, Extent : La	oht. Area Affected ·	15%								
	Location : 1st Floor	8, eu 19900000	10/0								
	Explanation : 4 Units										
Window/Wall Unit	25%	2024	\$13,300	1							
No Component	60%	2021	\$15,500	-							
Ventilation											
Distribution											
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$2,900						
No Component	80%										
Exhaust Fans											
Roof	20% Now Not in Service, Extent : Severe Location : Roof	\$400 2029 e, Area Affected : 10	\$8,500 %	2	\$100						
No Component	80%										
Plumbing											
H/C Water Piping Brass/Copper	100% 0-2 Corroded, Extent : Severe, Arc Location : Water Main, Base	00	* *	1							
Water Heater											
Gas Fired	100%	2027	\$15,600	2	\$400						
Sanitary Piping			-								
Cast Iron	100% Now Blockage /Clogged, Extent : M Location : Boiler Room In B		* * eted : 10%	1							
Storm Drain Piping											

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

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

Asset # : 4345

Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sump Pump(s)							
Submersible	100%		2022	\$900	4	\$800	
Sewage Ejector(s)							
Electric	100%		2029	\$7,400	4	\$1,000	
Backflow Preventer							
Generic	100%		2034	* *	1	\$1,600	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2039	* *	1-2	\$400	

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

Print Date: 09-Sep-2020 HUMAN RESOURCES ADMINISTRATION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 11 AND 1 MANHA HRA0071 18,576 05-Feb-2 	13 WEST 137 TTAN 2.000 / 4349	DUSING-HEL 7TH STREET	P HAVEN Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1920 / 1995 : HUMAN RESOURCE : NONE	S
Block	: 1735	Lot	: 28	BIN	: 1053913	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Interior Architect	ture			\$38,100		\$49,000
Electrical				\$249,400		\$143,100
Total				\$287,400		\$192,200
Importance Code	В			\$287,400		\$192,200
Total				\$287,400		\$192,200
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture					
Interior Architect	ture		\$30,400	\$6,300	\$700	\$2,700
Electrical			\$500	\$800	\$600	\$2,400
Mechanical			\$2,200	\$1,700	\$2,000	\$1,700
Site Enclosure			\$900			
Total			\$34,000	\$8,800	\$3,300	\$6,800
Importance Code	A		\$900	\$900	\$900	\$1,000
Importance Code			\$30,300	\$6,700	\$2,400	\$5,900
Importance Code	С		\$2,700	\$1,200		
Total			\$34,000	\$8,800	\$3,300	\$6,800



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

Asset # : 4349

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
xterior				-				
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%						*)	
nterior								
Floors								
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%	0-2	\$19,600	2030	\$49,000	3	\$2,000	
· · · · · · · · · · · · · · · · · · ·	Worn/Ero	ded, Extent	: Moderate, Area . In Residences Thr	Affected	: 40%	-	<i> </i>	
Wood		Now	\$38,100	2045	* *	5	\$10,100	
	Location Deteriorat	t : Through ted Finish,	ents, Extent : Ligh out Extent : Moderate,					
	Location	: Residenc	es					
Interior Walls								
Ceramic Tile	10%			2033	* *	5	\$2,500	
Concrete Masonry Unit				LIFE	* *	5	\$1,500	
Gypsum Board		Now	\$2,700	LIFE	* *	5	\$7,400	
			xtent : Moderate, A res On 6th Floor	Area Affe	ected : 10%			
Plaster	25%			LIFE	* *	5	\$1,900	
Ceilings							-	
AcousTileSusp.Lay-In	15%			2035	* *	5	\$4,100	
Exposed Struc: Steel	5%			LIFE	* *		,	
Gypsum Board		Now	\$8,000	LIFE	* *	5	\$18,600	
			xtent : Moderate, 2 es On 6th Floor	Area Affe	ected : 10%			
Plaster	25%			LIFE	* *	5	\$4,200	
te Enclosure						2	÷.,=00	
Fence/Gates								
Chain Link	80%			2040	* *			
Iron Picket	20%			2050	* *			
Free Standing Walls	100%			2050	* *			
Cast in Place Concrete	10070			2000				

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.

Asset # : 4349

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре								
Site Enclosure								
Retaining Walls Cast in Place Concrete	90%			2050	* *			
Masonry: Fieldstone		Now	\$900	2030	* *			
Masonry. Fieldstone			\$900 ents, Extent : Seve					
		-			West 136th Street			
Site Pavements	Location	. sione ei						
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
On-Site Walkways	10070			2000				
Cast in Place Concrete	100%			2035	* *			
Activity Yard	10070			2000				
Not Accessible	100%							
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priority
Component	Total	(Years)		FY		(Yrs)		
Туре		. ,				. ,		
Under 600 Volts								
Service Equipment	1000/			2040	بلد بلد	-	#100	
Fused Disc Sw	100%			2040	* *	5	\$100	
	01 01	·		1.00	1000/	U	• • •	
			xtent : Light, Area	Affected	: 100%	C		
	Location	: Electrica	l Room					
	Location Explana	: Electrica	l Room		1 : 100% ere And 0ne 100 An			
Raceway	Location	: Electrica	l Room					
Raceway	Location Explana Switch	: Electrica	l Room	00 Ampe		npere Ma		
Conduit	Location Explana	: Electrica	l Room		ere And One 100 An			
Conduit Panelboards	Location Explana Switch 100%	: Electrica	l Room	00 Ampe 2040	ere And One 100 An	npere Ma		
Conduit Panelboards Fused Disc Sw	Location Explana Switch 100%	: Electrica	l Room	00 Ampe 2040 2038	ere And One 100 An * *	npere Ma 1 5	ain Disconnect	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs	Location Explana Switch 100%	: Electrica	l Room	00 Ampe 2040	ere And One 100 An **	npere Ma		
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring	Location Explana Switch 100% 10% 90%	: Electrica	l Room	00 Ampe 2040 2038 2038	ere And One 100 An **	npere Ma 1 5 5	ain Disconnect	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic	Location Explana Switch 100%	: Electrica	l Room	00 Ampe 2040 2038	ere And One 100 An ** ** **	npere Ma 1 5	ain Disconnect	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers	Location Explana Switch 100% 10% 90%	: Electrica	l Room	00 Ampe 2040 2038 2038 2038	ere And One 100 An ** ** **	1 5 5 1	ain Disconnect	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted	Location Explana Switch 100% 10% 90%	: Electrica	l Room	00 Ampe 2040 2038 2038	ere And One 100 An ** ** ** **	npere Ma 1 5 5	ain Disconnect	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground	Location Explana Switch 100% 10% 90%	: Electrica	l Room	00 Ampe 2040 2038 2038 2038	ere And One 100 An ** ** ** **	1 5 5 1	ain Disconnect	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted	Location Explana Switch 100% 10% 90%	: Electrica	l Room	00 Ampe 2040 2038 2038 2038	ere And One 100 An ** ** ** **	1 5 5 1	ain Disconnect	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground Grounding Devices Not Accessible	Location Explana Switch 100% 10% 100%	: Electrica	l Room	00 Ampe 2040 2038 2038 2038	ere And One 100 An ** ** ** **	1 5 5 1	ain Disconnect	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground Grounding Devices Not Accessible Lighting	Location Explana Switch 100% 10% 100%	: Electrica	l Room	00 Ampe 2040 2038 2038 2038	ere And One 100 An ** ** ** **	1 5 5 1	ain Disconnect	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground Grounding Devices Not Accessible	Location Explana Switch 100% 10% 100%	: Electrica	l Room	00 Ampe 2040 2038 2038 2038	ere And One 100 An ** ** ** ** **	1 5 5 1	ain Disconnect \$400 \$100	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground Grounding Devices Not Accessible Lighting Interior Lighting	Location Explana Switch 100% 10% 100% 100% 100% 25%	: Electrica	l Room	00 Ampe 2040 2038 2038 2040 2035 2030	ere And One 100 An ** ** ** ** ** ** **	npere Ma 1 5 5 1 5	ain Disconnect	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground Grounding Devices Not Accessible Lighting Interior Lighting	Location Explana Switch 100% 10% 100% 100% 100% 25% Other Obs	: Electrica tion : One o	X Room 500 Ampere, One 2	00 Ampe 2040 2038 2038 2040 2035 2030 Affected	ere And One 100 An ** ** ** ** ** ** **	npere Ma 1 5 5 1 5 10	ain Disconnect \$400 \$100	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground Grounding Devices Not Accessible Lighting Interior Lighting	Location Explana Switch 100% 10% 90% 100% 100% 100% 25% Other Obs Location	: Electrica tion : One o	A Room 500 Ampere, One 2 500 A	00 Ampe 2040 2038 2038 2040 2035 2030 Affected	ere And One 100 An ** ** ** ** ** ** **	npere Ma 1 5 5 1 5 10	ain Disconnect \$400 \$100	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground Grounding Devices Not Accessible Lighting Interior Lighting Fluorescent	Location Explana Switch 100% 10% 90% 100% 100% 100% 25% Other Obs Location	: Electrica tion : One o ervation, E : Basemen	A Room 500 Ampere, One 2 500 A	00 Ampe 2040 2038 2038 2040 2035 2030 Affected	ere And One 100 An ** ** ** ** ** ** **	npere Ma 1 5 5 1 5 10	ain Disconnect \$400 \$100	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground Grounding Devices Not Accessible Lighting Interior Lighting	Location Explana Switch 100% 10% 100% 100% 100% 100% 25% Other Obs Location Explana 10%	: Electrica tion : One of ervation, E : Basement tion : T-12	A Room 500 Ampere, One 2 500 A	00 Ampe 2040 2038 2038 2038 2030 2035 2030 Affected 2035	ere And One 100 An ** ** ** ** ** ** ** ** ** ** ** ** **	npere Ma 1 5 5 1 5 10 2)ffices	ain Disconnect \$400 \$100 \$4,300	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground Grounding Devices Not Accessible Lighting Interior Lighting Fluorescent	Location Explana Switch 100% 10% 90% 100% 100% 100% 25% Other Obs Location Explana 10% Other Obs	: Electrica tion : One of ervation, E : Basemen tion : T-12 ervation, E	l Room 600 Ampere, One 2 500 A	00 Ampe 2040 2038 2038 2038 2038 2035 2030 Affected 2035 Affected	ere And One 100 An ** ** ** ** ** ** ** ** ** ** ** ** **	npere Ma 1 5 5 1 5 10 2)ffices	ain Disconnect \$400 \$100 \$4,300	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground Grounding Devices Not Accessible Lighting Interior Lighting Fluorescent	Location Explanation Switch 100% 10% 90% 100% 100% 100% 25% Other Obs Location Explanation 10% Other Obs Location	: Electrica tion : One of ervation, E : Basemen tion : T-12 ervation, E	I Room 500 Ampere, One 2 500 A	00 Ampe 2040 2038 2038 2038 2038 2035 2030 Affected 2035 Affected	ere And One 100 An ** ** ** ** ** ** ** ** ** ** ** ** **	npere Ma 1 5 5 1 5 10 2)ffices	ain Disconnect \$400 \$100 \$4,300	

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.

Asset # : 4349

			ASSet # : 4					
Electrical		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	Priorit
ighting								
Egress Lighting								
Emergency, Battery	50%			2030	\$13,400	10	\$2,200	
Exit, Service	50%			2030	\$3,300	1		
Exterior Lighting								
HID	50%			2025	\$37,400	10		
LED	50%			2038	* *			
larm								
Security System								
No Component	70%							
Generic	30%			2030	\$18,000	1	\$2,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	\$61,600	1-3	\$3,400	
lechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem	% of	Fail Date	Estimated Cost	Vear	Estimated Cost	Cycle	Estimated Cost	Priori
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1 1 101 1
eating								
Energy Source								
Natural Gas	100%			2050	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	* *	1	\$9,200	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%		-	
	Location	n : Boiler Ro	oom					
	Explana	tion : 1 Gas	s Fired Sectional H	ot Water	· Boiler			
Distribution								
Hot Wtr Piping/Pump								
Terminal Devices	100%			2038	* *	4	\$1,400	
	100%			2038	* *	4	\$1,400	
Convector/Radiator	<u>100%</u> 90%			2038 2035	* *	4	\$1,400 \$5,400	
Convector/Radiator Fan Coil Unit/Heat								
Fan Coil Unit/Heat	90%			2035	* *	1	\$5,400	
Fan Coil Unit/Heat	90%			2035	* *	1	\$5,400	
Fan Coil Unit/Heat	90%			2035	* *	1	\$5,400	
Fan Coil Unit/Heat ir Conditioning Energy Source Electricity Conversion Equipment	90% 10%			2035 2030	* * \$27,800	1	\$5,400	
Fan Coil Unit/Heat ir Conditioning Energy Source Electricity	90% 10%			2035 2030	* * \$27,800	1	\$5,400	
Fan Coil Unit/Heat ir Conditioning Energy Source Electricity Conversion Equipment	90% 10% 100% 80%		xtent : Light, Area	2035 2030 2046 2028	* * \$27,800 * * \$31,000	1 1 1	\$5,400	
Fan Coil Unit/Heat ir Conditioning Energy Source Electricity Conversion Equipment	90% 10% 100% 80% Recent Ins		-	2035 2030 2046 2028	* * \$27,800 * * \$31,000	1 1 1	\$5,400	
Fan Coil Unit/Heat ir Conditioning Energy Source Electricity Conversion Equipment	90% 10% 100% 80% Recent Ins	stallation, E i : Through	-	2035 2030 2046 2028	* * \$27,800 * * \$31,000	1 1 1	\$5,400	
Fan Coil Unit/Heat ir Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component	90% 10% 100% 80% Recent Ins Location	stallation, E i : Through	-	2035 2030 2046 2028	* * \$27,800 * * \$31,000	1 1 1	\$5,400	
Fan Coil Unit/Heat ir Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component	90% 10% 100% 80% Recent Ins Location	stallation, E i : Through	-	2035 2030 2046 2028	* * \$27,800 * * \$31,000	1 1 1	\$5,400	
Fan Coil Unit/Heat ir Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component Yentilation	90% 10% 100% 80% Recent Ins Location	tallation, E 1 : Through	-	2035 2030 2046 2028	* * \$27,800 * * \$31,000	1 1 1	\$5,400	
Fan Coil Unit/Heat ir Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component Yentilation Distribution	90% 10% 100% 80% Recent Ins Location 20%	stallation, E 1 : Through	-	2035 2030 2046 2028 Affected	** \$27,800 ** \$31,000 2:100%	1 1 1	\$5,400 \$600	
Fan Coil Unit/Heat ir Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component Zentilation Distribution Ductwork/Diffusers	90% 10% 100% 80% Recent Ins Location 20%	stallation, E 1 : Through	-	2035 2030 2046 2028 Affected	** \$27,800 ** \$31,000 2:100%	1 1 1	\$5,400 \$600	
Fan Coil Unit/Heat Air Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component Ventilation Distribution Ductwork/Diffusers No Component	90% 10% 100% 80% Recent Ins Location 20%	stallation, E 1 : Through	-	2035 2030 2046 2028 Affected	** \$27,800 ** \$31,000 2:100%	1 1 1	\$5,400 \$600	
Fan Coil Unit/Heat Air Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans	90% 10% 100% 80% Recent Ins Location 20% 80%	tallation, E	-	2035 2030 2046 2028 Affected LIFE	** \$27,800 ** \$31,000 ': 100% **	1 1 1 2-5	\$5,400 \$600 \$2,100	

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

Asset # : 4349

Mechanical	Current Repair	Future Re	Future Replacement		aintenance	
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping	1000/	2040	* *	1		
Brass/Copper	100%	2040	* *	1		
Water Heater						
Gas Fired	100%	2029	\$11,300	2	\$300	
	Other Observation, Extent	: Light, Area Affected : 10	0%			
	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 : 10	0%			
	Location : Side Of Buildir					
	Explanation : Roof Scupp Building.	ers Are Galvanized Steel 1	Leader To Cas	t Iron Pij	ping Into The	
Backflow Preventer						
Generic	100%	2030	\$4,700	1	\$1,100	
Fixtures			-			
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2040	* *	1-2	\$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.

Print Date : 09-Sep-2020 HUMAN RESOURCES ADMINISTRATION - FY 2021

Asset Name Address				IEW DAY ONE JE BTWN: LONGFELLOW	/ AVE HOME ST.
Borough	: BRONX			Agency's Number	: N/A
Program / Asset #	: HRA0070	0.000 / 4347		Yr Built/Renovated	: 1925 / 1992
Area Sq Ft	: 57,630			Project Type	: HUMAN RESOURCES
Date of Survey	: 03-Jul-20	18		Landmark Status	: NONE
Areas Surveyed	: Basement	, Roof, Floo	ors 1,6		
Block	: 2758	Lot	: 36	BIN	: 2006311
CAPITAL				FY 2022 - 2025	FY 2026 - 2031

Exterior Architecture	\$176,800	\$92,100
Interior Architecture		\$124,200
Electrical	\$229,400	\$995,300
Mechanical	\$84,100	\$95,700
Total	\$490,200	\$1,307,200
Importance Code A	\$176,800	\$92,100
Importance Code B	\$313,500	\$1,167,000
Importance Code C		\$48,100

Total		\$490,200		\$1,307,200
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$19,200			\$100
Interior Architecture	\$44,900	\$2,900	\$32,100	\$1,400
Electrical	\$1,400	\$1,600	\$12,900	\$1,900
Mechanical	\$67,500	\$10,800	\$12,100	\$8,600
Site Enclosure	\$1,300			
Total	\$134,300	\$15,300	\$57,100	\$12,000
Importance Code A	\$37,900	\$5,700	\$5,800	\$5,800
Importance Code B	\$72,300	\$6,700	\$51,300	\$6,200
Importance Code C	\$24,200	\$2,900		
Total	\$134,300	\$15,300	\$57,100	\$12,000



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.

Asset # : 4347

chitecture	Current Repair Future Replacement						Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	-	ycle (rs)	Estimated Cost	Priori
erior									
Exterior Walls	200/						-	¢10.500	
Masonry: Brick		pair Eviden : Entry Co	t, Extent : Light, A urtyard	LIFE Irea Affeo		* 4	5	\$10,500	
Masonry: Fieldstone	5%			LIFE	*	* 4	5	\$2,000	
Pre-Cast Concrete	Location Joint Mor	issing Elem : Decorati tar Miss/Ere	\$18,600 ents, Extent : Moa ve Banding At Stre od, Extent : Moder Sills - Street Faca	eet Facaa °ate, Area	ea Affected : 20 le)%	5	\$8,600	
Stucco Cement	70%			2046	*	* 4	5	\$92,100	
	Recent Re	place Evide : Throughe	nt, Extent : Light, put		ected : 100%)	\$92,100	
Windows Aluminum	Air Infiltre		\$106,900 t : Moderate, Area d East Facade Wi			* 4	5	\$12,000	
			t, Extent : Moder		Affected : 50%				
			d East Facade Wi		1,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Metal Clad	Corrosion Location Ctrwt/Bali	: East And nc Not Func	\$69,800 tent : Moderate, 2 West Stairwells t, Extent : Severe, West Stairwells		cted : 15%	* 4	5	\$3,900	
	Location Thermally	: East And Inefficient,	Extent : Moderate, West Stairwells Extent : Moderato West Stairwells						
Parapets									
Masonry: Brick		pair Eviden : Main Roc	t, Extent : Light, A of	LIFE Irea Affeo		* 4	5		
Metal: Cage/Fence	15%			2042	*	* 5-	10		
Pre-Cast Concrete		place Evide : Main Roo	nt, Extent : Light, of	LIFE Area Affe		* 4	5		
Stucco Cement	55% Recent Co		Extent : Light, Are	2046 ea Affecte		* 4	5		
Roof									
Modified Bitumen		place Evide : Main Roo	nt, Extent : Light, of	2037 Area Affe		* 1	0	\$400	
Skylight, Metal/Glass		place Evide : Stair Bul	nt, Extent : Light, khead	2055 Area Affe		* 1	0	\$100	

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 4347

			ASSEL # . 4					
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	Priorit
Exterior								
Soffits	1000/		*-^	0004		_	\$100	
Stucco Cement	100%		\$700	2034	**	5	\$100	
	-	-	Extent : Moderate	-				
•	Location	i : Exterior	Entry Passage To	Rear Iai	ra			
nterior								
Floors	10%			LIFE	* *	5	\$16,600	
Cast in Place Concrete					* *	5	\$16,600	
Ceramic Tile	10%			2032	* *	5	\$7,600	
Quarry Tile	20%			2042	* *	5	\$22,800	
Vinyl Tile	15%			2034	* *	3	\$5,700	
Wood	45%			2044	~ ~	5	\$64,200	
Interior Walls	5 0/			2020	* *	F	Φ <i>Ε</i> 000	
Ceramic Tile	5%			2038	* *	5	\$5,800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,600	
Glass: Single Pane	1%			LIFE	* *	5	\$900	
Gypsum Board	69%		#24.2 00	LIFE	* *	5	\$48,100	
Masonry: Brick	5%		\$24,200	LIFE				
			derate, Area Affect	ed : 10%	<i></i>			
		i : Boiler R						
			xtent : Moderate, A	lrea Affe	cted : 10%			
	Location	n : Boiler R	oom					
Plaster	10%			LIFE	* *	5	\$3,500	
Ceilings								
Exposed Concrete	10%			LIFE	* *	5	\$1,200	
Gypsum Board	70%			LIFE	* *	5	\$66,600	
Gypsum Board	10%	Now	\$4,100	LIFE	* *	5	\$9,500	
	-	-	Extent : Moderate	-				
	Location	ı : Basemen	t Corridor And 6th	Floor A	partment			
Plaster	10%			LIFE	* *	5	\$4,800	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2049	* *			
Iron Picket	10%			2064	* *			
Retaining Walls								
Cast in Place Concrete	8%			2049	* *			
Concrete Masonry Unit		Now	\$1,300	2039	* *			
5			Extent : Moderate, A		ected : 50%			
			ll In Rear Yard	55				
	Explana	tion : Deter	riorated Mortar Joi	nts				
Masonry: Fieldstone	60%			2039	* *			
Site Pavements	0070			2039				
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			
	10070			2034				
On-Site Walkways Cast in Place Concrete	100%			2034	* *			
Cast in Place Concrete	100%			2034				

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.

Asset # : 4347

Electrical		Current I	Repair	Future Replacement Maintenance				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	* *	5	\$200	
	Location	: Electrica						
	Explana	tion : Three	e Main Service Swi	tches Ra	ted At 400 Ampere	s Each		
Switchgear / Switchboard								
Fused Disc Sw	50%			2039	* *	5	\$100	
Molded Case Bkrs	50%			2039	* *	5	\$800	
Raceway								
Conduit	100%			2039	* *	1		
Panelboards								
Molded Case Bkrs	100%			2037	* *	5	\$1,500	
Wiring								
Thermoplastic	100%			2039	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	* *	5	\$400	
round								
Grounding Devices					at at	_	****	
Generic	100%			LIFE	* *	5	\$800	
			xtent : Light, Area	Affected	! : 100%			
		: Basemen						
	Explana	tion : Wate	r Main					
ghting								
Interior Lighting								
Fluorescent	80%			2029	\$809,200	10	\$42,300	
			xtent : Light, Area	Affected	! : 100%			
		-	out The Building					
	Explana	tion : T-12	Lamps					
Fluorescent	20%			2034	* *	10	\$10,600	
	T-8 Lamps	s And Fixtu	res, Extent : Light,	Area Af	fected : 100%			
	Location	: Through	out					
Egress Lighting								
Emergency, Battery	50%			2029	\$41,500	10	\$7,000	
Exit, Service	50%			2029	\$10,300	1		
Exterior Lighting								
HID	20%			2029	\$46,500	10		
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: Roof And	l Outside Perimete	r				
	Explana	tion : Conti	olled Via Photoce	11				
No Component	80%							
arm								
Security System								
No Component	70%							
Generic	30%			2029	\$55,800	1	\$6,500	
		ervation. E	xtent : Light, Area			-	+ 3,0 0 0	
			And Hallways	55 - 21.200				
			eillance Cameras S	vstem				
					tential future inflatio			

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.

Asset # : 4347

Electrical		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Marm Fire/Smoke Detection No Component Generic, Analog	Malfunction Location Other Obs Location	: Througho ervation, Ex : Hallways	tent : Moderate, 2	4rea Affe		1-3 Stations	\$9,700	
lechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Ieating Energy Source Natural Gas	100%			2039	* *	1		
Conversion Equipment Steam Boiler	Broken, E. Location Other Obs Location	: Boiler Bui ervation, Ex : Basement	\$18,600 e, Area Affected : rner In Boiler Roi tent : Light, Area ral Gas Burning ;	om Affected		1	\$51,400	
Distribution Steam Piping/Pump	Other Obs Location	: East Wing	\$25,500 tent : Severe, Are Sized Piping Cau					
Terminal Devices Convector/Radiator	100%			2034	* *	1	\$18,600	
ir Conditioning Energy Source Electricity	100%			2037	* *	1		
Conversion Equipment Window/Wall Unit No Component	70% 30%			2024	\$84,100	1		
entilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,100	
Exhaust Fans Roof	•	-	t : Light, Area Afj f 3 Defective Exh			2	\$1,800	

Plumbing

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

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

Asset # : 4347

Mechanical	Current Rep	air Future F	Future Replacement		aintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
H/C Water Piping							
Brass/Copper	100% Now	\$21,500 2039	* *	1			
	Other Observation, Exter	nt : Severe, Area Affected :	50%				
	Location : East Side						
	Explanation : Hot Wate	er Piping Undersized Caus	ing Shortages O	n East S	ide		
HW Heat Exchanger							
Steam Fired	100%	2039	* *	4	\$8,500		
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
	Blockage /Clogged, Exte	nt : Moderate, Area Affecte	ed : 10%				
	Location : Basement						
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Non-Submersible	100%	2029	\$8,800	4	\$1,200		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	98%						
Generic	2%	2039	* *	1-2	\$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.

Print Date : 09-Sep-2020 HUMAN RESOURCES ADMINISTRATION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 1138 LOI BRONX HRA007 27,720 25-Apr-2 	TIONAL HOUSING-NEV NGFELLOW AVENUE F 1.000 / 4348 019 t, Roof, Floors 1,3,4		X AV HOME ST. : N/A : 1906 / 1992 : HUMAN RESOURCI : NONE	ES
Block	: 2758	Lot : 6	BIN	: 2006302	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec			\$330,000		\$78,000
Interior Architect Electrical	lure		\$393,000		\$78,900 \$203,700
Mechanical			\$46,200		\$203,700
Total			\$769,200		\$282,600
Importance Code	А		\$330,000		
Importance Code	В		\$439,300		\$282,600
Total			\$769,200		\$282,600
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$9,600	\$33,700		
Interior Architect	ture	\$32,700	\$7,200	\$2,600	\$1,300
Electrical		\$800	\$1,100	\$900	\$26,400
Mechanical		\$9,900	\$3,700	\$3,900	\$3,700
Total		\$52,900	\$45,800	\$7,400	\$31,400
Importance Code	A	\$12,300	\$36,500	\$2,700	\$2,800
Importance Code		\$7,900	\$9,300	\$4,600	\$28,600
Importance Code	C	\$32,700			



\$45,800

\$7,400

\$31,400

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

\$52,900

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.

Total

Asset # : 4348

rchitecture		Current F	Repair	Futur	e Replacement	N	aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick	25%			LIFE	* *	5	\$11,200	
Masonry: Fieldstone	12%			LIFE	* *	5	\$4,100	
Slate Panels		Now	\$75,400	LIFE	* *	5	\$1,000	
			ents, Extent : Seve	re, Area	Affected : 50%			
		: Window						
	-	-	Extent : Severe, A	rea Affec	eted : 75%			
	Location	: Window	Sills					
Stucco Cement	60%			2043	* *	5	\$67,500	
Windows								
Aluminum	100%		\$254,600	2046	* *	5	\$5,700	
	•		t : Severe, Area Aj	fected : (50%			
		: Apartme						
			ct, Extent : Moderd	ite, Area	Affected : 20%			
		: Through		1				
		: Through	xtent : Moderate, A	area Ajje	ctea : 10%			
Description	Locuiton	. Inrougn	Jui					
Parapets Metal: Cage/Fence	10%			2047	* *	5-10	\$5,700	
Pre-Cast Concrete	10%			LIFE	* *	5	\$7,000	
The-Cast Concrete		lace Evide	ent, Extent : Light,		ected · 100%	5	\$7,000	
		: Parapet						
Stucco Cement	75%			2047	* *	5	\$14,300	
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Parapet	Walls					
	Explanati	ion : Instal	led Over Brick Wa	lls				
Roof								
Modified Bitumen	95%			2038	* *	10	\$14,400	
			xtent : Light, Area	Affected	! : 100%			
	Location	: Roof						
Skylight, Metal/Glass	5%			2050	* *	10	\$2,500	
erior								
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% Other Ohe	mati P	utout, Ii-L+ 4	2035		5	\$2,600	
			xtent : Light, Area t Eleca	Ajjected	. 5%0			
		: Basemen		14				
17' 1 TT'1	-	on : Epoxy	v Coating On Floo		¢27.500	2	¢1.600	
Vinyl Tile	10%	NL	¢202.000	2030	\$37,500 * *	3	\$1,600	
Wood		Now Definish	\$393,000 Extent : Severe, Ar	2058		5	\$17,400	
	I IPTPRIORATA	ea rinisn. 1	exieni : Severe. Ar	еа Апесі	eu : 20%			

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

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

Asset # : 4348

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	
nterior									
Interior Walls	50/	4	¢2,200	2020	* *	-	¢1 100		
Ceramic Tile	-	4+ Crumbling, : Through	\$3,300 Extent : Moderate	2039 , Area A		5	\$1,100		
Concrete Masonry Unit		4+	\$10,700	LIFE	* *	5	\$1,800		
Concrete Masonry Onit	Cracking/		Extent : Moderate			5	\$1,800		
Gypsum Board	75%	4+	\$14,900	LIFE	* *	5	\$20,200		
21		Crumbling, : Through	Extent : Moderate		ffected : 10%		. ,		
Plaster	10%	Now	\$3,900	LIFE	* *	5	\$1,300		
	Location	: Bulkhead							
		etration, E : Bulkhead	xtent : Severe, Area ls	a Affecte	d : 10%				
Ceilings	50/			20.42	ىك بك	-	#2 100		
AcousTileSusp.Lay-In		tallation, E : Basemen	Extent : Light, Area at	2043 Affected	**	5	\$2,100		
Gypsum Board	80%			LIFE	* *	5	\$41,300		
Plaster	15%			LIFE	* *	5	\$3,900		
ite Enclosure									
Fence/Gates Chain Link	100%			2040	* *				
ite 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 I	Repair	Futur	e Replacement	М	aintenance		
System	% of							Duiquit	
Component Type	% of Total	Fall Date (Years)	Estimated Cost	y ear FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit	
Inder 600 Volts Service Equipment									
Fused Disc Sw	100%			2040	* *	5	\$100		
		ervation, E	Extent : Light, Area		: 100%	-	+		
		: Electrica tion : Two	il Room 400 Ampere Main I	Disconne	ect Switches				
Switchgear / Switchboard	£ ··· · ·		1						
Fused Disc Sw	20%			2040	* *	5			
Molded Case Bkrs	80%			2040	* *	5	\$600		

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

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

Asset # : 4348

		A3501 # . 4					
lectrical	Curr	ent Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 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	
ound							
Grounding Devices	1000/				_	.	
Generic	100%		LIFE	* *	5	\$400	
ghting							
Interior Lighting	000/		2025	* *	10	¢25 200	
Fluorescent	99% Other Observati	on, Extent : Light, Area	2035		10	\$25,200	
		on, Extent : Light, Area oughout The Building	Ајјестей	. 10070			
	Explanation : 1						
Incandescent	<u>1%</u>	1-0 Lumps	2030	\$4,900	2		
Egress Lighting	170		2030	\$4,900	Z		
Egress Lighting Emergency, Battery	50%		2030	\$20,000	10	\$3,300	
Exit, Service	50%		2030	\$4,900	1	\$5,500	
Exterior Lighting	5070		2050	\$4,700	1		
HID	100%		2030	\$111,800	10	\$100	
arm	10070		2030	\$111,000	10	¢100	
Security System							
No Component	70%						
Generic	30%		2030	\$26,900	1	\$3,100	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2030	\$92,000	1-3	\$5,100	
echanical	Curr	ent Repair	Futur	e Replacement		aintenance	
zstem Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ating							
Energy Source							
Natural Gas	100%		2040	* *	1		
Conversion Equipment							
Steam Boiler	100%		2035	* *	1	\$27,500	
		on, Extent : Light, Area	Affected	: 100%			
		side The Building					
		Steam Boiler Replaceme	ent Has E	Been Scheduled. Or	ne Tempo	orary Boiler Is	
	Being Used.						
Distribution	1000/		2040	* *			
Steam Piping/Pump	100%		2040	·· *			
							-

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.

Asset # : 4348

Mechanical	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		l Date Estimated Cost ears)	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	\$46,200	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 \$6,200	2040	* *	1		
		Extent : Moderate, Area A B, And D Lines	ffected :	30%			
		D, And 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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^{**} Replacement cost estimated to be beyond ten years is not included in this report.